



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, July 14, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

CIP 25-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Resolution recommending approval of the Capital Improvement Program for 2025-2030 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 2025-2030 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.

PRELIM 25-03 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: AUTUMN CREST DEVELOPMENT, LLC (AUTUMN CREST SUBDIVISION, PH 3)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Sec. 2.3) in order to subdivide a 26.39-acre tract of land into eighty-seven (87) residential lots, within a Mixed Use-X Zoning District. Location of the request is the **Southside 2300 Blk. E. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed subdivision of a 26.39-acre tract of land into eighty-seven (87) residential lots, within a Mixed Use-X Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff recommends approval. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

PREFNL 25-16

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: JGMH INVESTMENTS, LLC (CONTRABAND POINTE - TRACTS I & J)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 12.15-acre tract of land M/L into two (2) development tracts, within a Business Zoning District. Location of the request is the **Northwest section W. Prien Lake Road @ Contraband Pkwy**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivide a 12.15-acre tract of land M/L into two (2) development tracts, within a Business Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff recommends approval. Any approvals are conditioned on the applicant adhere to any recommendations or infrastructure improvements set forth by the Department of Engineering and Public Works.

**PREFNL
25-17**

LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: MICHAEL SCHWARTZBERG (SCHWARTZBERG SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to adjust current property lines involving three (3) residential lots, within a Residential Zoning District. Location of the request is **4330, 4338, and 4344 Poydras Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed adjustment of current property lines involving three (3) residential lots, within a Residential Zoning District, would meet the minimum lot size for subdivision development. Therefore, staff recommends approval.

FNL 25-02

LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: AUTUMN CREST DEVELOPMENT, LLC (AUTUMN CREST SUBDIVISION, PH 2B)
SUBJECT: Applicant is requesting Final Subdivision approval (Sec. 2.4) in order to re-subdivide a 19.86-acre tract of land M/L into eighty (80) residential lots, within a Mixed Use-X Zoning District. Location of the request is the **Southside 2300 Blk. E. McNeese Street.**

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

**REZONE
25-04**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: CITY OF LAKE CHARLES
SUBJECT: Applicant is requesting to amend the official zoning map (Sec. 24-5-207) from a Residential Zoning District to a Mixed Use Zoning District. Location of the request is the **Eastside 4800 Blk. Ihles Road (including Rue De Jardin, Chalet Au Drote, Chalet Au Nord, Chalet Au Sud, Petite Rue, Amy Street, Lodden Street, Lauren Street, and Kenneth Street).**

STAFF FINDINGS: The City of Lake Charles is requesting to rezone a property from a Residential Zoning District to a Mixed Use Zoning District. These properties include light impact commercial uses and high density attached residential uses which fits the Mixed Use classification.

VAR 25-30

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: FRANK A. WOOD
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a carport/storage room addition 3' from side property line vs. required 5' side setback, within a Residential Zoning District. Location of the request is **3218 Cyprien Lane.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a carport/storage room addition 3' from the property line vs the required 5' setback, within a Residential Zoning District. While the applicant acquired 3' of property on the northern boundary in order to attempt to comply with zoning requirements,

the re-platting did not go through the Planning & Zoning Subdivision process and will need to make application at a later date.

VAR 25-31**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: LAURIE CORMIER

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an unpermitted carport addition 3' from side property line vs. required 5', within a Mixed Use Zoning District. Location of the request is **418 Peake Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain an unpermitted carport addition 3' from side property line vs. required 5', within a Mixed Use Zoning District.

VAR 25-33**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: CHARLES KEAGAN LEJEUNE

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to re-construct a garage on existing slab 7.5' from street side property line vs. required 15' setback, within a Residential Zoning District. Location of the request is **829 5th Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to re-construct a garage on existing slab 7.5' from street side property line vs. required 15' setback, within a Residential Zoning District. Staff's review revealed numerous non-conforming structures related to setback along Reid Street and therefore find the request reasonable.

VAR 25-34**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: ROBERT GUIDRY

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to establish a permanent food truck use with an elimination of all landscaping and buffer requirements, within a Business Zoning District. Location of the request is **1001 E. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to establish a permanent food truck use with an elimination of all landscaping and buffer requirements, within a Business Zoning District. While this is a unique exception to the code, strict conformity to the development standards would be a challenge considering the mobile nature of the business. Staff cannot forward a position of support unless a reasonable timeline for adherence to the development standards of the zoning code be established.

VAR 25-35**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

APPLICANT: EMMANUEL BAPTIST CHURCH/MICHAEL P. SHAMBLIN, PASTOR

SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain a third unpermitted ground sign thereby exceeding the maximum allowed two ground signs (one per street frontage), within a Mixed Use Zoning District. Location of the request is **3626 Common Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain a third unpermitted ground sign thereby exceeding the maximum allowed two ground signs (one per street frontage), within a Mixed Use Zoning District. Staff can find no evidence of hardship and cannot forward a position of support.

OTHER BUSINESS**ADJOURN**

CITY OF LAKE CHARLES



CAPITAL IMPROVEMENT PLAN

FY 25-26 THROUGH FY 29-30

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

Description	Current	Subsequent Years				
	Fiscal Year	Projections				
	2024-2025	2025-2026	2025-2028	2025-2030	2025-2032	2025-2034
Sales tax .28% revenue	\$ 8,218,000	\$ 8,260,000	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000	\$ 7,560,000
2016 Sales tax .25% revenue	2,100,000	1,843,750	1,812,500	1,750,000	1,750,000	1,750,000
Hotel Occupancy Tax	765,000	500,000	510,000	520,200	530,604	541,216
Riverboat gaming tax available for Capital Projects	3,175,500	4,300,000	4,472,000	4,539,080	4,607,166	4,676,274
Interest earnings	-	150,000	125,000	150,000	175,000	200,000
Wastewater Fund transfer	3,000,000	3,000,000	2,000,000	3,000,000	2,000,000	3,000,000
General Fund transfer	700,000	700,000	1,500,000	2,000,000	2,000,000	2,500,000
Capital Improvement Fee - water/wastewater fee	1,000,000	1,000,000	1,030,000	1,060,900	1,092,727	1,136,436
Water Fund	-	-	500,000	1,000,000	1,500,000	2,000,000
Civic Center Capital Fund	-	-	250,000	-	250,000	-
Recreation Fund Transfer	-	200,000	200,000	-	-	-
Community Development Block Grant Funds	1,594,663	325,000	325,000	325,000	325,000	325,000
LA - Video Poker revenue	600,000	500,000	500,000	500,000	500,000	500,000
American Rescue Plan Act	-	-	-	-	-	-
Transit Fund Balance	-	-	-	-	-	-
LA Capital Outlay Funds	-	7,861,688	-	-	-	-
Safe Routes to School Grant	-	-	-	-	-	-
Parish Transportation Fund	-	1,555,200	-	1,166,400	-	-
Calcasieu Parish Police Jury	388,800	-	-	-	-	-
Donations and other miscellaneous revenue	685,000	-	-	-	-	-
HMGP	310,000	6,750,000	-	-	-	-
Office of Community Development DR Grant	-	-	-	-	-	-
Federal HUD Disaster Grant	1,870,200	7,600,000	-	-	-	-
Water Sector Fund	-	6,000,000	-	-	-	-
Loan Proceeds Department of Health & Hospitals	-	5,000,000	-	-	-	-
LC Rebound - Bond	-	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
Loan Proceeds-Dept Environment Quality loan	-	8,000,000	-	10,000,000	10,000,000	10,000,000
Loan Proceeds - Drainage Initiative	5,000,000	10,000,000	-	-	-	-
Total	\$ 52,190,326	\$ 83,545,638	\$ 30,784,500	\$ 43,571,580	\$ 42,290,497	\$ 44,188,926

**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY25-26 through FY29-30 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	\$ 40,000,000	Enterprise Boulevard (complete extension)			x	x	x		x	x	x	x	
Ongoing	\$ 25,000,000	Reconstruction - Arteries and Collectors *	Citywide		x				x		x	x	
Ongoing	\$ 7,500,000	Sallier Street *	Lake Street	Stanton Street			x		x		x		
Ongoing	\$ 2,500,000	Reconstruction - 18th Street (Mid City CNI)	Lake Street	Creole Street			x		x	x	x	x	
Ongoing	\$ 2,400,000	Bridge: Kirkman Street Rebuild	Citywide				x		x		x		
Ongoing	\$ 2,000,000	Bridge: 18th Street Rebuild *	Citywide				x						
Ongoing	\$ 1,000,000	Ongoing: Citywide street striping	Intersection				x						
Ongoing	\$ 750,000	Streetlights for Contraband Bridge	Nelson Road	Sallier Street									
Ongoing	\$ 750,000	Ongoing: Citywide misc. Intersection Improvements					x						
Ongoing	\$ 500,000	Downtown Improvements											
Ongoing	\$ 500,000	Opelousas Street @ Bank Street	Intersection		x					x		x	
Ongoing	\$ 300,000	Misc. Bridge Replacements and Repairs											
Ongoing	\$ 75,000	Intersection Improvement Study											
A	\$ 1,750,000	Bridge: Shell Beach Drive Rebuild						x	x				x
A	\$ 887,250	10th Street	Bilbo Street	Common Street							x		
A	\$ 502,500	West Common	7th Street	East Street			x						
A	\$ 500,000	Church Street Bridge					x						
A	\$ 400,000	Clement Street	Reid Street	Louisiana Avenue			x						
AD	\$ 17,000,000	Sallier Street *	Marine	Lake Street	x		x		x	x	x	x	
AD	\$ 4,000,000	Southpark Roundabout @ Red Davis McCollister								x			

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	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay
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		x	
B	\$ 3,500,000	Sale Road	Ryan	Common Street			x						
B	\$ 2,400,000	Barbe Street	Sallier Street	Shell Beach Drive			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
B	\$ 1,008,000	North Lyons Street	St. John	Jackson			x		x				
B	\$ 1,000,000	N. Lyons Street	Jackson	Opelousas			x						
B	\$ 882,000	Mary Street	Highway 171	East to Dead End				x	x		x		x
B	\$ 800,000	Opelousas Street	Kirkman Street	Bank Street				x	x		x		x
B	\$ 800,000	Reid Street	Kirby Street	Clarence Street				x	x				x
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		x				
B	\$ 750,000	Install right-turn lane on Southpark Drive	McNeese Street							x			
B	\$ 750,000	Lakeshore Drive @ Broad Intersection Improvements											
B	\$ 738,875	18th Street	4th Avenue	7th Avenue				x	x		x		x
B	\$ 721,240	Hagan Street	Highway 171/MLK	Graham Street			x						
B	\$ 685,975	10th Street	Common Street	Bilbo Street			x						
B	\$ 508,875	Drew Street	Kirkman Street	Moss Street						x			
B	\$ 500,000	Ford Street	Division Street	Pryce	x		x			x			

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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	\$ 500,000	Install right-turn lane on Sale Road at Nelson	Intersection				x						
B	\$ 403,800	Commercial Street	Lincoln Street	N. Malcolm Street	x			x	x				
B	\$ 316,250	10th Street	Hodges Street	Bilbo Street									
B	\$ 300,000	Mayo Street	Griffin Street	Dead End			x		x				
B	\$ 134,000	Ann St connection to I-10 service road	Intersection					x	x		x		
BD	\$ 15,000,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street			x						
BD	\$ 14,010,450	E. Prien Lake	Ryan Street	Hwy 14						x			
BD	\$ 12,000,000	W. Prien Lake Road Widening	Cove Lane	Nelson				x	x				
BD	\$ 12,000,000	Ihles Road (Parish Participation)	Sale Road	Country Club				x	x				
BD	\$ 9,000,000	Enterprise Boulevard Reconstruction	12th Street	Prien Lake Road			x		x				
BD	\$ 6,075,000	Ernest Street	Sale Road	18th Street		x				x			
BD	\$ 4,000,000	Ryan Street at Sallier/12th Street	Intersection				x						
BD	\$ 2,512,750	Lakeshore Drive	Clarence Street	Broad Street			x		x				
BD	\$ 2,010,000	4th Avenue	6th Street	Broad Street			x		x	x	x		
BD	\$ 1,000,000	Bridge: W. Sale Road Rehabilitation	East Fork of Contraband Bayou		x		x	x	x	x	x		
C	\$ 9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road	x	x			x	x	x		
C	\$ 9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road			x		x		x		
C	\$ 8,372,000	Reconstruction - Prien Lake Road	Kirkman Street	5th Avenue			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						
C	\$ 780,000	Reconstruction - Walters Street	Louisiana Avenue	Kirkman Street			x						
C	\$ 431,250	Repair Bilbo Street	Transit Center	Kirby Street			x		x		x		

Ongoing: Design, bid, or construction
A-1st or 2nd year
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*-ongoing and contingent on external funding

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay
C	\$ 30,400	7th Avenue	2nd Street	Dead End			x		x		x		
C	\$ 22,800	4th Street	Rosteet	Dead End			x		x		x		

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
FY25-26 through FY29-30 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	\$ 844,800	Broad Street	Lakeshore Drive	Enterprise Boulevard
Ongoing	\$ 500,000	Downtown Improvements		
Ongoing	\$ 350,000	50% Cost Share with Calcasieu Parish	Parish Limits	City Limits
Ongoing	\$ 250,000	Pujo	Lakeshore	Louisiana Ave
Ongoing	\$ 144,000	N. Railroad Avenue	1st Avenue	Bilbo Street
Ongoing	\$ 120,000	N. Grace Street	Opelousas	N and S to Dead End
Ongoing	\$ 108,000	S. Prien Lake Road	Country Club	Dead End
Ongoing	\$ 68,000	Bayou Road	Sale Road	Orchard Drive
Ongoing	\$ 51,000	Cessford Street	North Grace Street	East to Dead End
Ongoing	\$ 50,400	Byrne Street	North Grace Street	East to Dead End
A	\$ 250,000	Preventive maintenance of asphalt streets		
A	\$ 112,000	Mill Street	Hodges Street	Kirkman Street
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	\$ 100,000	Mary Street	Hwy 171	E to Dead End
A	\$ 85,000	Mill Street	Ryan	Hodges
A	\$ 84,000	Donateil Street	Carney Street	South to 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	\$ 66,000	North Lincoln Street	Channel Street	North to Dead End
A	\$ 58,400	Penn Street	Creole Street	West 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	\$ 34,400	North 1st Avenue	Jackson Street	North Railroad Avenue
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

