



City of Lake Charles

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

Meeting Agenda - Planning and Zoning Commission

Monday, May 11, 2015

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

RES 15-18

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: SEMRA YILDIZ STEPHENS

SUBJECT: Applicant is requesting to amend the official zoning map from Residential to a Mixed Use Zoning District (Section 4-207). Location of the request is **2634 W. Prien Lake Road**.

STAFF FINDINGS: The applicant is requesting to re-zone a single-family/residential zoned lot to a Mixed Use Zoning District. The applicant is anticipating mixed commercial opportunities with the completion of the Cove Lane interchange. Numerous adjacent properties along this section of the W. Prien Lake Road corridor abutting I-210 have been rezoned to Mixed Use within the past year.

RES-VAR 15-19

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: THOMAS EASTMAN (EASTMAN SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-subdivide a .39-acre tract of land into four (4) single-family residential lots with a lot size variance, within a Residential Zoning District. Location of the request is **4007-4009 Harvard Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single-family residential uses fails to meet the minimum lot size for a Residential Zoning District. Similar requests for re-subdivision and lot size variances for properties in the immediate area have been considered and approved by the Planning Commission.

RES 15-20

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: RANDY TUPPER (FIVE OAKS SUBDIVISION)

SUBJECT: Applicant is requesting Final Subdivision approval (Section 2.4), in order to subdivide a 4.28-acre tract of land into fourteen (14) single-family residential lots, within a Residential Zoning District. Location of the request is the **Southside 1200 Blk. West McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single-family development tracts is under review by the

Department of Engineering and Public Works for design standards. Staff recommends approval on the condition the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 15-21**LAKE CHARLES SUBDIVISION REGULATIONS****APPLICANT:** JOHN R. DAVIS**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-subdivide a 1.14-acre tract of land into four (4) single-family residential lots, within a Residential Zoning District. Location of the request is the **Southside 2600 Blk. Edgewood Lane.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single-family residential uses would exceed the minimum development standards for subdivision approval. Staffs review of the proposed single-family lots are consistent with the lots in the immediate area. The applicant is responsible for any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

**RES-MAJ
15-22****LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** 1ST CAPITAL GROUP**SUBJECT:** Applicant is requesting to amend the official zoning map from Neighborhood to a Business Zoning District and construct a commercial parking area for the existing business on Ryan Street (Section 4-207). Location of the request is the **Eastside 3200 Blk. June Street.**

STAFF FINDINGS: The applicant is requesting to re-zone a Neighborhood zoned lot to a Business Zoning District. The applicant will be utilizing the new development tract for a parking area to support the business use to the east abutting the Ryan Street corridor.

RES 15-23**LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** CITY OF LAKE CHARLES**SUBJECT:** The City of Lake Charles is requesting annexation approval of 18.475 acres, more or less, and generally described as the **Eastside 5400 Blk. Southpark Drive.**

STAFF FINDINGS: The staff's review of the proposed annexation revealed that the request is currently under review for compliance with annexation requirements set by the State of Louisiana.

RES 15-24**LAKE CHARLES ZONING ORDINANCE NO. 10598****APPLICANT:** CITY OF LAKE CHARLES**SUBJECT:** The City of Lake Charles is recommending a zoning classification of Residential to 18.475 acres, more or less, and generally described as the **Eastside 5400 Blk. Southpark Drive.**

STAFF FINDINGS: The staff's comprehensive review of the area revealed that a zoning classification of Residential is compatible with the existing land uses and existing parish zoning of the area. Therefore, staff recommends approval.

RES 15-25**LAKE CHARLES SUBDIVISION REGULATIONS****APPLICANT:** RONNIE DEVILLIER (DEVILLIER SUBDIVISION)**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-subdivide a .32-acre tract of land into two (2) single-family residential lots, within a Residential Zoning District. Location of the request is **4146 Benoit Rd.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for single-family residential uses would exceed the minimum development standards for subdivision approval. Staffs review of the proposed single-family lots are consistent with the lots in the immediate area. The applicant is responsible for any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 15-26**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: RUSSELL STUTES CONSTRUCTION (HERMITAGE OAKS)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 2.71-acre tract of land into ten (10) single-family residential lots with a R-O-W variance and T-turn around vs. cul-de-sac design, within a Residential Zoning District. Location of the request is the **Westside 3900 Blk. Lake Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision to be used for single-family residential homes would exceed the minimum development standards for subdivision approval except for the required cul-de-sac turnaround design. If approved, staff recommends the applicant submit stamped engineered drawings for construction review within 60 days and adhere to any recommendations set forth by the Department of Engineering and Public Works final reviews and install the required sidewalks.

RES 15-27**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: ACADIA LAND SURVEYING, LLC/DANIEL POCHE (RYAN STREET WAL-MART

COMMERCIAL DEVELOPMENT SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-subdivide a 5.775-acre tract of land into two (2) commercial development tracts, within a Business and Mixed Use Zoning District. Location of the request is the **Southeast corner of E. Sallier Street @ Ryan Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for an out-parcel commercial development tract would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 15-28**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: MARY KAY HOPKINS

SUBJECT: Applicant is requesting to amend the official zoning map along the Northside W. Sallier from Barbe Street westerly 559ft. M/L from Residential to a Mixed Use Zoning District (Section 4-207). Location of the request is the **Northwest corner of W. Sallier Street @ Barbe Street, going Westerly 559ft. M/L**.

STAFF FINDINGS: The applicant is requesting to re-zone a single family/residential zoned tract to a Mixed Use Zoning District. The applicant is anticipating mixed commercial opportunities with the anticipated completion of the Contraband Bayou Bridge connecting West Sallier Street with the Nelson Road corridor. This 60' section was omitted from a previously approved request for map amendment due to the uncertain relocation of the Port of Lake Charles Railroad.

RES 15-29**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: LOUIE D. BARBE III (OLD BARBE WOODS BUSINESS & PROFESSIONAL PARK, PH 2)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-subdivide a 3.2-acre tract of land into fourteen (14) Mixed Use

development tracts, within a Residential and Mixed Use Zoning District. Location of the request is the **Northwest corner of W. Sallier Street @ Barbe Street, going Westerly 559ft. M/L.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for an out-parcel commercial development tract would exceed the minimum development standards for subdivision approval. Staff recommends approval on the condition the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 15-30

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: IMPERIAL LAND HOLDINGS, LLC

SUBJECT: Applicant is requesting to amend the official zoning map for a 9.4 acre parcel within the Imperial Pointe Development tract from Residential to Business Zoning District (Section 4-207). Location of the request is the **Southeast section @ Eastend of Imperial Blvd.**

STAFF FINDINGS: The applicant is requesting to re-zone a Residential zoned property to a Business Zoning District. The applicant is proposing a future expansion of the Imperial Pointe HealthCare Complex to include other supporting health operations. A majority of this development tract has been amended from a residential to a business district within the last two (2) years.

MAJ 15-05

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CWLC, LLC

SUBJECT: Applicant is requesting a Major Conditional Use Permit in conjunction with a commercial planned development (Sec 5-410) in order to construct a five story 83 unit Holiday Inn Candlewood Suites hotel with height variance, within a Mixed Use Zoning District. Location of the request is **1105 W. Prien Lake Road.**

STAFF FINDINGS: The applicant is requesting to construct a five story (83 room) Holiday Inn Extended Stay (Candlewood Suites) with service uses. Our review revealed that the proposal would meet all zoning requirements for establishing commercial use within the Mixed Use Zoning District. The developer is requesting a height variance to exceed the 35' maximum height in the district. This application was reviewed and approved by the Planning Commission 13 months ago but a permit was not obtained within the one year requirement for conditional use approval. Staff recommends the following conditions: 1) obtain DOTD approval for driveway access improvements along W Prien Lake Rd. 2) all outside lighting and signage is shielded and/or directed to ensure light does not shine directly into or onto adjacent land; 3) there is no outside storage except for screened waste disposal areas.

SPC 15-01

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: TRIANGLE ELECTRIC/BYRON BRAQUET

SUBJECT: Applicant is requesting a Special Exception (Section 4-206) in order to remove and replace non-conforming accessory storage and canopies and replace with a new 1200s.f. structure, within a Residential Zoning District. Location of the request is **808 14th Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to demolish and replace an accessory use/storage area within a Residential Zoning District. Staff feels the use, intensity, and layout are consistent with the previous use of the property. Therefore, staff feels the request falls reasonable.