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
FY25-26 through FY29-30 Water and Wastewater Projects**

CIP Category	Estimated Project Cost	Project
Ongoing	\$500,000	Water Downtown Improvements
Ongoing	\$10,000,000	Southeast Water Treatment Lines
Ongoing	\$5,000,000	GW - Convert to 480 volt power
Ongoing	\$2,000,000	Ongoing: Citywide Water System Improvements
Ongoing	\$1,100,000	Water - Ham Reid Waterline
Ongoing	\$1,000,000	Upgrade electrical equipment at plants
Ongoing	\$500,000	Ongoing - Extend Water Services
A	\$6,000,000	AC and Cast Iron Waterline Replacement Program
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	\$600,000	SE WTP GST #2
A	\$500,000	GHW WTP HSPS Reconstruction
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	\$1,500,000	Upgrade water service lines in Henry Heights area (Harvard, Center, Auburn)
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	\$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

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
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
Wastewater		
Ongoing	\$3,300,000	Sarver Street LS: rebuild/expand *
Ongoing	\$15,000,000	Ongoing: Plant A Basin Rehabilitation *
Ongoing	\$10,000,000	University Place Basins: sewer line rehabs
Ongoing	\$2,500,000	Hollyhill Sewer Lift Station Rebuild *
Ongoing	\$1,850,000	Lift Stations - Backup Power Generators *
Ongoing	\$1,500,000	18th Street - Line sewerage trunk lining
Ongoing	\$1,000,000	Ongoing: Citywide sewer collection rehab
Ongoing	\$500,000	Ongoing: Extend Sewer Services
A	\$1,400,000	Esplanade LS: re-build/expand
A	\$1,340,000	Lake Street - Line sewerage trunk
A	\$790,000	Graywood Parkway Sanitary Sewer Extension
A	\$300,000	9th Street Sewer Rehabilitation
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	\$1,500,000	7th Avenue
B	\$1,000,000	Event Center Sewer Upgrades
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
CD	\$10,000,000	Sewerage transport line extensions and capacity increases

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

CIP Category	Estimated Project Cost	Project
CD	\$1,500,000	Reroute force main from Ryan Street to Front Street
Water/Wastewater		
Ongoing	\$500,000	Support for Asphalt Overlays
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	\$4,500,000	Waterside Drive Phase 2 - Water and Sewer
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
FY25-26 through FY29-30 Drainage Improvement Projects**

CIP Category	Estimated Project Cost	Project
Ongoing	\$10,000,000	CPPJ/COLC Terrace Drainage Pond *
Ongoing	\$7,500,000	Drainage Rehabilitation
Ongoing	\$3,125,000	6th Street Drainage, Morgan, Shaw, and Grien *
Ongoing	\$1,000,000	Ongoing: Citywide misc. drainage improvements
Ongoing	\$870,000	Muirfield Drive Drainage Phase 2
Ongoing	\$750,000	Meadow Lane and Summerdale Alley Drainage Study
Ongoing	\$500,000	Downtown Improvements
Ongoing	\$500,000	Ongoing: Citywide CCTV work on stormwater drains
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	\$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	\$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	\$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	\$890,600	Drainage rehab - Ford at 6th Street
A	\$400,000	Kirkman Street Drainage Outfall Study and Repairs
A	\$400,000	Opelousas Outfall

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

CIP Category	Estimated Project Cost	Project
A	\$400,000	W. Oak Lane Drainage Phase 2
A	\$371,800	Enterprise Blvd Drainage - Phase 2
A	\$300,000	Creole Street Lateral Crossing
A	\$200,000	Barbe Street Drainage Rehabilitation
A	\$75,000	Cobra Lane
A	\$21,500	Drainage rehab - Liles Peters Road
B	\$750,000	Rose and Tulip Drainage
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**

FY25-26 through FY29-30 Downtown, Event Center, Lakefront, Beautification, Quality of Life Projects

CIP Category	Estimated Project Cost	Project
Ongoing	\$2,500,000	Lakefront/Downtown Improvements
Ongoing	\$1,687,500	Arena 1st Floor Locker Rooms with Shower
Ongoing	\$1,500,000	Event Center Improvements
Ongoing	\$1,500,000	Arena 1st Floor Green Room
Ongoing	\$250,000	Streetscape around City Hall
Ongoing	\$150,000	Historic City Hall Improvements
A	\$350,000	Christmas lighting for Downtown
A	\$250,000	Upgrade Rosa Hart Theatre lighting to LED
A	\$250,000	Downtown Streetscaping - Bollards
A	\$200,000	Comprehensive Downtown Traffic/Parking Study
AD	\$25,000,000	Indoor Sports Facility
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	\$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
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	\$400,000	Community Incubator in NLC
C	\$500,000	Event Center Eastside Entrance - lighting, landscaping, fountain upgrade, irrigation
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
FY25-26 through FY29-30 Pedestrian and Misc. Projects**

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Trail and Sidewalk Projects				
Ongoing	\$ 500,000	Ongoing: Sidewalks new construction - citywide		
Ongoing	\$ 400,000	E. McNeese Street (North Side)		
Ongoing	\$ 275,000	Ongoing: Sidewalk repairs - citywide		
Ongoing	\$ 50,000	Ongoing: Install, restripe street pedestrian crossings		
A	\$ 800,000	W. McNeese Street Drainage and Sidewalks - S. Side	Weaver	East 900'
A	\$ 500,000	Power Center Sidewalks	Cottages Drive	E. Prien
A	\$ 321,480	Kirkman St West Side	Prien Lake	Walters St
A	\$ 200,000	Pedestrian Crossings - Kirkman, Misc Streets		
A	\$ 160,200	1st Avenue West Side	Oak Park Boulevard	12th Street
A	\$ 120,600	West Parkway West Side	McNeese Street	Dolby Street
A	\$ 105,750	Locke Lane East Side	Henderson Bayou Road	West Prien Lake Road
A	\$ 105,750	Common Street West Side	12th Street	17th Street
A	\$ 83,250	Weaver Road West Side	Sale Road	Stoneybrook Lane
A	\$ 50,850	Texas Street West Side	Arkansas Street	Buddy Prejean Park
A	\$ 50,400	Hillcrest Drive South Side	Russell Street	Dead End
A	\$ 45,000	East Parkway East Side	McNeese Street	Contour Street
A	\$ 31,050	Brentwood Avenue East Side	Illinois Street	Dead End
A	\$ 31,050	Briarfield Lane West Side	Illinois Street	Dead End
A	\$ 31,050	West Walton Street East Side	Illinois Street	South Walton Street
A	\$ 31,050	Fourden Lane West Side	Illinois Street	South Walton Street
A	\$ 31,050	East Walton Street West Side	Illinois Street	South Walton Street
A	\$ 29,700	Ohio Street North Side	Arkansas Street	Texas Street
A	\$ 23,400	South Walton Street North Side	East Walton Street	West Walton Street
A	\$ 20,250	Contour Street North Side	East Parkway	Common Street
AD	\$ 3,400,000	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway
B	\$ 600,000	Lisle Peters Road sidewalks - Phase 2	E. St. Charles	west to end of road
B	\$ 175,500	Greenway Street South Side	East Central Parkway	Dead End
B	\$ 138,150	Alamo Street North Side	Common Street	Enterprise Boulevard
B	\$ 130,050	Crestwood Street East Side	Overhill Drive	Avalon Street
B	\$ 120,150	Vanessa Avenue North Side	Crestwood 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
B	\$ 112,500	East Central Parkway East Side	University Drive	University Park
B	\$ 84,375	Beauregard Street West Side	Greenway Street	Overhill Drive
B	\$ 72,000	Morningside Drive North Side	East Central Parkway	Jefferson Drive
B	\$ 55,125	Henderson Bayou Road North Side	Henderson Bayou Bridge	West Prien Lake Road
B	\$ 47,700	Heather Street North Side	Crestwood Street	East Central Parkway
B	\$ 46,125	Mignonette Lane South Side	Nelson Road	Alma Lane
B	\$ 44,550	Petticoat Lane East Side	Jefferson Drive	Dolby Street
B	\$ 44,100	Henderson Bayou Road South Side	Locke Lane	Henderson Bayou Bridge
B	\$ 44,100	Alma Lane West Side	Sale Road	Mignonette Lane
B	\$ 36,000	Kennedy Street West Side	Michael Debakey Drive	Sallier Street
B	\$ 35,325	Overhill Drive North Side	Beauregard Street	East Central Parkway
B	\$ 35,100	Western 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	\$ 30,375	Lee Street West Side	Vanessa Avenue	Jefferson Drive
B	\$ 22,947	Frugé St. South Side	Malcolm St	Hwy 14
B	\$ 13,578	VE Washington Ave West Side	I-10 Service Road	Belden St
B	\$ 13,500	Avalon Street East Side	Archwood Street	Greenway Street
B	\$ 12,375	Blossom Lane East Side	East Greenway Street	Dead End
BD	\$ 308,595	Lake Street	Country Club Road South (east side)	Windsor Court
C	\$ 52,650	12th Street South Side	Gerstner Memorial Drive	Russell Street
C	\$ 24,750	Briartrail Drive West Side	Hillcrest Drive	Dead End
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
FY25-26 through FY29-30 Recreation Projects**

CIP Category	Estimated Project Cost	Project
Ongoing	\$1,500,000	New Park - Lake @ 18th (Mid City CNI)
Ongoing	\$500,000	Riverside Park Erosion
Ongoing	\$500,000	Downtown Improvements
Ongoing	\$450,000	Ongoing: Recreation facility renovations & improvements
Ongoing	\$350,000	Mallard Golf 12 Bay Hitting Area
Ongoing	\$300,000	Central School Improvements
Ongoing	\$100,000	Penn Street Kayak Launch (Mid City CNI)
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	\$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
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

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
B	\$100,000	Veteran's Memorial Park Grounds Upgrades
BD	\$500,000	North Beach Amenities
C	\$1,500,000	Riverside Bird Observatory Path
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	\$250,000	Riverside Rec Center - outdoor deck
C	\$240,000	Nellie Lutcher Annex Community Pavillion
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

FY25-26 through FY29-30 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	\$1,500,000	Ongoing: Fire equipment purchases
Ongoing	\$1,500,000	Repair Warning Sirens *
Ongoing	\$1,000,000	Ongoing City technology upgrades
Ongoing	\$500,000	Office Furniture - Public Works, Fire Training
Ongoing	\$250,000	Misc. Fire Station Improvements
Ongoing	\$250,000	Misc. City Hall Improvements
Ongoing	\$125,000	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
FY25-26 through FY29-30 Bond Projects**

CIP Category	Estimated Project Cost	Project
Ongoing	\$50,000,000	Country Club Road Widening (City \$15M)*
Ongoing	\$26,000,000	Lakefront Amphitheatre and Millennium Park Upgrades *
Ongoing	\$500,000	Downtown Improvements
Ongoing	\$26,000,000	W. Sallier and 12th Street Reconstruction*
Ongoing	\$14,000,000	Highway 14 Beautification (City 4M) *
Ongoing	\$12,000,000	Sale Road Reconstruction *
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, JD Clifton) *
Ongoing	\$10,000,000	Nellie Lutcher Parkway Streetscape*
Ongoing	\$5,000,000	Riverside Park Connection to Prien Lake Park *
Ongoing	\$4,000,000	Ryan Street Beautification *
Ongoing	\$4,000,000	Prien Lake Road Streetscape*
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 *
Ongoing	\$2,000,000	Dormitory for unhoused population *
Ongoing	\$1,000,000	Mid-City Enterprise Beautification *
Ongoing	\$1,000,000	Mid-City 5th Avenue Beautification*
Ongoing	\$1,000,000	Louisiana Avenue / Enterprise Boulevard Intersection Improvements *
Ongoing	\$250,000	Kayak and Walking Park

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**

FY25-26 through FY29-30 Major Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$ 50,000,000	Country Club Road Widening (City \$15M)*		
Ongoing	\$ 40,000,000	Enterprise Boulevard (complete extension)		
Ongoing	\$ 500,000	Downtown Improvements		
Ongoing	\$ 26,000,000	Lakefront Amphitheatre and Millennium Park Upgrades *		
Ongoing	\$ 26,000,000	W. Sallier and 12th Street Reconstruction*		
Ongoing	\$ 25,000,000	Reconstruction - Arteries and Collectors *	Citywide	
Ongoing	\$ 25,000,000	Public Works Complex Rebuild and Relocation *		
Ongoing	\$ 16,000,000	New Fire Training Facility *		
Ongoing	\$ 15,000,000	Ongoing: Plant A Basin Rehabilitation		
Ongoing	\$ 14,000,000	Highway 14 Beautification (City 4M) *		
Ongoing	\$ 12,000,000	Sale Road Reconstruction *		
Ongoing	\$ 10,000,000	University Place Basins: sewer line rehabs		
Ongoing	\$ 10,000,000	Park Upgrades (Riverside, Lock, veterans memorial Park, 9/11 Memorial, Mary Belle Williams, College Oaks, Huber Park, Dog Center, Weaver Park, Bellfield)*		
Ongoing	\$ 10,000,000	Nellie Lutcher Parkway Streetscape*		
Ongoing	\$ 7,500,000	Sallier Street *	Lake Street	Stanton Street
Ongoing	\$ 7,500,000	Drainage Rehabilitation		
Ongoing	\$ 5,000,000	GW - Convert to 480 volt power		
Ongoing	\$ 5,000,000	Riverside Park Connection to Prien Lake Park *		
Ongoing	\$ 4,000,000	Ryan Street Beautification *		
Ongoing	\$ 4,000,000	Prien Lake Road Streetscape*		
Ongoing	\$ 3,300,000	Sarver Street LS: rebuild/expand *		
Ongoing	\$ 3,125,000	6th Street Drainage, Morgan, Shaw, and Grien		
Ongoing	\$ 3,000,000	Flight School at Sowela *		
Ongoing	\$ 2,750,000	Two Youth Centers *		
Ongoing	\$ 2,500,000	Reconstruction - 18th Street	Lake Street	Creole Street
Ongoing	\$ 2,500,000	Hollyhill Sewer Lift Station Rebuild *		
Ongoing	\$ 2,500,000	Lakefront/Downtown Improvements		
Ongoing	\$ 2,500,000	Upgrades to Region 5 STEM Center *		
Ongoing	\$ 2,500,000	Citywide Sidewalk and Median Repairs *		
Ongoing	\$ 2,400,000	Bridge: Kirkman Street Rebuild	Citywide	

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	\$ 2,000,000	Bridge: 18th Street Rebuild *	Citywide	
Ongoing	\$ 2,000,000	Ongoing: Citywide Water System Improvements		
Ongoing	\$ 2,000,000	Dormitory for unhoused population *		
A	\$ 25,000,000	Indoor Sports Facility*		
A	\$ 17,000,000	Sallier Street *	Broad	12th
A	\$ 2,250,000	Fire Station - Morganfield		
AD	\$ 4,000,000	Southpark Roundabout @ Red Davis McCollister		
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	\$ 1,800,000	Event Center Air Handler Replacement		
B	\$ 5,000,000	Chennault Sewage Diversion		
B	\$ 5,000,000	Reroute Chennault and Broad Street lift stations to Southern Loop		
B	\$ 4,500,000	Shellbeach Drive		Lake Street
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	River Road - Phase 2	Overlay	Phase 1
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
BD	\$ 85,000,000	Plant A - Rebuild Plant to new standards		
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)	Sale Road	Country Club
BD	\$ 9,000,000	Enterprise Boulevard Reconstruction	12th Street	Prien Lake Road
BD	\$ 8,500,000	Event Center - Exterior Improvements		
BD	\$ 6,075,000	Ernest Street	Sale Road	18th Street
BD	\$ 5,000,000	Water - Assume Port of LC Water Tower		

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	\$ 4,950,000	Exhibit Hall - Renovated Meeting Spaces/Storage		
BD	\$ 4,500,000	Downtown Streetscaping - Ryan Street		
BD	\$ 4,000,000	Ryan Street at Sallier/12th Street	Intersection	
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
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	\$ 4,500,000	Waterside Drive Phase 2 - Water and Sewer		
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	\$ 2,000,000	SW - Relocate Elevated Storage Tank		
CD	\$100,000,000	Phased Underground Infrastructure Plan		
CD	\$ 35,000,000	Plant D - Expansion		
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	\$ 10,000,000	Sewerage transport line extensions and capacity increases		
CD	\$ 5,000,000	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway
CD	\$ 4,500,000	Install traffic circle at E. Prien and Derek Drive	Intersection	
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 PRELIMINARY SUBDIVISION APPROVAL

DATE: 6/9/25 APPLICATION FEE: ~~\$100~~ \$250

1. NAME OF SUBDIVISION: AUTUMN CREST PHASE 3
2. NAME OF APPLICANT: AUTUMN CREST DEVELOPMENT, LLC
ADDRESS: 1807 W Gloria Switch Rd ZIP: 70520 PHONE: 337-254-1658
3. NAME OF AUTHORIZED AGENT: Jeremy Breaux
ADDRESS: 1807 W. Gloria ZIP: 70520 PHONE: 337-254-1658
4. OWNER OF RECORD: Same as applicant
ADDRESS: 1807 W Gloria Switch Rd ZIP: 70520 PHONE: 337-254-1658
5. ENGINEER (and/or Land Surveyor): FRANCIS FORTIER, PLS
ADDRESS: 3091 HIGHWAY 104 ZIP: 70570 PHONE: 337-278-7204
6. ATTORNEY: Randy Olson w/ Prime Title
ADDRESS: 1819 W. Pinhook Rd. ZIP: 70508 PHONE: 337-235-0047
7. SUBDIVISION LOCATION: 2200 BLOCK OF SMITH ROAD
8. TOTAL ACREAGE BEING SUBDIVIDED: 26.39
NUMBER OF LOTS: 87
9. ZONING CLASSIFICATION: MIXED USE
10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? [] YES [X] NO
IF SO, LIST CASE NO. AND NAME: _____
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:
N/A
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:

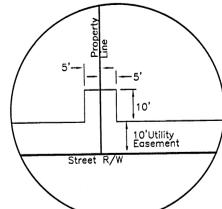
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
SEE ATTACHED
14. ATTACH **FIFTEEN (15)** COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH **THREE (3)** COPIES OF CONSTRUCTION PLAN.

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

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

BY: 
SIGNATURE OF APPLICANT

DATE: 6/9/2025

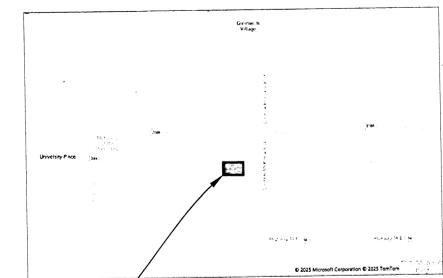


METES AND BOUNDS (26.39 ACRES):

COMMENCING AT THE CENTERLINE OF WEST PINEWOOD DRIVE AND THE SOUTHERN RIGHT OF WAY OF SMITH ROAD;
 THENCE ALONG SAID RIGHT OF WAY IN A WESTERLY DIRECTION, A DISTANCE OF ±225 FEET TO A POINT;
 THENCE NORTH 00°41'22" EAST, A DISTANCE OF 60.00 FEET TO A FOUND IRON ROD BEING THE POINT OF BEGINNING;
 THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 851.31 FEET TO A FOUND IRON ROD;
 THENCE NORTH 89°57'34" EAST, A DISTANCE OF 268.38 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 6.87 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 950.00 FEET TO A FOUND IRON ROD;
 THENCE NORTH 00°02'26" WEST, A DISTANCE OF 11.56 FEET TO A FOUND IRON ROD;
 THENCE NORTH 89°57'34" EAST, A DISTANCE OF 127.99 FEET TO A FOUND IRON ROD;
 THENCE SOUTH 00°40'19" WEST, A DISTANCE OF 870.15 FEET TO A FOUND IRON ROD;
 THENCE NORTH 89°26'17" WEST, A DISTANCE OF 1,346.47 FEET TO THE POINT OF BEGINNING.

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
41	7657.18	63	8240.13	211	7200.00	233	7885.87
42	7612.40	64	8202.27	212	7200.00	234	7200.00
43	7597.84	65	8184.42	213	7200.00	235	7200.00
44	7522.86	66	8126.88	214	7200.00	236	7200.00
45	7476.12	67	10876.52	215	7200.00	237	7685.87
46	7433.38	68	15666.59	216	7200.00	238	7200.00
47	7388.60	69	8054.61	217	7200.00	239	7200.00
48	7343.84	70	7190.82	218	7237.85	240	7200.00
49	7299.08	71	7200.00	219	7685.87	241	7200.00
50	7254.32	72	7200.00	220	7685.87	242	7200.00
51	7210.56	73	7200.00	221	7237.85	243	7200.00
52	12120.82	74	7200.00	222	7200.00	244	7200.00
53	10805.29	75	7200.00	223	7200.00	245	7200.00
54	7947.22	76	7200.00	224	7200.00	246	7200.00
55	8500.91	77	7200.00	225	7200.00	247	7200.00
56	8542.84	78	7200.00	226	7200.00	248	7200.00
57	8505.11	79	7200.00	227	7200.00	249	7237.85
58	8467.25	208	7685.87	228	7200.00	250	7685.87
59	8429.40	207	7200.00	229	7200.00	251	7200.00
60	8391.55	206	7200.00	230	7200.00	252	7200.00
61	8353.70	205	7200.00	231	7200.00	253	7200.00
62	8315.85	210	7200.00	232	7200.00		

Curve Table				Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length	Curve #	Length	Radius	
C1	39.53	25.00	S45° 16' 38"W	35.54	C13	39.27	25.00	N44° 57' 34"E
C2	39.01	25.00	N44° 44' 21"W	35.17	C14	39.27	25.00	N45° 02' 26"W
C3	39.27	25.00	S45° 02' 26"E	35.36	C15	39.27	25.00	N44° 57' 34"E
C4	39.27	25.00	N44° 57' 34"E	35.36	C16	39.27	25.00	S45° 02' 26"E
C5	0.59	25.00	S89° 17' 16"W	0.59	C17	21.03	25.00	N24° 08' 07"W
C6	20.44	25.00	N65° 11' 34"E	19.88	C18	42.55	50.00	N23° 50' 54"W
C7	58.84	50.00	N75° 29' 08"E	55.51	C19	45.12	50.00	N26° 23' 02"E
C8	46.40	50.00	N44° 12' 50"W	44.75	C20	37.61	50.00	S73° 47' 05"W
C9	57.40	50.00	S15° 15' 36"W	54.30	C21	37.35	48.83	N63° 18' 02"W
C10	9.62	25.00	S37° 07' 12"W	9.57	C22	21.03	25.00	N69° 56' 44"W
C11	11.40	25.00	S13° 01' 30"W	11.30	C23	39.27	25.00	S44° 57' 34"W
C12	39.27	25.00	N45° 02' 26"W	35.36				



FLOODMAPS:

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE, MAP NUMBER 22019C0495F, DATED FEBRUARY 15, 2018.

LEGEND

- FOUND IRON ROD
- LOT CORNER SET

REQUIRED SETBACKS:

- FRONT: 20'
- SIDE: 5'
- REAR: 15'
- CORNER LOTS SIDE: 15'

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 87
 TOTAL AREA OF LAND: 26.39 ACRES
 AREA OF RESIDENTIAL LOTS: 15.32 ACRES
 AREA OF RIGHT OF WAY: 3.87 ACRES
 AREA OF COMMON AREA: 7.20 ACRES
 MINIMUM RESIDENTIAL LOT: 6,054.61 SQ. FT (LOT 69)
 MINIMUM FRONTAGE: 60.00'

REFERENCE PLATS:

- A PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED FROM RLP ENTERPRISES, INC. BY AUTUMN CREST DEVELOPMENT, LLC BY BARRY J. BLEICHER, DATED MARCH 1, 2021.

SURVEY NOTES:

- ALL IRON RODS WILL BE SET UPON GOVERNMENT APPROVAL.
- ADJACENT LANDOWNERS PROPERTY LINES AND SECTION LINES SHOWN WERE ACQUIRED FROM THE IBERIA PARISH ASSESSORS WEBSITE AND ARE APPROXIMATE.

TYPES OF IMPROVEMENTS:

- STREETS: ASPHALT WITH CURB AND GUTTER
- WATER: CITY OF LAKE CHARLES
- SEWER: CITY OF LAKE CHARLES
- ELECTRIC: ENTERGY
- GAS: CENTERPOINT

OWNER / DEVELOPER:

AUTUMN CREST DEVELOPMENT, LLC
 1807 W. GLORIA SWITCH RD
 CARENCRO, LA 70520
 337-254-1658

I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO THE LAWS AND ORDINANCES OF THE PARISH AND CITY IN WHICH THE PROPERTY IS SITUATED.



**A PRELIMINARY PLAT OF
 AUTUMN CREST PHASE 3
 "A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"**

LOCATED IN
 SECTION 21; T-10-S, R-8-W
 CITY OF LAKE CHARLES
 CALCASIEU PARISH, LOUISIANA

OWNER/DEVELOPER _____ DATE _____
 CITY OF LAKE CHARLES _____ DATE _____

PREPARED BY
 FRANCIS FORTIER, P.L.S.
 LAND SURVEYOR
 3091 HIGHWAY 104
 OPELOUSAS, LA 70570
 337-278-7204

June 6, 2025

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 6/6/25

APPLICATION FEE: \$ 430⁰⁰
PLAT FILING FEE: \$ _____

1. NAME OF PROPOSED SUBDIVISION: Tract I & J - Contraband Pointe
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: ~~Hankins Development~~ JGMH Investments, LLC
ADDRESS: 419 Alamo St., Lake Charles, LA ZIP 70601 PHONE 337-564-6501
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Block 18 of Barbe Properties LLC
ADDRESS: 6965 Jefferson Hwy, Baton Rouge, LA ZIP 70806 PHONE 337-439-1079
5. ENGINEER (and/or Land Surveyor): RJ Fuselier & Associates, LLC
ADDRESS: 150 Belle Terre Dr., Eunice, LA ZIP 70535 PHONE 337-654-6403
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: The northwest corner of the roundabout at the W. Prien Lake Rd. and Contraband Pointe/Holly Hill intersection.
8. TOTAL ACREAGE BEING SUBDIVIDED: 12.15
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Business
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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

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

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

BY: 
SIGNATURE OF APPLICANT

DATE: 6/6/25

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: June 12, 2025

APPLICATION FEE: \$ 10-
PLAT FILING FEE: \$ 230-

1. NAME OF SUBDIVISION: Canal Place Subdivision
2. NAME OF APPLICANT: Michael Schwartzberg
ADDRESS: 4338 Poydras Drive ZIP 70605 PHONE 337-274-4541
3. NAME OF AUTHORIZED AGENT: to be determined
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Michael Henry Schwartzberg + Nancy Little Schwartzberg
ADDRESS: 4338 Poydras Drive ZIP 70605 PHONE 337-274-4541
5. ENGINEER (and/or Land Surveyor): P. Kade Van Norman, P.L.S.
ADDRESS: 500 Kirby Street, Lake Charles, LA ZIP 70601 PHONE 337-429-5040
6. ATTORNEY: Michael Henry Schwartzberg
ADDRESS: 4338 Poydras Drive ZIP 70605 PHONE 337-274-4541
7. SUBDIVISION LOCATION: Canal Place

8. TOTAL ACREAGE BEING SUBDIVIDED: north side sale of 4 ft. is 496.0 sq. ft. (0.01 acres) and south side sale of 3 ft. is 365 sq. ft. (0.01 acres)
NO. OF LOTS: 14 + 15 of the subdivision
9. ZONING CLASSIFICATION: residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: unknown