VAR 15-16

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: MARY COMEAUX

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct an

open front carport addition with a front setback of 14' vs. the required 30' minimum, within a Neighborhood Zoning District. Location of the request is **747 S. Lyons Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of an open front carport structure would be inconsistent with the required development standards within a Neighborhood district. Although there are existing non-conforming accessory structures in the immediate area, staff could find no evidence of hardship involved, therefore cannot forward a position of support.

VAR 15-17

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: RUSSELL STUTES CONSTRUCTION

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct new single-family residential structures within the proposed Hermitage Oaks Sub with a 20' front setback vs. required 30' within a Residential Zoning District. Location of the request is the **Westside 3900 Blk. Lake Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of single-family structures within the proposed Hermitage Oaks Subdivision would exceed the minimum develop standards except for the requested front setback reduction of 20' vs 30' front yard. The development tracts are somewhat shallow compared to a typical single family lot and the applicant is designing a single family home product that will emphasize a rear patio feature. This setback reduction will apply to the entire subdivision.

VAR 15-18

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: DON TIPTON

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a 6' metal fence beyond the front setback line of the development tract, within a Mixed Use Zoning District. Location of the request is **1019 N. First Avenue**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction 6' metal privacy fence to screen the area that supports Friend Ships operations would be inconsistent with the required development standards within a Mixed Use district for fences. Although there are existing non-conforming accessory structures in the immediate area, staff could find no evidence of hardship involved, therefore cannot forward a position of support.

OTHER BUSINESS**ADJOURN**

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3-11-15TOTAL FEE: \$ 500.00

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

PROPERTY ADDRESS/LOCATION: 2634 W PRIEN LAKE RD. LAKE CHARLES, LA 70605
LEGAL DESCRIPTION: COM AT SE COR E 1/2 LOT 3 LOUISA HUNTINGTON SUB TH N 186.4 FT TH WLY 73.2 FT ETC

DESCRIPTION OF JOB: Rezone from Residential to Mixed Use

WITH PLANS ATTACHED HERETO:

APPLICANT: SEMRA YILDIZ STEPHENS PHONE: 337.302.4611MAILING ADDRESS: 2634 W. Prien Lake Rd. ZIP: 70605OWNER OF RECORD: Semra Yildiz Stephens

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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR _____

CHAIRMAN _____

DATE _____

DATE _____

Semra Stephens
APPLICANT

3-11-15
DATE

03/11/15

To Whom it May Concern:

I am requesting to rezone 2634 W. Prien Lake Road from Residential to a Mixed Use Zoning District. We have no plans currently to utilize the property. Our intention is to sell the property.

Semra Stephens 3-11-15

Semra Yildiz Stephens

EWILL DRAFTING & DESIGN

2300 ENTERPRISE BLVD
LAKE CHARLES, LA 70601
CELL: (337) 794-8809
EMAIL: ERIC.WILLET@GMAIL.COM

CONSULTANTS

SITE PLAN

2634 W. PRIEN LK. RD.
LAKE CHARLES, LA 70605

OWNER

PROJECT NO: 1000
CADD FILE: 1000
DRAWN BY: EWD
CHECKED BY: EWD
COPYRIGHT: 2010

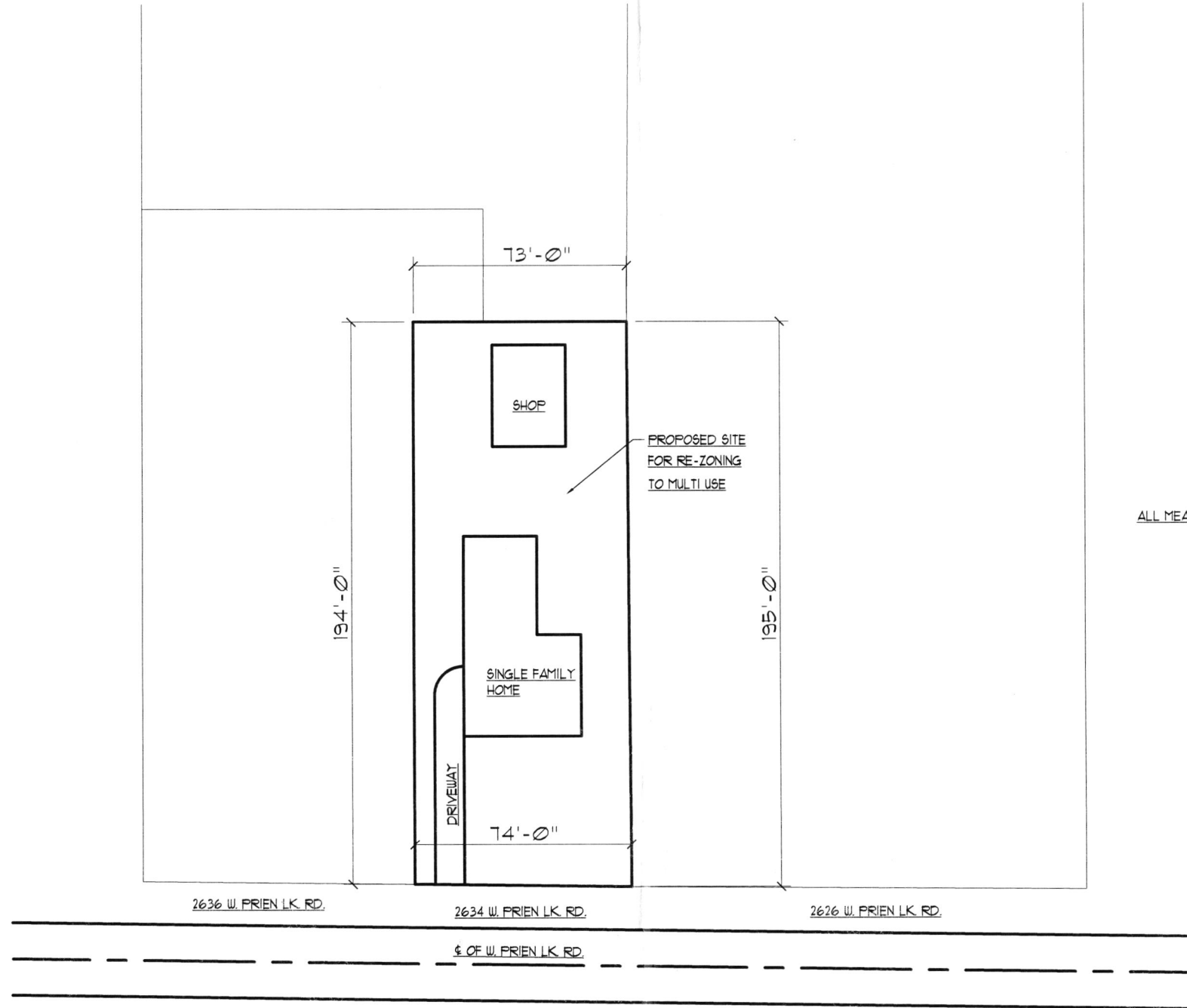
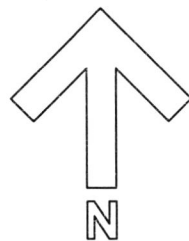
SHEET TITLE

SITE PLAN

S-1

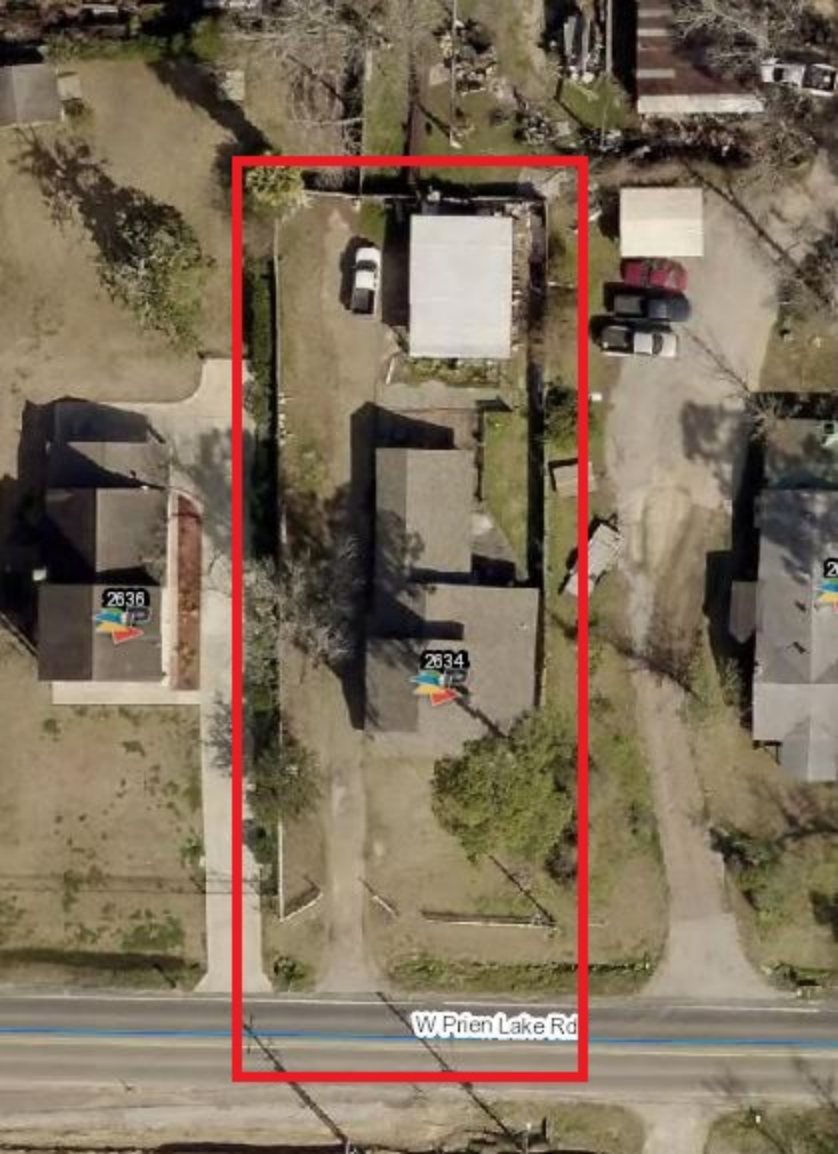
SHEET 1 OF 1

ALL MEASUREMENTS ARE APPROXIMATE



SITE PLAN

1" = 50'-0"



2636

2634

W Prien Lake Rd



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 3-23-15

APPLICATION FEE: \$ 200-var
PLAT FILING FEE: \$ 75-sub
275

1. NAME OF PROPOSED SUBDIVISION: EASTMAN Subdivision
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Thomas Eastman
ADDRESS: 2330 S Kingswood ZIP 70605 PHONE 337 794 5446
3. NAME OF AUTHORIZED AGENT: SAME
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Thomas Eastman
ADDRESS: 2330 S. Kingswood ZIP 70605 PHONE 337 794 5446
5. ENGINEER (and/or Land Surveyor): N/A
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: N/A
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 4007-4009 HARVARD ST LC LA 70605
8. TOTAL ACREAGE BEING SUBDIVIDED: .39
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: Res
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Mike McKinley 4011 HARVARD
John Young 4005 HARVARD
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 3/23/15

HARVARD ST

50'

50'

N →

4009

HARVARD

4007

HARVARD

85'

85'

* Existing Residence

40' From Front prop. line
10ft Back prop. line

* Existing Residence

40' From Front prop. line
10ft from back

85'

85'

* 10ft back property line basement

* 5 foot side setbacks

* 30 foot front setback

* 10 foot Back setback

* 5 foot side setback

* 30 foot front setback

50'

50'

Kirkman ST



4004 4004



4006

4008

4010

4012

4014

4016

4003

4005

4007

4009

4011

4013

4015

Harvard St

Kirkman St

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

75⁰⁰

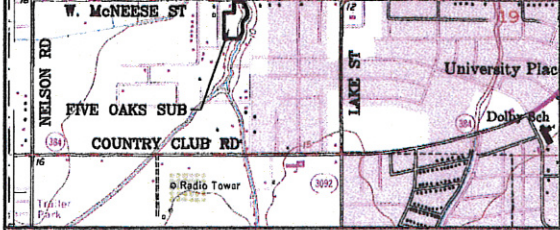
DATE: 3-26-2015

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

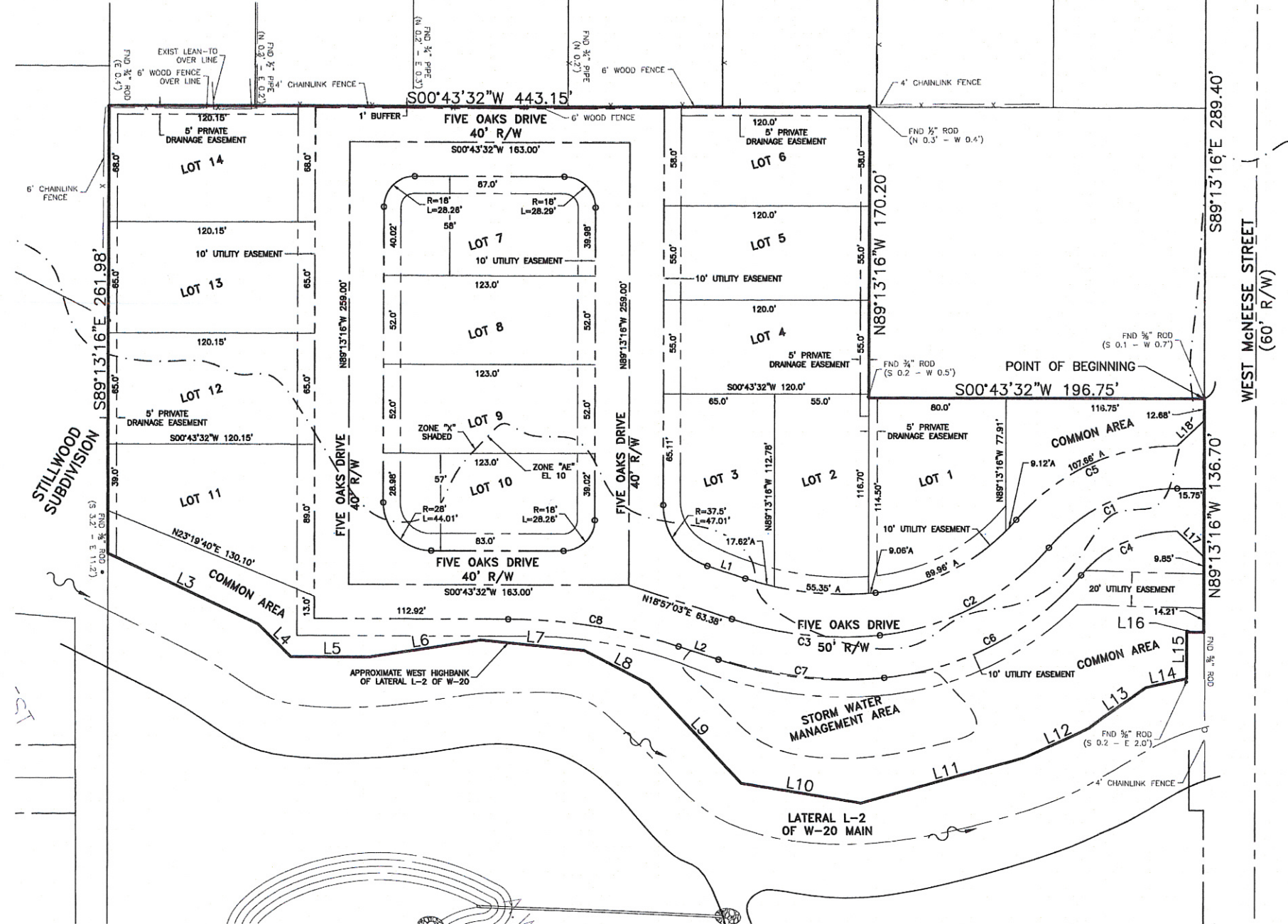
1. NAME OF SUBDIVISION: Five Oaks Subdivision
2. NAME OF APPLICANT: Five Oaks Subdivision
ADDRESS: 4515 Lake St ZIP 70605 PHONE 477-2167
3. NAME OF AUTHORIZED AGENT: Randy Tupper
ADDRESS: 4515 Lake St. ZIP 70605 PHONE 477-2167
4. OWNER OF RECORD: Five Oaks Subdivision LLC
ADDRESS: 4515 Lake St. ZIP 70605 PHONE 477-2167
5. ENGINEER (and/or Land Surveyor): Walt Jensen, Jr.
ADDRESS: 440 Kirby St. ZIP 70601 PHONE 433-0561
6. ATTORNEY: Mike Carelton
ADDRESS: One Lakeshore Dr. #1750 ZIP 70601 PHONE 433-6328
7. SUBDIVISION LOCATION: 1200 block of West McNeese St.
on south side
8. TOTAL ACREAGE BEING SUBDIVIDED: 4.28
NO. OF LOTS: 14
9. ZONING CLASSIFICATION: Single Family Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
changed from 15 to 14 lots
11. DATE OF PRELIMINARY PLAT APPROVAL: 12-9-13
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: NA
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, Randy Tupper HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.