11. DATE OF PRELIMINARY PLAT APPROVAL: not applicable

12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
- (North) Dale and Debbie LeBoeuf, 4330 Poydras St., Lake Charles, La. 70605
(South) Clay Chapman, 4334 Poydras St., Lake Charles, La. 70605

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

BY: Michael Schwartzberg
SIGNATURE OF APPLICANT

DATE: June 12, 2025

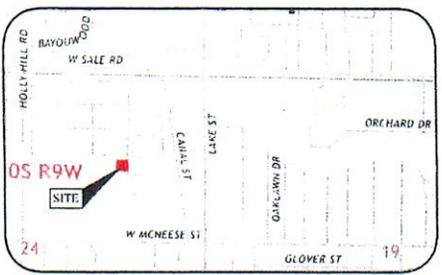
LEGEND:

- EXISTS 1/2" IRON ROD (UNLESS NOTED)
- SET 1/2" IRON ROD (UNLESS NOTED)
- WATER METER
- ELECTRIC METER
- ELECTRIC BOX
- AT&T PEDESTAL
- TELECOMMUNICATION BOX
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF ROAD
- X FENCE LINE
- APPARENT ROAD R/W
- ORIGINAL LOT LINE OF SUBDIVISION
- UTILITY EASEMENT

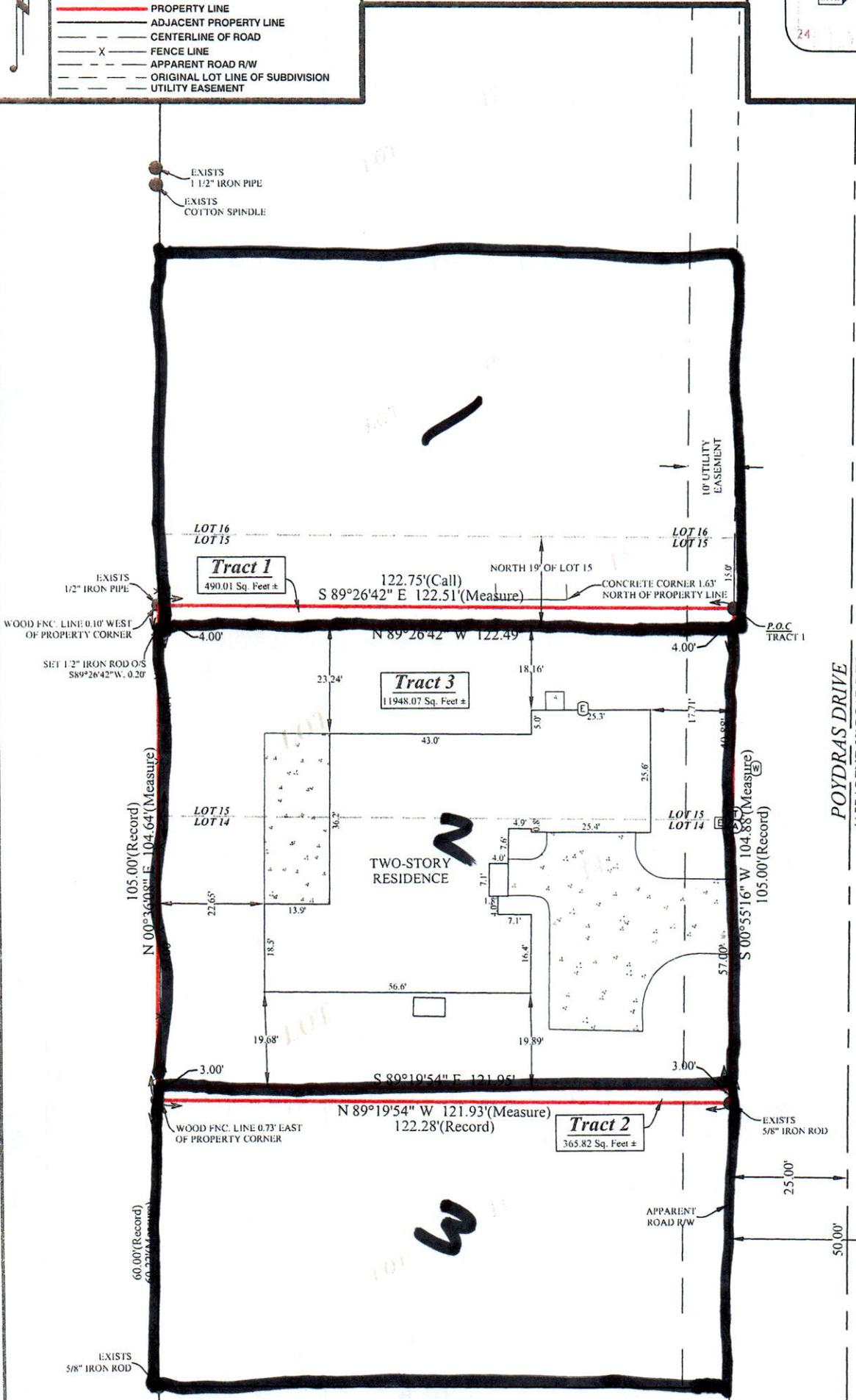
PLAT OF BOUNDARY SURVEY

SURVEY PERFORMED FOR:
Michael and Nancy Schwartzberg

PROPERTY LOCATED IN:
SECTION 24, TOWNSHIP 10 SOUTH, RANGE 09 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA



VICINITY MAP
SCALE 1" = 2000'



PROPERTY DESCRIPTION (Tract 1):
That certain tract or parcel of land lying within Lot Fifteen (15) of Block 1 of CANAL PLACE SUBDIVISION PHASE TWO, as per plat of Survey recorded in Book 39 of Plats at Page 1, bearing clerk's file number 2742965, records of Calcasieu Parish, Louisiana, together with all improvements situated thereon, being more particularly described by metes and bounds as follows:

Commencing (P.O.C) at the Southeast Corner of the North 15.00 feet of Lot Fifteen (15) of CANAL PLACE SUBDIVISION PHASE TWO; Thence South 00°55'16" West, along the East line of said Lot Fifteen (15), a distance of 4.00 feet; Thence North 89°26'42" a distance of 122.49 feet, to the West line of said Lot Fifteen (15); Thence North 00°36'08" East, along the West line of said Lot Fifteen (15), a distance of 4.00 feet; Thence South 89°26'42" East a distance of 122.51 feet (122.75 feet Call), to the Point of Beginning (P.O.B) of herein described tract, containing 0.01 acres or 490.01 square feet, more or less, subject to any easements, servitudes, or rights-of-way of record or by use.

PROPERTY DESCRIPTION (Tract 2):
Being the South 3.00 feet of Lot Fourteen (14) of Block 1 of CANAL PLACE SUBDIVISION PHASE TWO, as per plat of Survey recorded in Book 39 of Plats at Page 1, bearing clerk's file number 2742965, records of Calcasieu Parish, Louisiana, together with all improvements situated thereon.

PROPERTY DESCRIPTION (Tract 3):
Being Lot Fourteen (14) less the South 3.00 feet and Lot Fifteen (15) less the North 19.00 feet of Block 1 of CANAL PLACE SUBDIVISION PHASE TWO, as per plat of Survey recorded in Book 39 of Plats at Page 1, bearing clerk's file number 2742965, records of Calcasieu Parish, Louisiana, together with all improvements situated thereon.

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 7/15/2024 & 5/20/2025.

GENERAL NOTES:

1. No attempt has been made by the surveyor to research and investigate actual title or location of any servitudes or easements other than those

CERTIFICATION:

I, the undersigned, certify that this plat represents an actual ground survey made by me or under my



Larry A. Roach, Inc.

A Professional Law Corporation

2917 Ryan Street

Lake Charles, Louisiana 70601

Telephone (337) 433-8504 Fax (337) 433-3196

Barry A. Roach
Michael Schwartzberg*
Larry A. Roach, III*
Brooke A. Roach
Kenneth "Jay" Delouche

June 17, 2025

Larry A. Roach (1932-2003)
Larry A. Roach, Jr. (1958-2018)

*(Lic. to Practice in TX and LA)

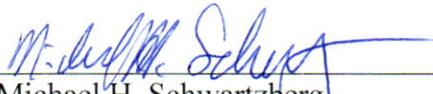
Mr. Doug Burguieres
Planning & Development, City of Lake Charles
326 Pujos Street, 7th Floor
Lake Charles, LA 70601

Re: "Application for Final Subdivision Approval" Letter of Intent

Dear Mr. Burguieres:

I recently submitted an Application for Final Subdivision Approval regarding some slight changes to the property lines within the Canal Place Subdivision with respect to Lots 13, 14, 15 and 16. I am the resident at 4338 Poydras Drive which encompasses Lot 14 and the majority of Lot 15. Upon my acquisition of 4338 Poydras, my neighbors, Debbie and Dale LeBoeuf (4330 Poydras Drive-Lot 16 and a portion of Lot 15) to the north, and Mr. Clay Chapman (4334 Poydras Drive- Lot 13) to the south, each expressed an interest in acquiring a few feet of land from my property as my property lines extended quite close to their houses' structures. The Application I submitted for approval would sell four (4) feet on the north side of my property to the LeBoeufs, and three (3) feet on the south side of my property to Mr. Chapman.

By signing below, all parties confirm their assent to the sales.


Michael H. Schwartzberg


Nancy Schwartzberg


Debbie LeBoeuf


Dale LeBoeuf

Clay Chapman

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 2/17/25

APPLICATION FEE: \$ 496.50 (\$25 per acre)
PLAT FILING FEE: \$ 230.00

1. NAME OF PROPOSED SUBDIVISION: Autumn Crest
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Autumn Crest Development, LLC - Phase 2B
ADDRESS: 1807 W Gloria Switch Rd. ZIP 70520 PHONE 337-254-1658
3. NAME OF AUTHORIZED AGENT: Jeremy Breaux
ADDRESS: 1807 W. Gloria Switch Rd. ZIP 70520 PHONE 337-254-1658
4. OWNER OF RECORD: Autumn Crest Development, LLC.
ADDRESS: 1807 W. Gloria Switch Rd ZIP 70520 PHONE 337-254-1658
5. ENGINEER (and/or Land Surveyor): Magnolia Land Surveying (P. Kade Van Norman)
ADDRESS: 500 Kirby Street ZIP 70601 PHONE 337-429-5040
6. ATTORNEY: Randy Olson
ADDRESS: 1819 W. Pinhook Rd. ZIP 70508 PHONE 337-988-6237
7. SUBDIVISION LOCATION: Southside 2200 Blk E. Meneese St.

8. TOTAL ACREAGE BEING SUBDIVIDED: 19.86
NO. OF LOTS: 80
9. ZONING CLASSIFICATION: Mixed use
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: No

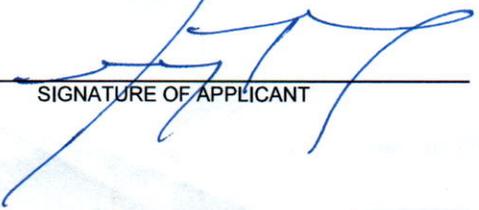
11. DATE OF PRELIMINARY PLAT APPROVAL: 8/14/23

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

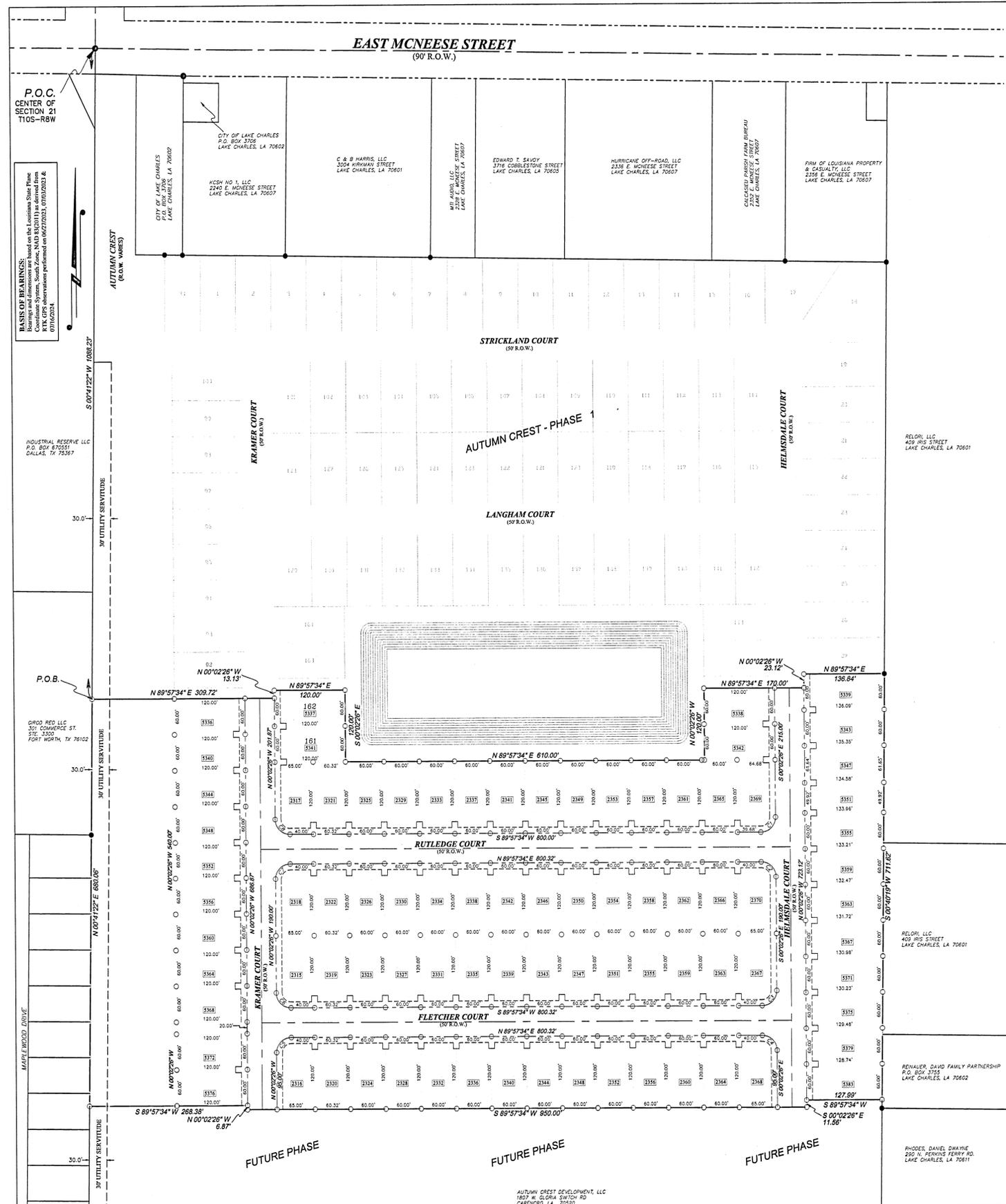
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