VICINITY MAP
SCALE: NTS





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

DATE: 4/4/2015

APPLICATION FEE: \$ 75.⁰⁰
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: PRIENWOOD
2. NAME OF APPLICANT: JOHN R. DAVIS
ADDRESS: 2622 PARK DR. ZIP 70605 PHONE 337-488-5000
3. NAME OF AUTHORIZED AGENT: JOHN R. DAVIS
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: JOHN R. DAVIS
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: SOUTH SIDE OF EDGEWOOD LANE
8. TOTAL ACREAGE BEING SUBDIVIDED: 1.14
NO. OF LOTS: 4 → 4
9. ZONING CLASSIFICATION: RESIDENTIAL
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO
11. DATE OF PRELIMINARY PLAT APPROVAL: OCT 1971
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
WEST SIDE - VACANT
EAST SIDE - RENTAL - UNKNOWN

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, JOHN R. DAVIS HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: John R. Davis
SIGNATURE OF APPLICANT

DATE: 4/4/2015

PENDING
APPROVAL

AS PLANNED

EDGEWOOD LANE

90'

80'

80'

80'

PRIENWOOD SUB 150

PRIEN PARK SUBDIVISION

LOT 10

LOT 11

LOT 12 150

LOT 13

80'

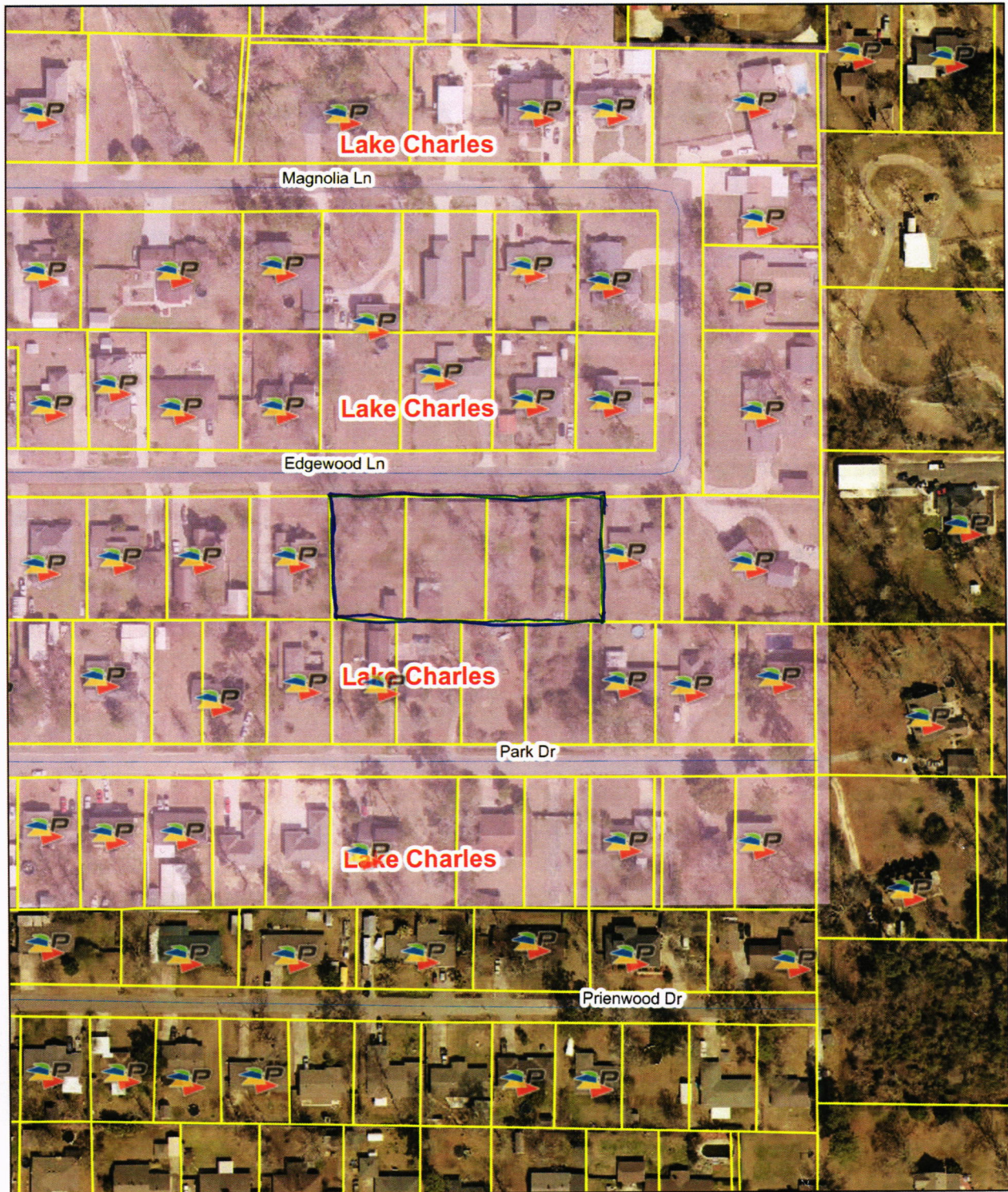
80'

80'

80'

PARK DRIVE

My Map

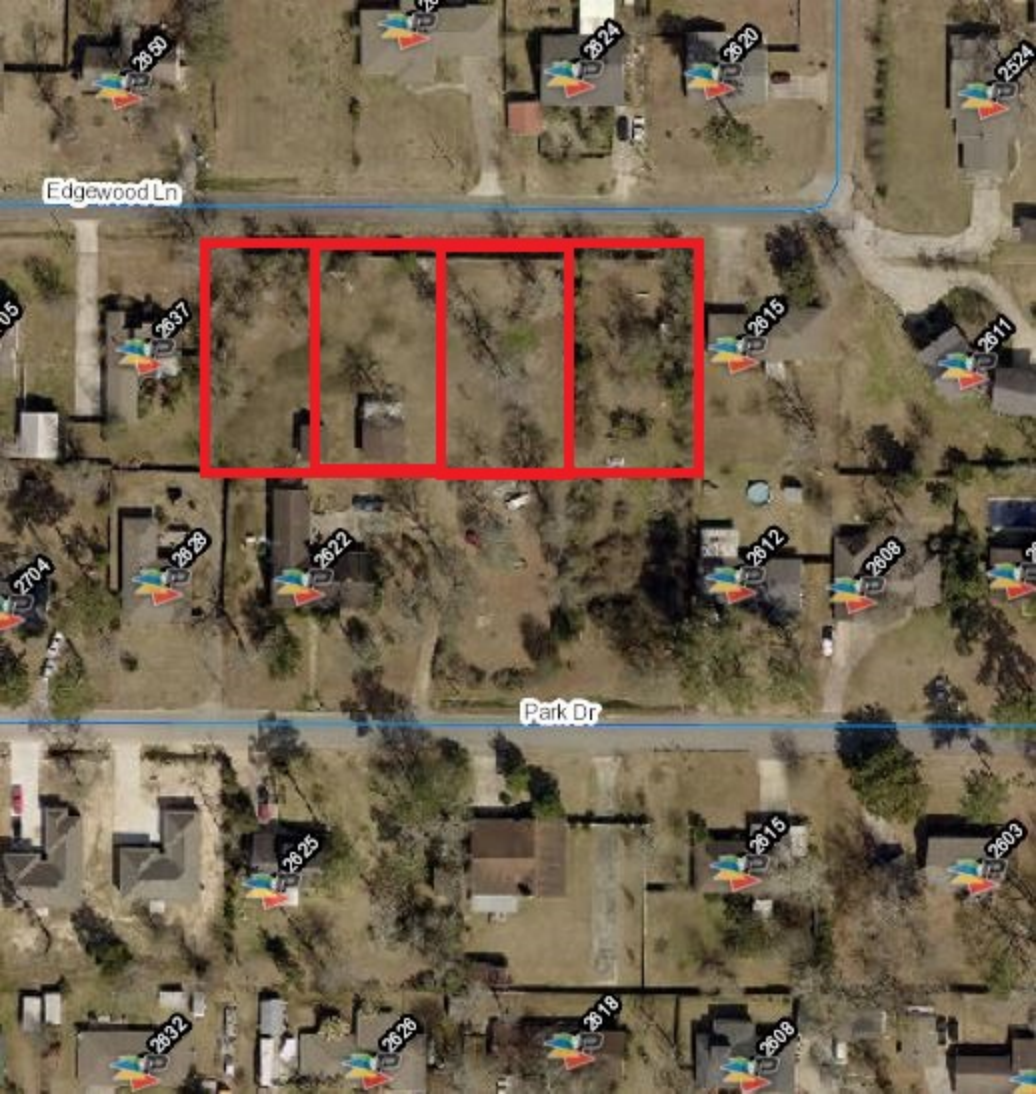


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0 182.42 Ft 364.83 Ft





Edgewood Ln

Park Dr

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/2/15TOTAL FEE: \$ 500⁰⁰

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

PROPERTY ADDRESS/LOCATION: June StreetLEGAL DESCRIPTION: Lot 22, N 12 1/2 ft, Lot 23 Blk 6 WestDESCRIPTION OF JOB: parking area

WITH PLANS ATTACHED HERETO:

APPLICANT: 1st Capital Group PHONE: 337-263-4022MAILING ADDRESS: 131 State St, LC ZIP: 70605OWNER OF RECORD: Phyllis, Padua

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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

Rezone Neighborhood to Business

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR _____

CHAIRMAN _____

APPLICANT hub

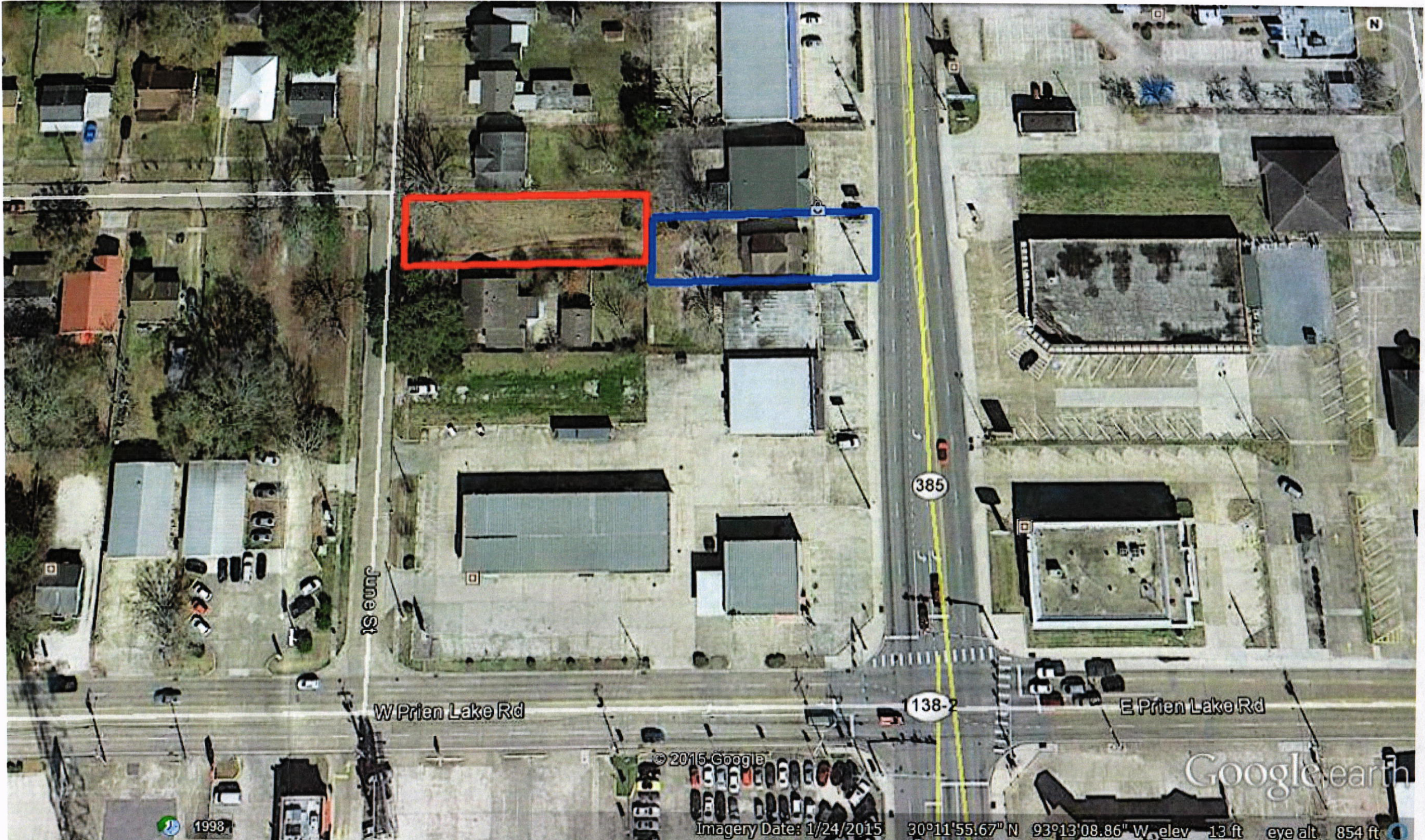
DATE _____

DATE _____

DATE 4/2/15

Letter of Intent

Our intent is to rezone the lot from neighborhood to business for a parking area. The property has been used as a parking area and is contiguous with the Ryan Street property being purchase, along with this lot.



138-2

W Prien Lake Rd

385

138-2

E Prien Lake Rd

© 2015 Google

Google earth



1998

Imagery Date: 1/24/2015

30°11'55.67" N 93°13'08.86" W elev 13 ft eye alt 854 ft

PAUL L. MIERS ENGINEERING, LLC

PARTNERS:

Paul L. Miers, P.E., P.L.S.
Travis P. Laurent, P.E., P.L.S.

CHIEF ENGINEER:

Jared A. Arthur, P.E.

STAFF:

Aimee Duhon, E.I.
Tracie D. Boudreaux

ACCOUNTING:

Tracy Laurent, CPA, CGMA

March 18, 2015

City of Lake Charles
326 Pujo St
P.O. Box 900
Lake Charles, LA 70602-0900

Attention: Mr. Doug Burguières

RE: Guidry Land Development LLC
Beau Blanc Estates Phase II
Preliminary & Final Plat
Project No.: 4226-03 (A-1)

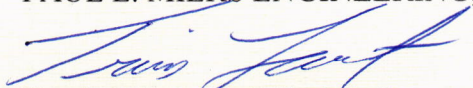
Dear Mr. Burguières,

Please find attached a copy of the Boundary Survey for the proposed Beau Blanc Estates Phase II Subdivision. The plat includes the legal description for this property. At this time Beau Blanc, LLC would like to request annexation into the corporate limits of the City of Lake Charles.

Should you have any questions or require additional information, please do not hesitate to contact our office.

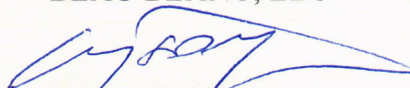
Sincerely,

PAUL L. MIERS ENGINEERING, L.L.C.



Travis P. Laurent, P.E., P.L.S.

BEAU BLANC, LLC



Clifton Guidry

TPL/aec
Enclosures

PSA PROPERTIES LLC ET AL
C/O WALKER LOUISIANA PROP
PO BOX 1048
LAKE CHARLES, LA 70602

BLAKE BROTHERS LLC
ONE LANDS INC
GLOBE-TEXAS COMPANY
LTP PARTNERSHIP LP
MILLER, F & SONS LLC

SOUTH PARK DR
(APPARENT 60' R/W)
4.01'

P.O.C.

Figure 1 is a plan view diagram of a proposed road layout. The diagram shows a vertical road with a "5' SET IR" at the top and bottom. A horizontal road crosses it, with a "5' SET IR" on the left and a "P.O.B." (Point of Beginning) on the right. The road is divided into sections with bearings and distances: N0° 48' 47" E 554.01', S0° 48' 47" W 556.96', N0° 48' 47" E 592.04', and N0° 48' 47" E 653.78'. A "500' RADIUS OF CURVE" is indicated at the top right. A "P.O.B." is marked at the bottom right.