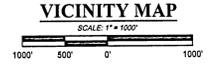
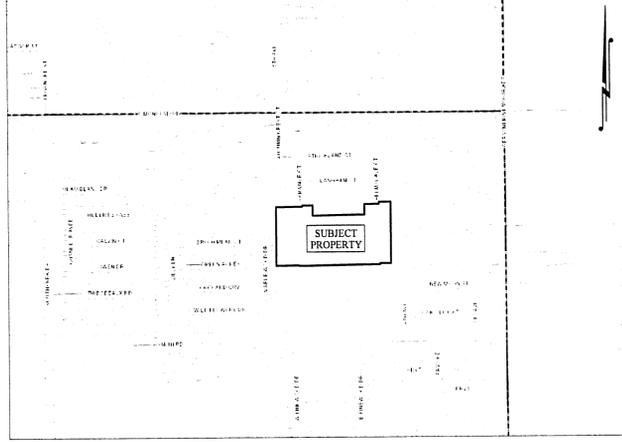
BY: 
SIGNATURE OF APPLICANT

DATE: 6/1/2025



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	S 44°57'34" W
C2	25.00'	39.27'	35.36'	N 45°02'26" W
C3	25.00'	39.27'	35.36'	S 44°57'34" W
C4	25.00'	39.27'	35.36'	S 45°02'26" E
C5	25.00'	39.27'	35.36'	N 44°57'34" W
C6	25.00'	39.27'	35.36'	N 45°02'26" W
C7	25.00'	39.27'	35.36'	S 44°57'34" W
C8	25.00'	39.27'	35.36'	N 45°02'26" W

LOT #	Area (Sq. Ft.)						
28	8187.89	145	7200.00	170	7200.00	193	7665.87
29	8143.23	146	7200.00	171	7200.00	194	7237.85
30	8316.55	147	7628.02	172	7200.00	195	7200.00
31	8702.84	148	7200.00	173	7200.00	196	7200.00
32	8015.24	149	7200.00	174	7200.00	197	7200.00
33	7970.48	150	7200.00	175	7200.00	198	7200.00
34	7925.72	151	7200.00	176	7200.00	199	7200.00
35	7880.96	152	7200.00	177	7200.00	200	7200.00
36	7836.20	153	7200.00	178	7665.87	201	7200.00
37	7791.44	154	7200.00	179	7665.87	202	7200.00
38	7746.68	155	7200.00	180	7200.00	203	7200.00
39	7701.92	156	7200.00	181	7200.00	204	7200.00
81	7200.00	157	7200.00	182	7200.00	205	7200.00
82	7200.00	158	7200.00	183	7200.00	206	7665.87
83	7200.00	159	7237.85	184	7200.00		
84	7200.00	160	7665.87	185	7200.00		
85	7200.00	161	7200.00	186	7200.00		
86	7200.00	162	7200.00	187	7200.00		
87	7200.00	163	7665.87	188	7200.00		
88	7200.00	164	7237.85	189	7200.00		
89	7200.00	165	7200.00	190	7200.00		
90	7200.00	166	7200.00	191	7237.85		
91	7200.00	167	7200.00	192	7665.87		



LEGEND:

- FOUND PROPERTY CORNER
- SET 1/2" IRON RODS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE ROAD
- ROAD RIGHT-OF-WAY
- UTILITY EASEMENT

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING 19.86 ACRES SITUATED IN SECTION 21, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 21, TOWNSHIP-10-SOUTH, RANGE 8-WEST, SAID POINT BEING THE POINT OF COMMENCEMENT, (P.O.C.);

THENCE PROCEED SOUTH 00°41'22" WEST FOR A DISTANCE OF 1088.23 FEET TO THE POINT OF BEGINNING, (P.O.B.);

THENCE PROCEED NORTH 89°57'34" EAST FOR A DISTANCE OF 309.72 FEET; THENCE PROCEED NORTH 00°02'26" WEST FOR A DISTANCE OF 13.13 FEET; THENCE PROCEED NORTH 89°57'34" EAST FOR A DISTANCE OF 120.00 FEET; THENCE PROCEED SOUTH 00°02'26" EAST FOR A DISTANCE OF 120.00 FEET; THENCE PROCEED NORTH 89°57'34" EAST FOR A DISTANCE OF 610.00 FEET; THENCE PROCEED NORTH 00°02'26" WEST FOR A DISTANCE OF 120.00 FEET; THENCE PROCEED NORTH 89°57'34" EAST FOR A DISTANCE OF 170.00 FEET; THENCE PROCEED NORTH 00°02'26" WEST FOR A DISTANCE OF 23.12 FEET; THENCE PROCEED NORTH 89°57'34" EAST FOR A DISTANCE OF 136.84 FEET; THENCE PROCEED SOUTH 00°40'19" WEST FOR A DISTANCE OF 170.00 FEET; THENCE PROCEED SOUTH 89°57'34" WEST FOR A DISTANCE OF 127.99 FEET; THENCE PROCEED SOUTH 00°02'26" EAST FOR A DISTANCE OF 11.56 FEET; THENCE PROCEED SOUTH 89°57'34" WEST FOR A DISTANCE OF 950.00 FEET; THENCE PROCEED NORTH 00°02'26" WEST FOR A DISTANCE OF 6.87 FEET; THENCE PROCEED SOUTH 89°57'34" WEST FOR A DISTANCE OF 268.38 FEET; THENCE PROCEED NORTH 00°41'22" EAST FOR A DISTANCE OF 680.06 FEET TO THE POINT OF BEGINNING, (P.O.B.)

RESIDENTIAL LOT DETAIL:

TOTAL NUMBER OF LOTS: 83 LOTS
 MINIMUM LOT FRONTAGE: 60.00'
 MINIMUM LOT AREA: 6702.84 SQ. FT.
 AREA OF RESIDENTIAL LOTS: 13.99 ACRES
 AREA OF RIGHT OF WAY: 3.57 ACRES
 AREA OF COMMON AREA: 2.30 ACRES
 TOTAL AREA OF DEVELOPMENT: 19.86 ACRES

UTILITY NOTES:

- SEWER - CITY OF LAKE CHARLES
- WATER - CITY OF LAKE CHARLES
- ELECTRIC - ENTERGY
- TELEPHONE - AT&T
- CABLE TV - SUDENLINK
- GAS - CENTERPOINT ENERGY

REQUESTED SETBACKS: (HOUSE/GARAGE)

- FRONT - 20'
- SIDE - 5'
- REAR - 15'
- CORNER LOTS SIDE: 15'

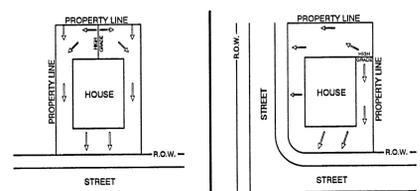
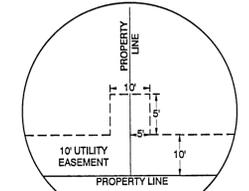
GENERAL NOTES:

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

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

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

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



SCALE: 1" = 100'

DRAWN BY:	PKVN	APPROVED BY:	PKVN
DATE:	07/05/2023	JOB NO.:	N/A
DRAWING NAME:	AUTUMN CREST PH 2 PRELIM.dwg		
PROJECTION:	LOUISIANA SOUTH	GEOD:	12L
GRID DATUM:	NAOD3(HARN)	VERT. DATUM:	NAVD83
GRID UNITS:	US SURVEY FEET		
SHEET NO.:	1 OF 1		

FINAL SUBDIVISION PLAT OF
AUTUMN CREST - PHASE 2
 "A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"

OWNER/DEVELOPER
 AUTUMN CREST DEVELOPMENT, LLC
 1807 W. GLORIA SWITCH RD.
 CARENCRO, LA 70520

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 standards of practice for a Class "C" survey as stipulated in LAC Title 46, Part LXXI, Chapter 29, for boundary surveys of residential and suburban areas. No visible encroachments exist other than what is shown above.

MAGNOLIA
 500 Kirby Street, Lake Charles, Louisiana 70601
 (337) 426-0888 | magnolia@surveying.com
 P. Kade Van Norman, P.L.S.
 P.L.S. Reg. No. 5299 | V.F. La. No. 904

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

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

FLOOD ZONE NOTE:
 By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 22019C 0495F & 22019C 0490F, which bears an effective date of 02/18/2011 and NOT in a Special Flood Hazard Area. 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.

JEREMY BREAU, AUTUMN CREST DEVELOPMENT, LLC

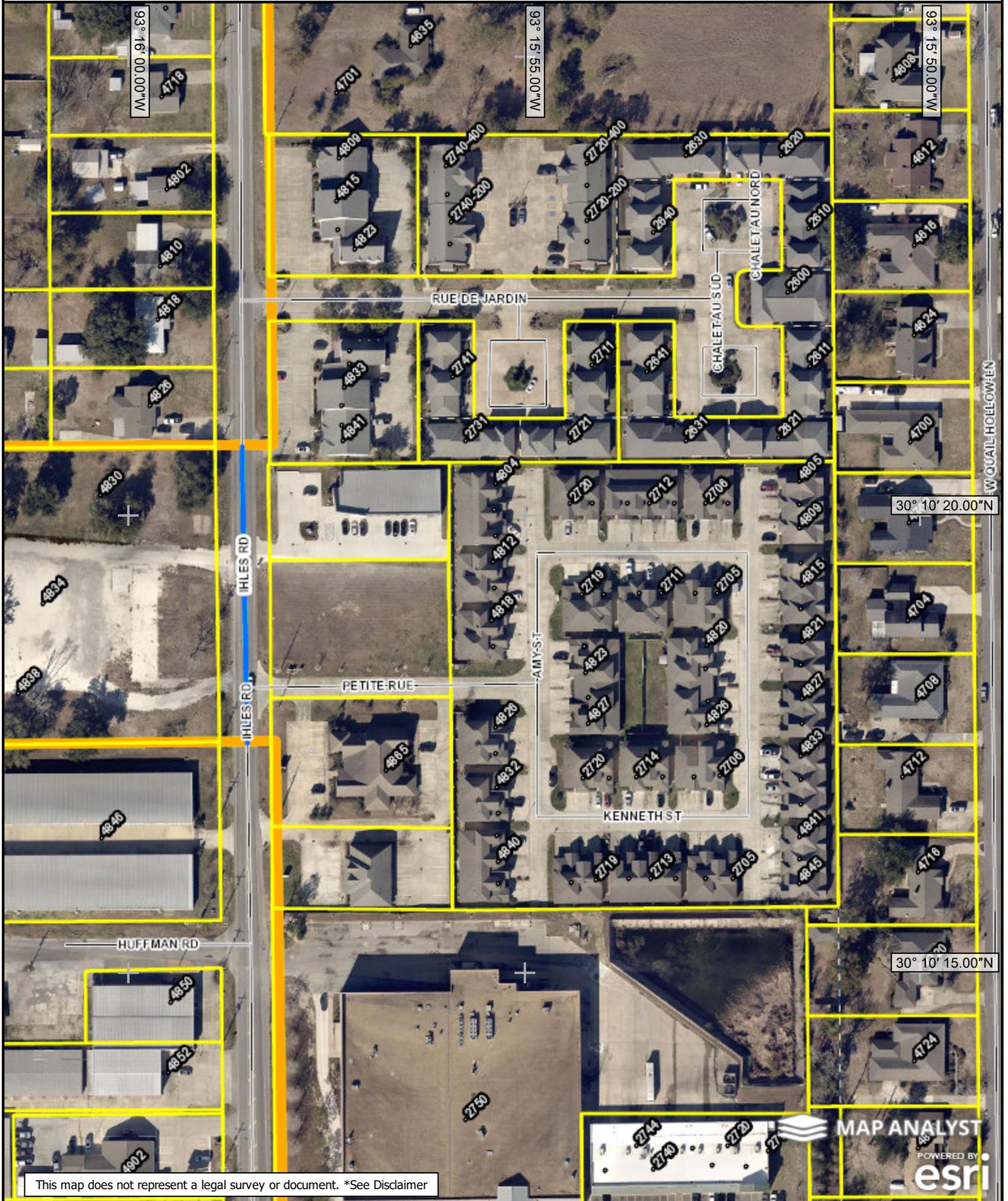
CITY OF LAKE CHARLES



Surveyor's Signature
P. KADE VAN NORMAN, P.L.S.
 LA. REG. NO. 5299



Map



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

MAP ANALYST
POWERED BY
esri

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: _____

TOTAL FEE: \$ 200⁰⁰

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: 3218 CYPRIEN LANE

LEGAL DESCRIPTION: Lot (6) CYPRIEN subdivision, Plat Book 32, Page 457

DESCRIPTION OF JOB: CARport + closet built on existing driveway - will be attached to main house

WITH PLANS ATTACHED HERETO:

APPLICANT: Frank A. wood PHONE: (337) 302-2129 (c) (337) 479-7612 (o)

MAILING ADDRESS: 3218 CYPRIEN Lane LC. La. ZIP: 70605

EMAIL ADDRESS: fnwood@netscape.net

OWNER OF RECORD: Frank A. wood

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. _____
 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 OUT
3.) 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 _____

Frank A. Wood
3218 Cyprien Lane
Lake Charles, La. 70605
(337) 302-2129

To Whom It May Concern'

I am applying for a variance to build a covered carport and storage closet that will attach to my existing home. The structure will be built where the existing driveway is located. Until recently, the driveway served as the property line between my neighbor and myself.