PARCEL - PHASE 2
18.475 ACRES
(WOODED)

PARCEL - PHASE 1
23.144 ACRES

SMITH ROAD
PARENT 60' R/W

$\frac{1}{2}$ SET IR
 $50^{\circ} 45' 49'' W$ 17.59'
 $\frac{1}{2}$ SET IR
 $14' 11'' E$ 138.67'
 $\frac{1}{2}$ SET IR

NO° 45' 49"E 33.41' —
1/2" SET IR —

50° 42' 17" N
 71° 18' 20" W
 CITY OF

BROOKMEAD CT. (50' R/W)

GREEN ACRES (50' R/W)

ORCHARD GROVE (50' R/W)

WILD FLOWERS DR. (50' R/W)

ERNEST FONTENOT
2039 SMITH RD
LAKE CHARLES, LA 70601

JOHN SMITH
2012 SMITH RD
LAKE CHARLES, LA 70601

WANCY RUTH DOTT	APR 1962
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PAUL L. MIERS ENGINEERING, LLC

PARTNERS:

Paul L. Miers, P.E., P.L.S.
Travis P. Laurent, P.E., P.L.S.

CHIEF ENGINEER:

Jared A. Arthur, P.E.

STAFF:

Aimee Duhon, E.I.
Tracie D. Boudreaux

ACCOUNTING:

Tracy Laurent, CPA, CGMA

March 18, 2015

City of Lake Charles
326 Pujo St
P.O. Box 900
Lake Charles, LA 70602-0900

Attention: Mr. Doug Burguières

RE: Guidry Land Development LLC
Beau Blanc Estates Phase II
Preliminary & Final Plat
Project No.: 4226-03 (A-1)

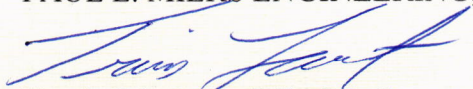
Dear Mr. Burguières,

Please find attached a copy of the Boundary Survey for the proposed Beau Blanc Estates Phase II Subdivision. The plat includes the legal description for this property. At this time Beau Blanc, LLC would like to request annexation into the corporate limits of the City of Lake Charles.

Should you have any questions or require additional information, please do not hesitate to contact our office.

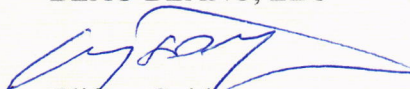
Sincerely,

PAUL L. MIERS ENGINEERING, L.L.C.



Travis P. Laurent, P.E., P.L.S.

BEAU BLANC, LLC



Clifton Guidry

TPL/aec
Enclosures

PSA PROPERTIES LLC ET AL
C/O WALKER LOUISIANA PROP
PO BOX 1048
LAKE CHARLES, LA 70602

BLAKE BROTHERS LLC
ONE LANDS INC
GLOBE-TEXAS COMPANY
LTP PARTNERSHIP LP
MILLER, F & SONS LLC

SOUTH PARK DR
(APPARENT 60' R/W)
4.01'

P.O.C.

PARCEL - PHASE 2
18.475 ACRES
(WOODED)

PARCEL - PHASE 1
23.144 ACRES

SMITH ROAD
PARENT 60' R/W

$\frac{1}{2}$ SET IR
 $50^{\circ} 45' 49'' W$ 17.59'
 $\frac{1}{2}$ SET IR
 $14' 11'' E$ 138.67'
 $\frac{1}{2}$ SET IR

NO° 45' 49"E 33.41' —
1/2" SET IR —

BROCKMEAD CT. (50° R/W)

GREEN ACRES (50' R/W)

ORCHARD GROVE (50' R/W)

WILD FLOWERS DR. (50' R/W)

ERNEST FONTENOT
2039 SMITH RD
LAKE CHARLES, LA 70601

JOHN SMITH
2012 SMITH RD
LAKE CHARLES, LA 70601

FRANCY RUTH DOWD	APR 20 1962
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CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

- DATE: 4-13-15 APPLICATION FEE: \$75.00
1. NAME OF SUBDIVISION: DeVillier Subdivision
2. NAME OF APPLICANT: Ronnie DeVillier
ADDRESS: 4146 Benoit Rd ZIP: 70605 PHONE: (337) 513-6745
3. NAME OF AUTHORIZED AGENT: Same
ADDRESS: _____ ZIP: _____ PHONE: _____
4. OWNER OF RECORD: Same
ADDRESS: _____ ZIP: _____ PHONE: _____
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP: _____ PHONE: _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____
7. SUBDIVISION LOCATION: _____
8. TOTAL ACREAGE BEING SUBDIVIDED: 66 X 213'
NUMBER OF LOTS: 2
9. ZONING CLASSIFICATION: _____
10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? ☐ YES ☒ NO
IF SO, LIST CASE NO. AND NAME: _____
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:

12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
4146 Benoit Rd

13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
4140 Benoit Ln - LC-20605 Ms Lena Mosca - North
4310 Benoit Ln - LC-20605 John L. Droussard - South
SEE ATTACHED For properties located on West Boundary
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, Ronnie DeVillier HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

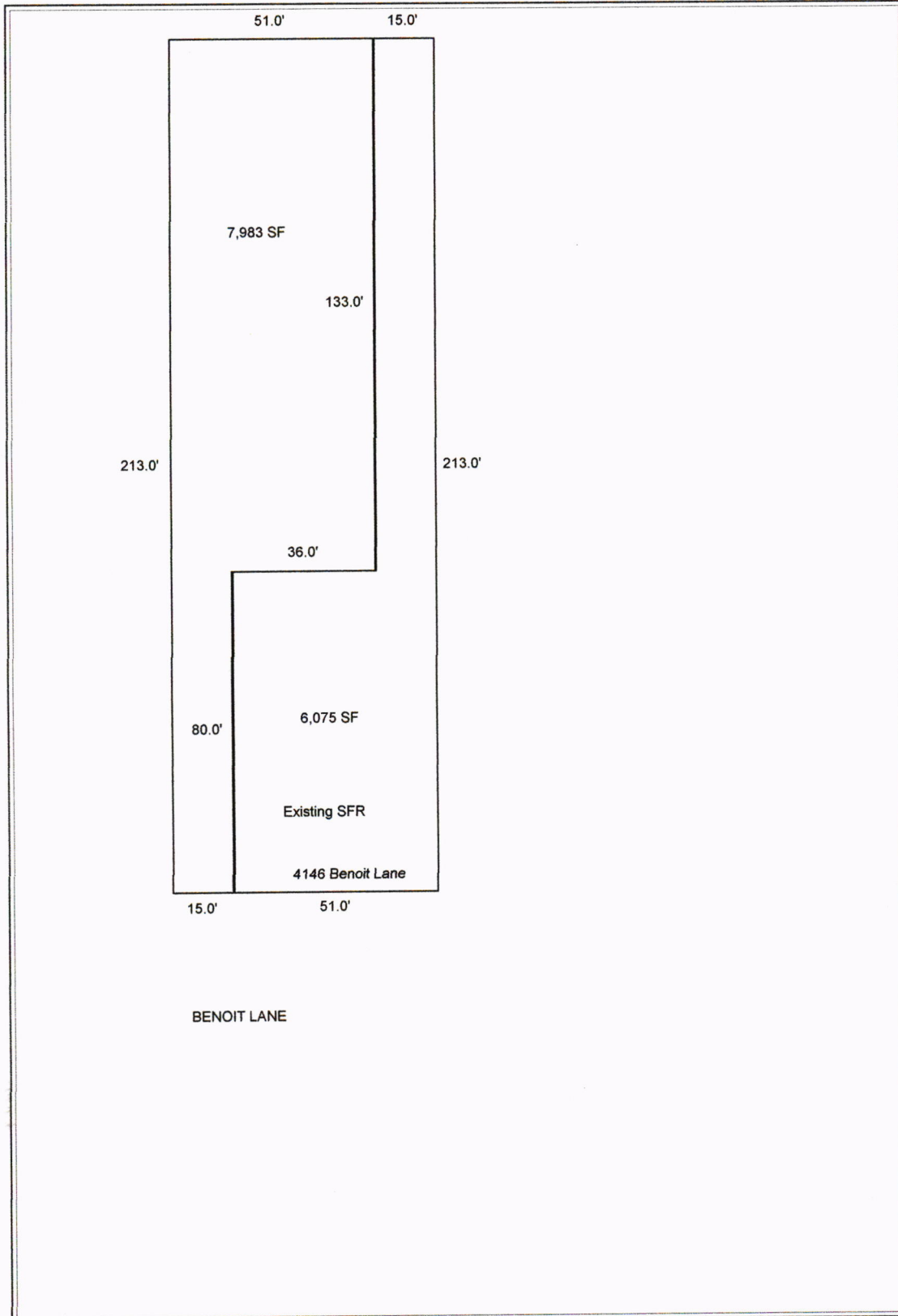
BY: Ronnie DeVillier
SIGNATURE OF APPLICANT

DATE: 4-13-15

SKETCH ADDENDUM

File No. _____

Borrower			
Property Address			
City	County	State	Zip Code
Lender/Client		Address	



Site Plan

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-13-15TOTAL FEE: \$ 225.00

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

PROPERTY ADDRESS/LOCATION: _____

LEGAL DESCRIPTION: See ATTACHEDDESCRIPTION OF JOB: Subdivision & Variance Request

WITH PLANS ATTACHED HERETO:

APPLICANT: Russell Stutes Construction Co. PHONE: 472-4900MAILING ADDRESS: 3007 Country Club Dr. LC. ZIP: 70605

EMAIL ADDRESS: _____

OWNER OF RECORD: - Buy/Sell Agreement

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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

Subdivide 2.71 acres into 10 single family lots.
Property is located in a Residential zone.
A variance request for a 40 ft road ROW &
20' front setback is also requested.