When I originally applied for a building permit, I was informed that I had to have a setback at least three feet in order for a permit to be issued. In addition, I would need to be granted a variance before the permit would be issued.

I acquired three feet of property along the north boundary of my property that runs the entire length of my driveway (approximately 122') in order to comply with setback requirements.

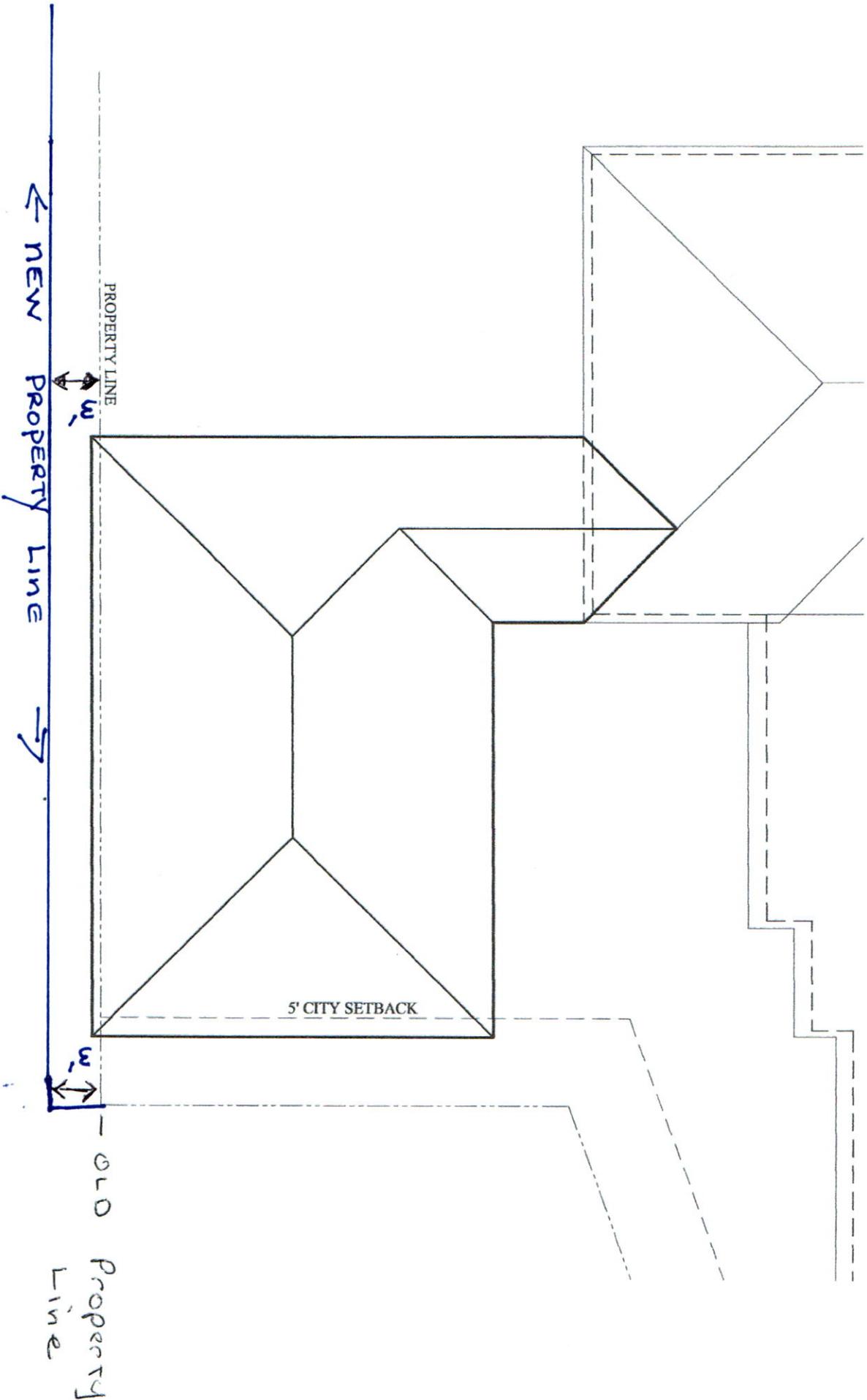
The carport will be 33' in length and 20' 10" in width.

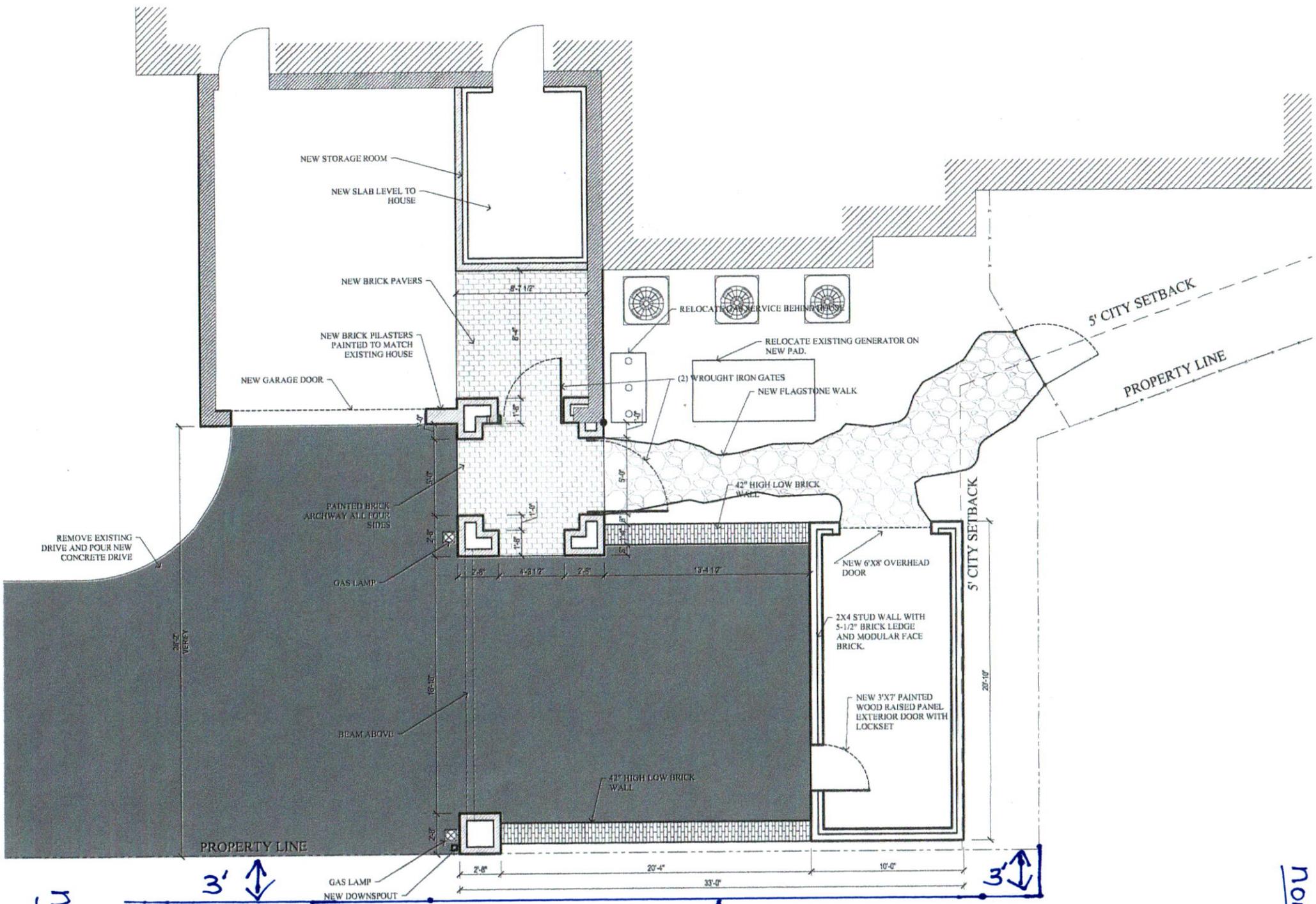
I am hoping this satisfies the requirements for a building permit to be issued.

Best Regards,

Frank A Wood







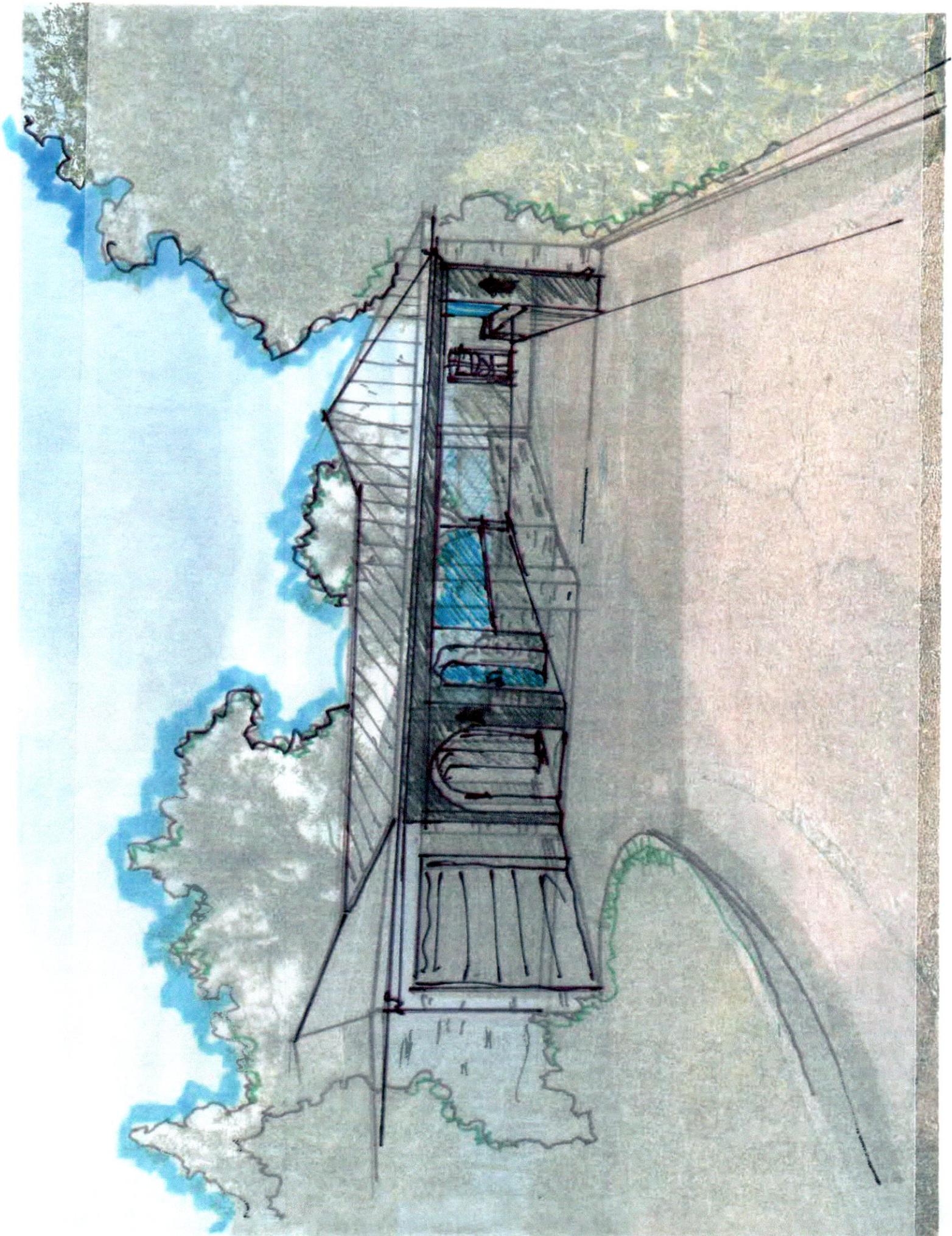
NORTH ↓

33' x 20' 10" w

NEW Property Line

1" = 8'

NORTH ↓



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6-2-2025

TOTAL FEE: \$ 200⁰⁰

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: 418 Peake Street

LEGAL DESCRIPTION:

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Laurie Cormier PHONE: (337) 274-7832

MAILING ADDRESS: 418 Peake Street ZIP: 70601

EMAIL ADDRESS: lcormier62@yahoo.com

OWNER OF RECORD: Same

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. _____
 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 OUT
3.) 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 _____

Laurie Cormier
APPLICANT

6-2-25
DATE

Letter of Intent
From Laurie Cormier
Owner of 418 Peake Street

MPN Case #2025-2076
Assessment #00606332

I am requesting a variance for a side set back of 3 feet verses the required 5 feet. I have been in touch with my neighbor located at 422 Peake Street, Carrie Lee, who shares the fence with me and she stated she is not opposed to the request for this 3 foot variance. Please allow me to have a side set back of 3 feet for the variance for the property located at 418 Peake Street.

Car Port

From: carrie lee (grumpybear152@hotmail.com)

To: lcormier62@yahoo.com

Date: Tuesday, June 3, 2025 at 11:38 AM CDT

Dear Planning and Zoning Board,

My name is Carrie Lee, and I am the owner of the property located at 422 Peake Street, Lake Charles, Louisiana 70601. I share a fence line with my neighbor, Laurie Cormier.

I am writing to express that I have no issue with the carport Ms. Cormier has added to her property. It has not caused any inconvenience to me, and I fully support her request for a variance related to this addition.

Please consider granting her the variance she is requesting. I appreciate your time and attention to this matter.

Sincerely,
Carrie Lee

418 Peake Site Plan Fence

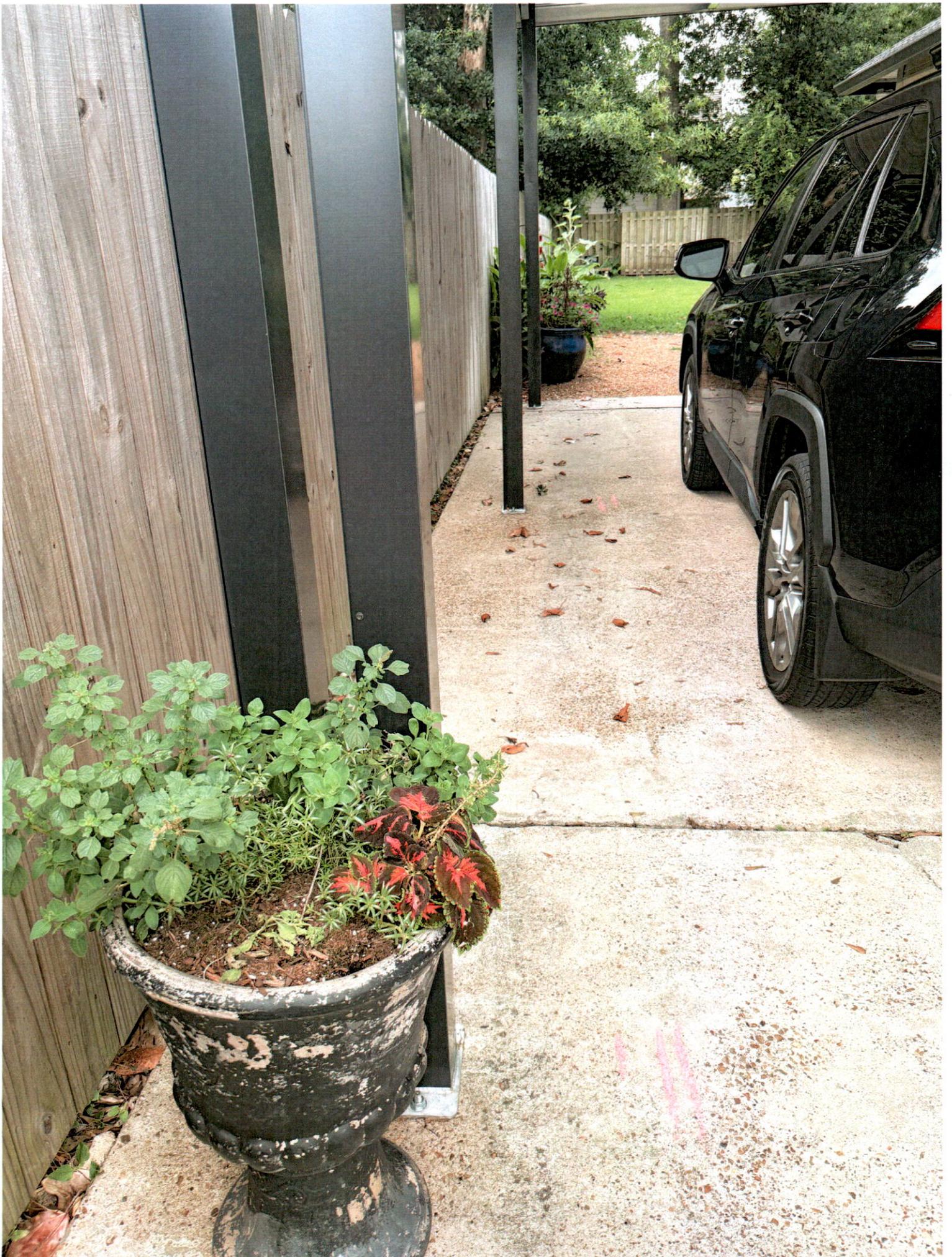


This map does not represent a legal survey or document. *See Disclaimer

MAP ANALYST
POWERED BY
esri

Scalebar accurate at map center

current distance
1.5 feet
permission to
note from
Laurie Cormier









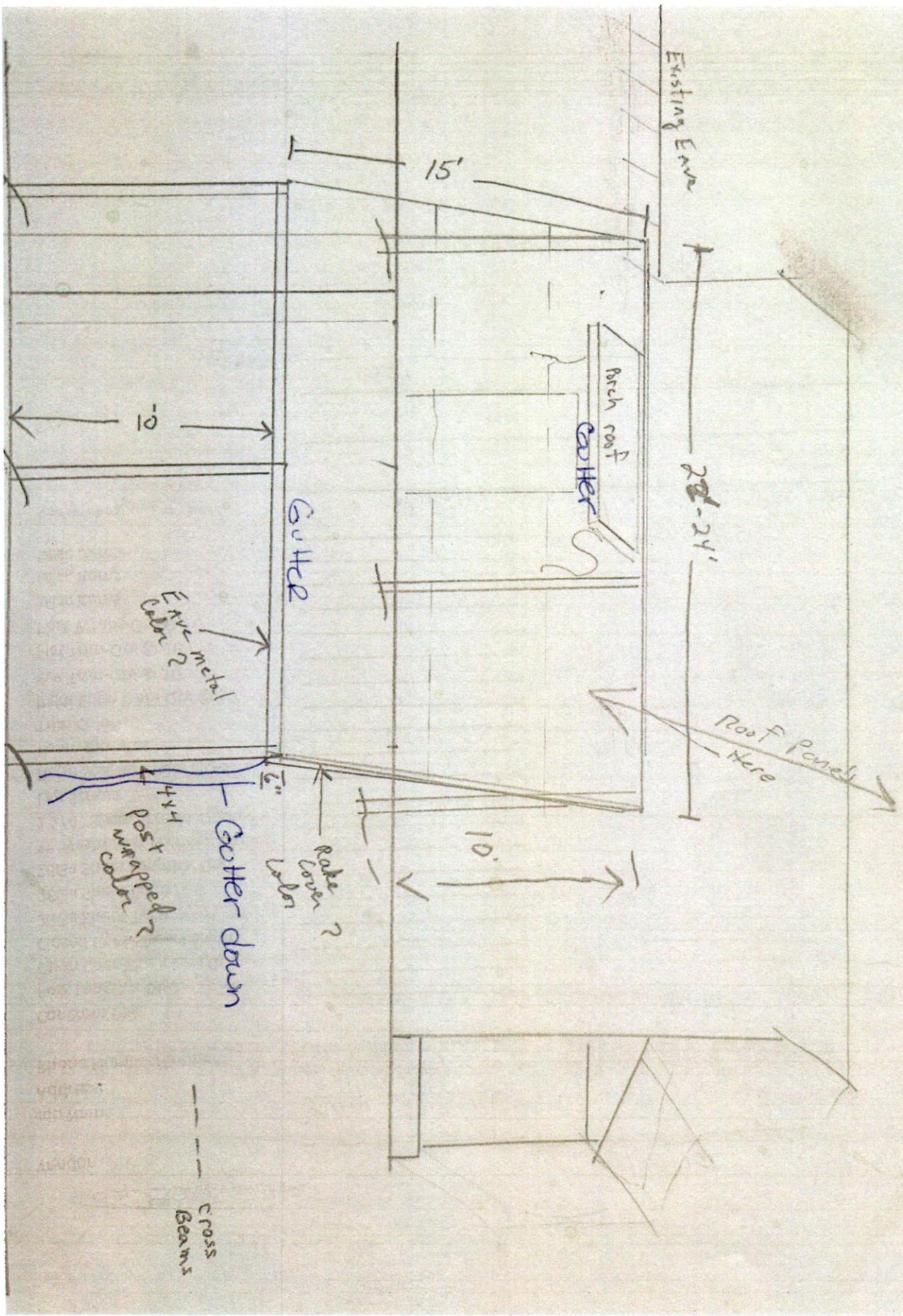
418 Peake Street was built in the 1800's with a cistern in the location on the concrete driveway. The entire house was built to pour water off the roof into the cistern. The water from the roof comes off the roof at a rapid decline and then hits the concrete drive way and sheet flows off the concrete under my house and the house located on the left hand side.

The newly erected car port captures all the water from the roof and directs the flow off the car port down a gutter and down my driveway into the city street. This is an improve for the home owner located next door. The water is being managed off the roof and into the city street where it should flow.

East Alumnus
Tim Nicholas

Jamie Cozzini

Metal Roof
R panel
Color: Black or ?



Eave metal
Color ?

Post wrapped in
color ?

Gutter down

Rake cover
color ?

Cross
Beams

Existing Eave

Arch roof

GUTTER

20-24'

Roof Panels
Here

15'

10'

10'



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6 June 2025

TOTAL FEE: \$ 200⁰⁰

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: 829 5th Street, Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Rebuilding garage structure (22x26) on existing slab

WITH PLANS ATTACHED HERETO:

APPLICANT: Charles Keagan LeJeune

PHONE: 337-912-8019

MAILING ADDRESS: 829 5th Street, Lake Charles LA

ZIP: 70601

EMAIL ADDRESS: keaganlejeune@gmail.com

OWNER OF RECORD: LeJeune, Charles Keagan et ux

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. _____
 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 OUT
- 3.) 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 _____

Charles Keagan LeJeune
APPLICANT

6-6-2025
DATE

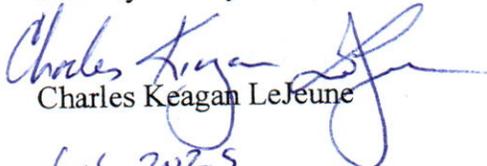
Letter of Intent by Applicant
City of Lake Charles
Planning Commission
Planning Department, Office of Zoning and Land Use
Variance Request

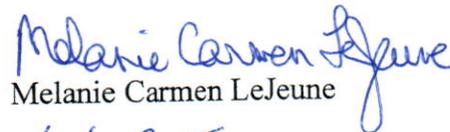
6 June 2025

This letter is to request a side-street setback variance for the property on 829 5th Street located in Lake Charles, LA (70601). The request is to rebuild the two-car garage on the existing concrete slab and footings. The 22X26 garage that stood at this location on the property was destroyed by Hurricane Laura. The existing slab and footings are setback approximately 7.5 feet from the property line running along Reid Street. The request is for a variance of the portion of the code which requests a 15-foot side-street setback. It should be noted that the current setback of the adjacent residence at 1316 Reid is also roughly 7.5 feet.

This request is made by the owners of the property, Charles Keagan LeJeune and Melanie Carmen LeJeune, who reside at 829 5th Street, Lake Charles, LA (70601).

Thank you for your consideration,

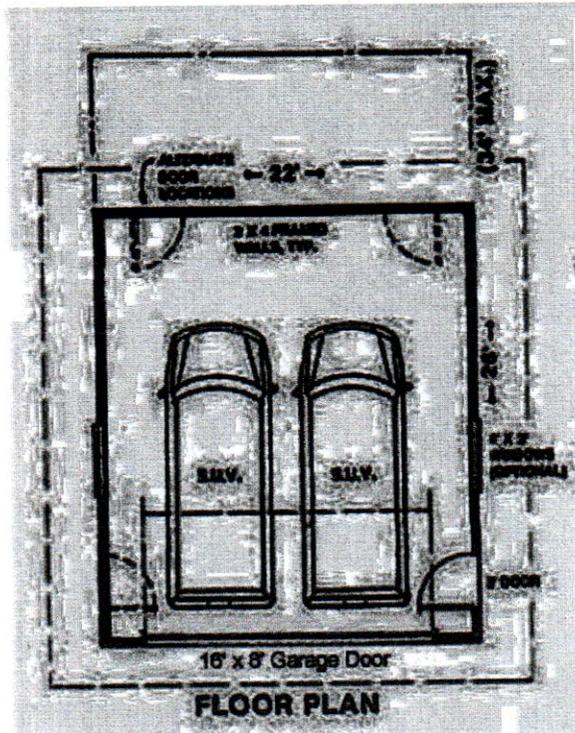
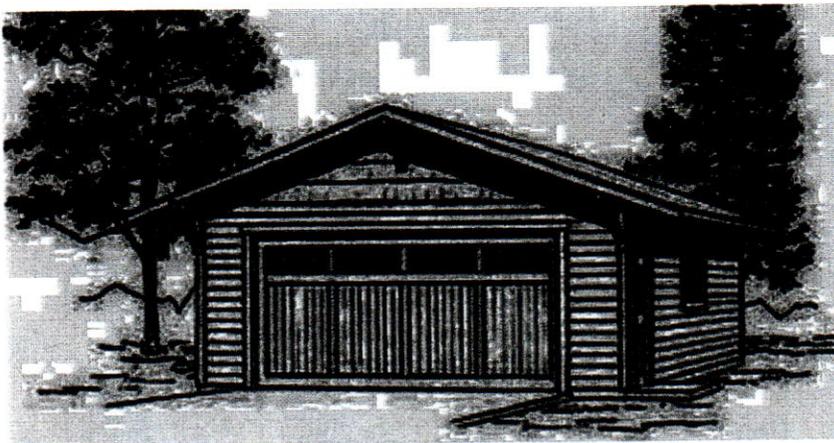

Charles Keagan LeJeune
6-6-2025


Melanie Carmen LeJeune
6-6-2025

Scaled Site Plan
 City of Lake Charles
 Planning Commission
 Planning Department, Office of Zoning and Land Use
 Variance Request

6 June 2025

In response to item 1 on "Items necessary for Planning Commission/Conditional Use Permit Application," I am providing a scaled site plan for planned 22 X 26 garage to be built on the exiting concrete slab and footings. The original garage building was destroyed by Hurricane Laura. The various images below and attached Google map image indicate size and location of proposed structure.



Map



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

MAP ANALYST
esri



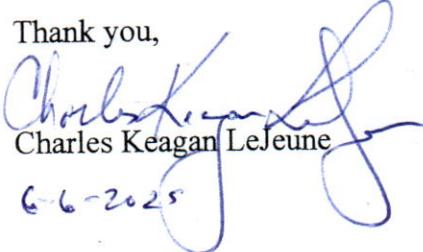
Owners' Consent Letter
City of Lake Charles
Planning Commission
Planning Department, Office of Zoning and Land Use
Variance Request

6 June 2025

In response to item 4 on "Items necessary for Planning Commission/Conditional Use Permit Application," this letter is to state consent of the setback variance request and the variance itself. The consent is given by the owners of the property where the construction of the garage will occur:

Charles Keagan LeJeune and Melanie Carmen LeJeune
829 5th Street
Lake Charles, LA 70601

Thank you,


Charles Keagan LeJeune
6-6-2025


Melanie Carmen LeJeune
6-6-2025

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/9/25

TOTAL FEE: \$ _____

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

PROPERTY ADDRESS/LOCATION: 1001 E. Prien Lake Rd.