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR _____

CHAIRMAN _____

APPLICANT Russell Stutes

DATE _____

DATE _____

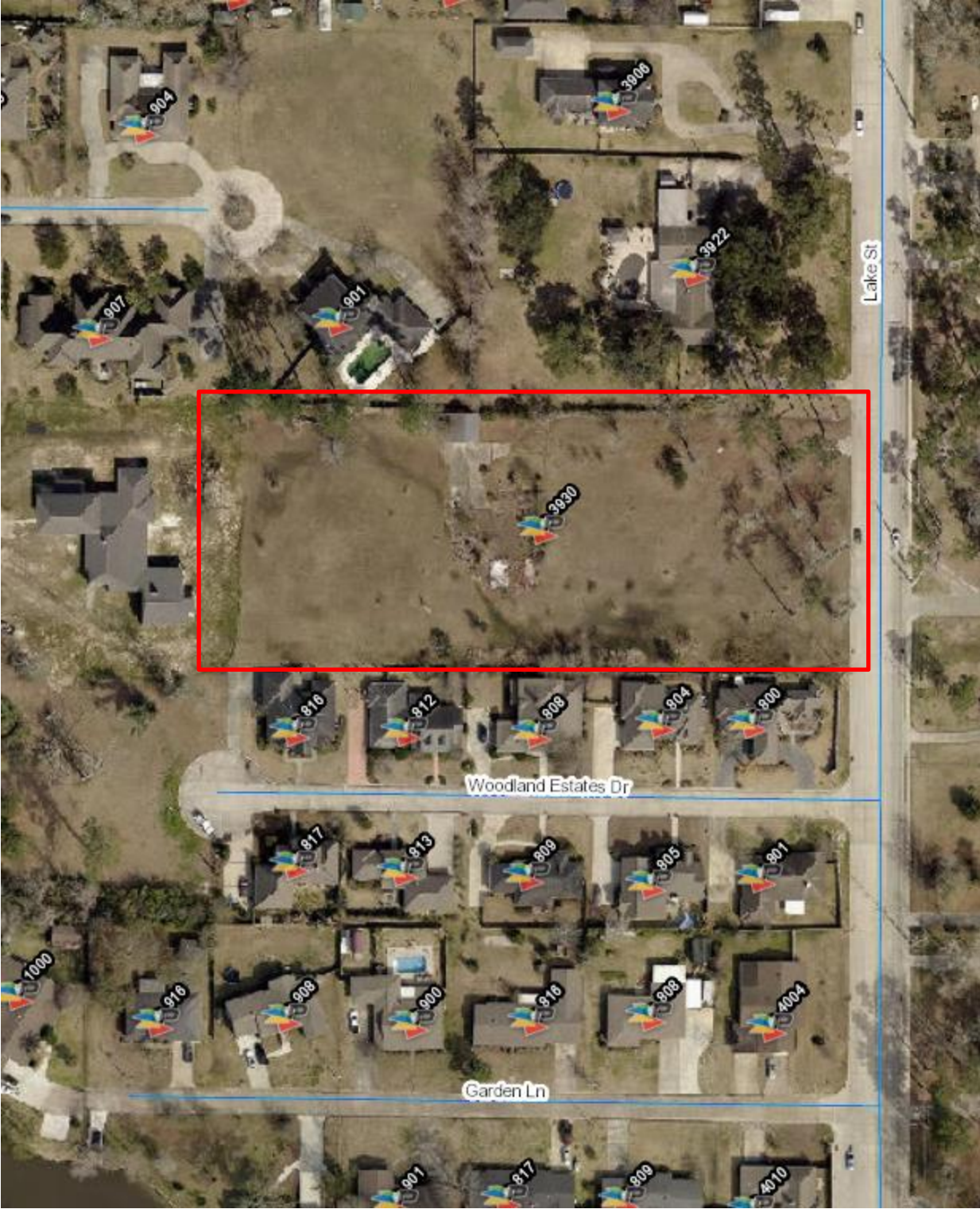
DATE 4-13-15

April 13, 2015

To Whom It May Concern.

I am making an application to subdivide the property into ten (10) greater than 6000 sq. ft. lots located in a Residential Zone. Also variances for a 40 ft. street right-of-way and 20 ft. front set back.

A handwritten signature in blue ink, reading "Russell J. Stut". The signature is written in a cursive style with a large, stylized 'R' and 'S'.



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

DATE: March 31, 2015

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

1. NAME OF SUBDIVISION: Ryan Street Wal-Mart Commercial Development Subdivision
2. NAME OF APPLICANT: Daniel Poche, Acadia Land Surveying, LLC
ADDRESS: 206 E. 2nd Street, Thibodaux, LA ZIP 70301 PHONE 985-449-0094
3. NAME OF AUTHORIZED AGENT: _____
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: Wal-Mart Real Estate Business Trust
ADDRESS: P.O. Box 8050, Bentonville, LA ZIP 72712 PHONE _____
5. ENGINEER (and/or Land Surveyor): Acadia Land Surveying, LLC
ADDRESS: 206 E. 2nd Street, Thibodaux, LA ZIP 70301 PHONE 985-449-0094
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Southeast intersection of East Sallier Street & Ryan Street
Section 7, Township 10 South, Range 8 West
8. TOTAL ACREAGE BEING SUBDIVIDED: 5.775 acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Business & 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: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
See attached list
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

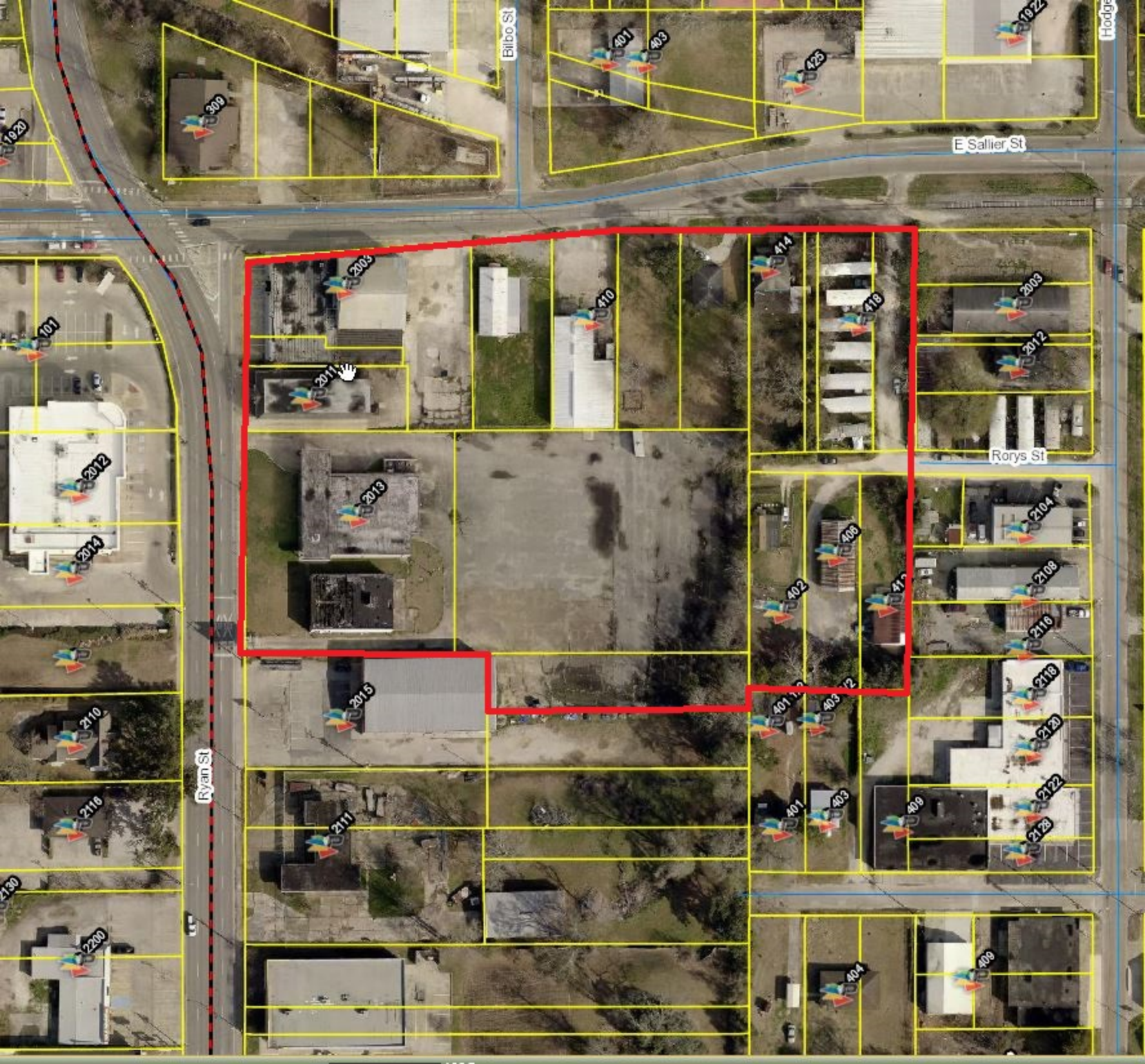
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