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Establish Food Truck use on property.

WITH PLANS ATTACHED HERETO:

APPLICANT: Robert Gundry PHONE: 337-499-4635
337-965-0421

MAILING ADDRESS: 2029 23rd st. ZIP: 70601

EMAIL ADDRESS: Thomas.marquez.916@gmail.com

OWNER OF RECORD: Mendoza Real Estate Properties

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. _____
 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 OUT
3.) 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 _____

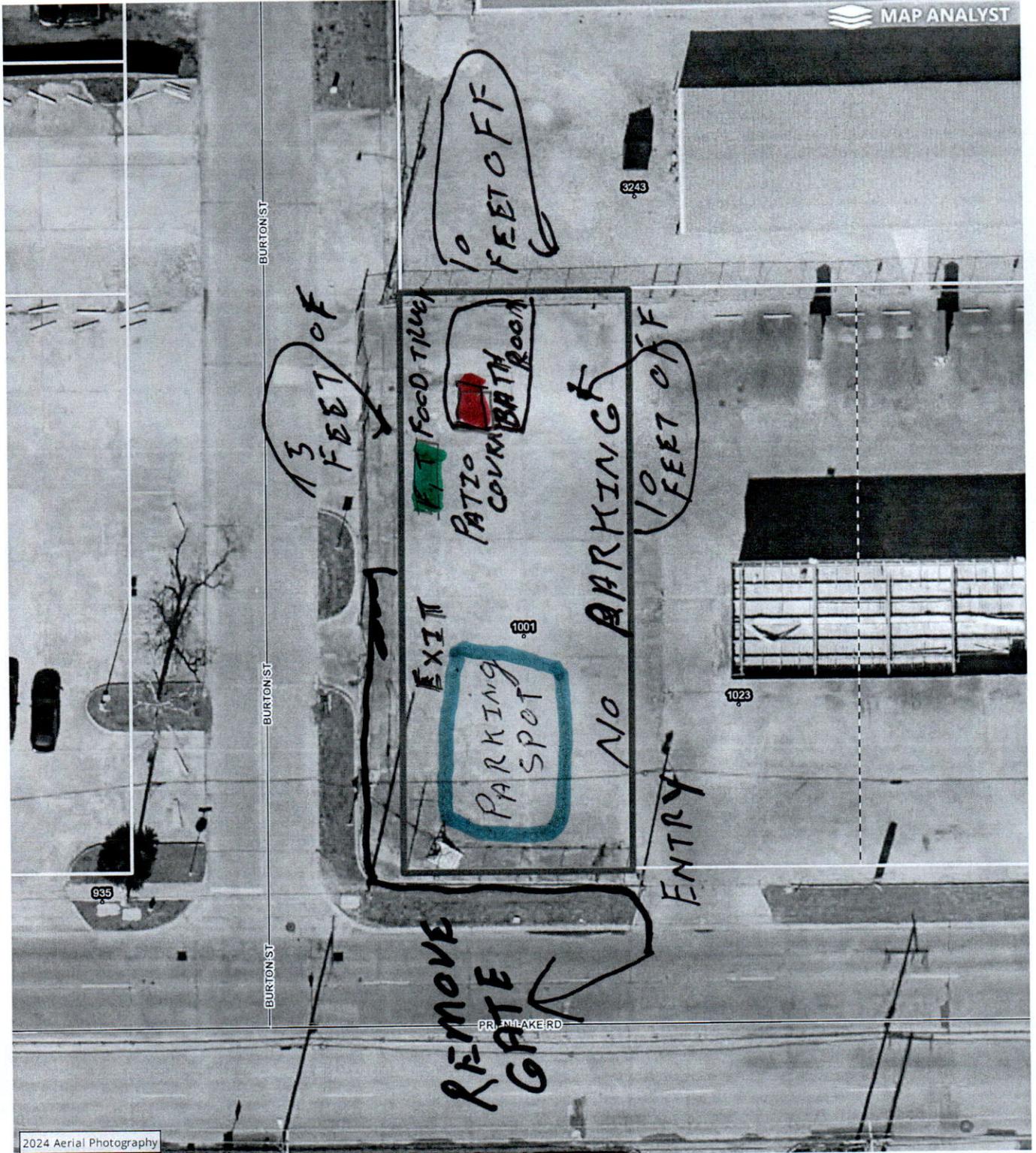
6/9/25
DATE _____

Robert Guidry
2029 23rd St.
LAKE CHARLES, LA
70601

6/19/25

We, Cali Stop Outdoor Eatery intend to establish the use of 1001 E. Prien Lake rd. from a permanent location of a food truck. We would like to request a variance to eliminate the curbside buffer and landscape requirements as we intend to place the food truck and other structures further back on the property. The second variance request is to permanently place a portable restroom facility on the property as well.

ROBERT Guidry



2024 Aerial Photography

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6/04/2025

TOTAL FEE: \$ MCU 100
VAR 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: 3626 Common Street

LEGAL DESCRIPTION:

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Emmanuel B.C. Michael P Shardin Pastor PHONE: 337 717 0644 318 451 2824

MAILING ADDRESS: 3626 Common St., Lake Charles, LA ZIP: 70667

EMAIL ADDRESS: msham1954@gmail.com

OWNER OF RECORD: Emmanuel B.C., Jahveh, Jehovah God (C)

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. _____
 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 OUT
3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: _____ MSL

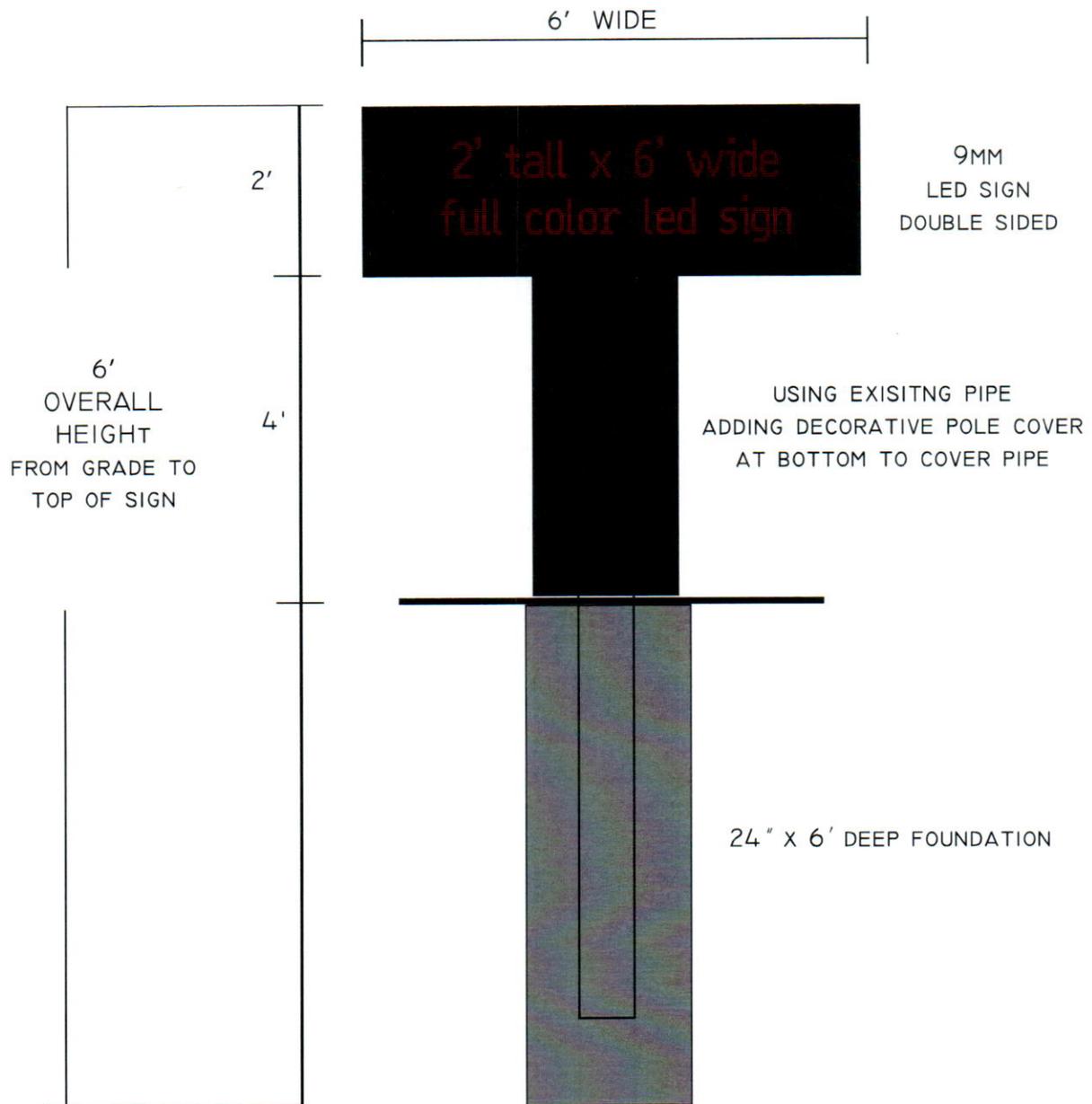
REMARKS OR SPECIAL CONDITIONS:

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 Jo Bellum - Trustee DATE _____



EMMANUEL BAPTIST CHURCH
3626 COMMON STREET
LAKE CHARLES LA 70607

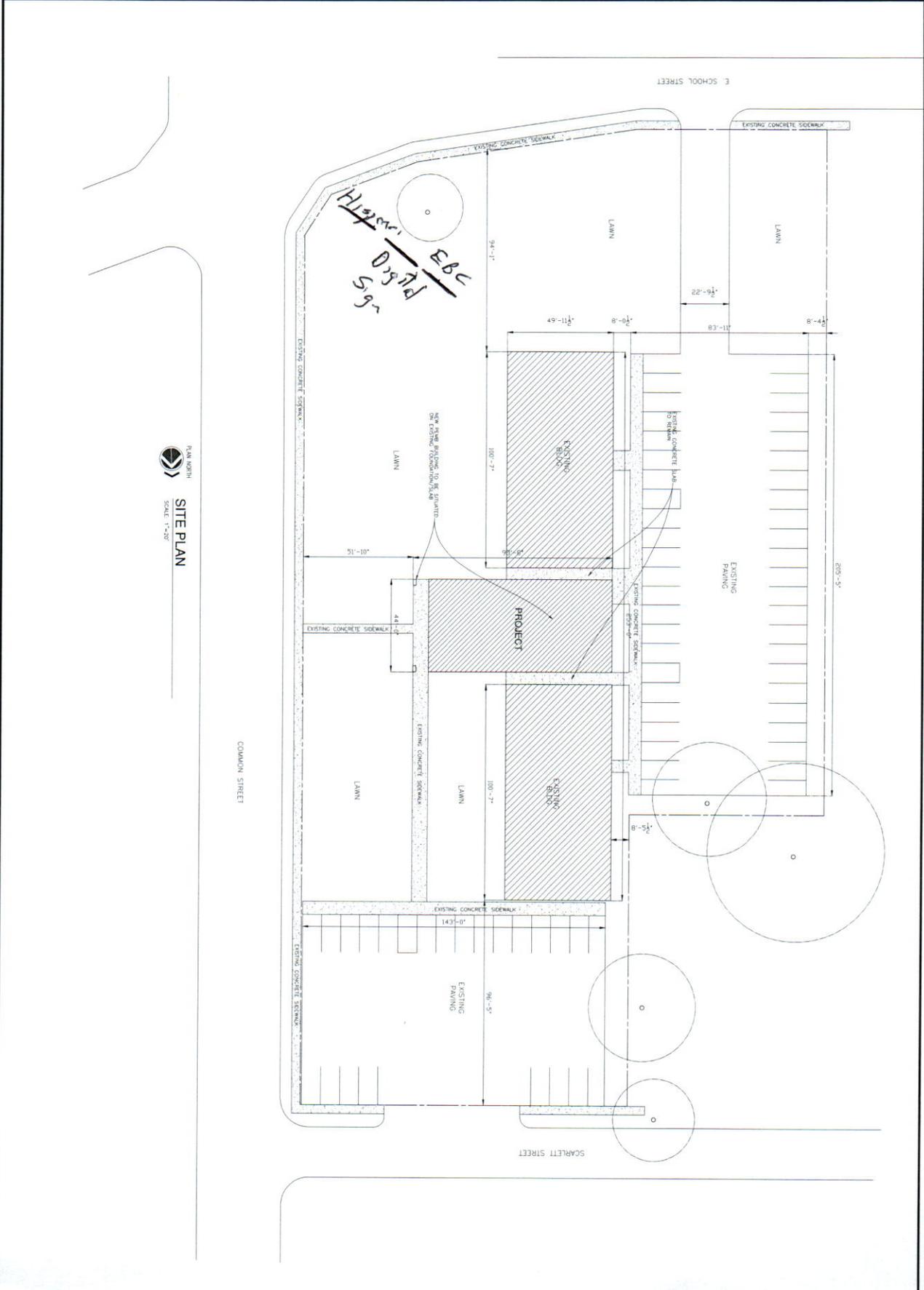


EMMANUEL BAPTIST CHURCH
 3626 COMMON STREET
 LAKE CHARLES LA 70607

NO.	DATE	REVISION DESCRIPTION	BY

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NOTICE!
48 HOURS BEFORE DIGGING
CALL 811
TO LOCATE UTILITY LINES.



PLAN NORTH
SITE PLAN
SCALE: 1"=20'

PROJECT NO. -	DATE MAY 2024
DESIGNED BY -	DS
CHECKED BY -	DS
DRAWN BY -	DS
INCHES BY -	-
DRAWING NO.	
REVISION NO.	

A NEW MULTI-USE SHELL BLDG FOR
EMMANUEL BAPTIST CHURCH
LAKE CHARLES, LOUISIANA

Sampson Architecture LLC
2825 Hill Street Alexandria, LA 71301

C-1