I, Daniel Poche 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: 4/9/2015





APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: **April 10, 2015**TOTAL FEE: **\$500.00**

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

PROPERTY ADDRESS/LOCATION: **Approximately 559' along the North side of W. Sallier, West of Barbe Street**LEGAL DESCRIPTION: **See attached Exhibit 1 for complete legal description of parcels B1 and B2. Property to be rezoned will be the Southernmost 60 feet X approximately 559 feet from the NW corner of Barbe and W. Sallier.**DESCRIPTION OF JOB: **N/A**WITH PLANS ATTACHED HERETO: **N/A**APPLICANT: **Mary Kay Hopkins on behalf of Louie D. "Beau" Barbe, III PHONE: 337-439-1079**MAILING ADDRESS: **120 Dr. Michael DeBakey Drive, Lake Charles, LA ZIP: 70601**OWNER OF RECORD: **Louie D. "Beau" Barbe, III**

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/AMINOR 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: **N/A**

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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO
- 3.) BASE FLOOD ELEVATION: _____ MSL
- 4.) FLOODWAY: ☐ IN ☒ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

DATE

Mary Kay Hopkins
4-10-15

Mary Kay Hopkins, LLC

Real Estate Brokerage

120 Dr. Michael DeBakey Drive, Lake Charles, LA, 70601 337-439-1079

April 10, 2015

Mr. Doug Burguières, Assistant Director, Planning Department
CITY OF LAKE CHARLES
326 Pujó Street
Lake Charles, LA 70602

Dear Mr. Burguières,

RE: Zoning change for approximately 559 feet X 60 feet along the North side of Sallier from Barbe Street and authorization of representative

In accordance with instructions as indicated on "Items necessary for planning commission/conditional use permit application", the following is provided in reference to my client's request to zone the property described to mixed-use.

1. Scaled Site Plan, identified as Exhibit A
2. Legal Description, identified as Exhibit 1. Please note that this Exhibit reflects a correction requested by the Clerk of Court. The correction is in process.
3. Signed Letter of Intent by Louie D. Barbe, III, see below
4. Verification of Ownership and/or Owner's Consent Letter: Deed, identified as Exhibit 2
5. Names and addresses of property owners within 500 feet of the property, identified as Exhibit 3
6. Filing fee in the amount of \$500.00

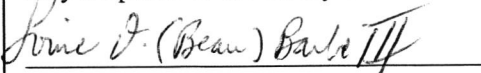
Sincerely,



Mary Kay Hopkins, REALTOR

Letter of Intent and Authorization

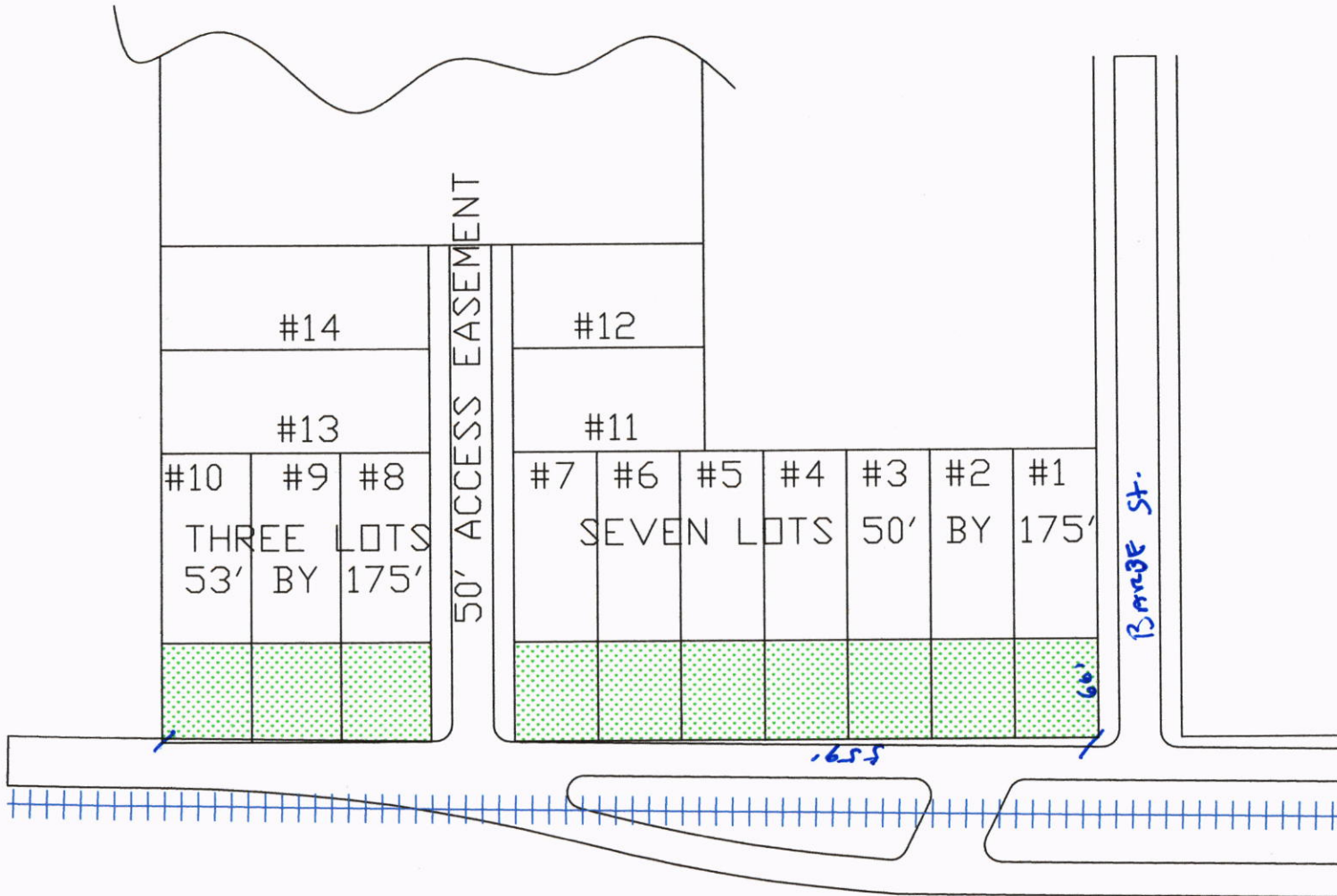
I, Louie D. "Beau" Barbe, III acknowledge my intent to file for the zoning request cited above and final subdivision approval for Old Barbe Woods Business and Professional Park, Phase 2. I also authorize Mary Kay Hopkins to act on my behalf and sign documents relative to both matters.



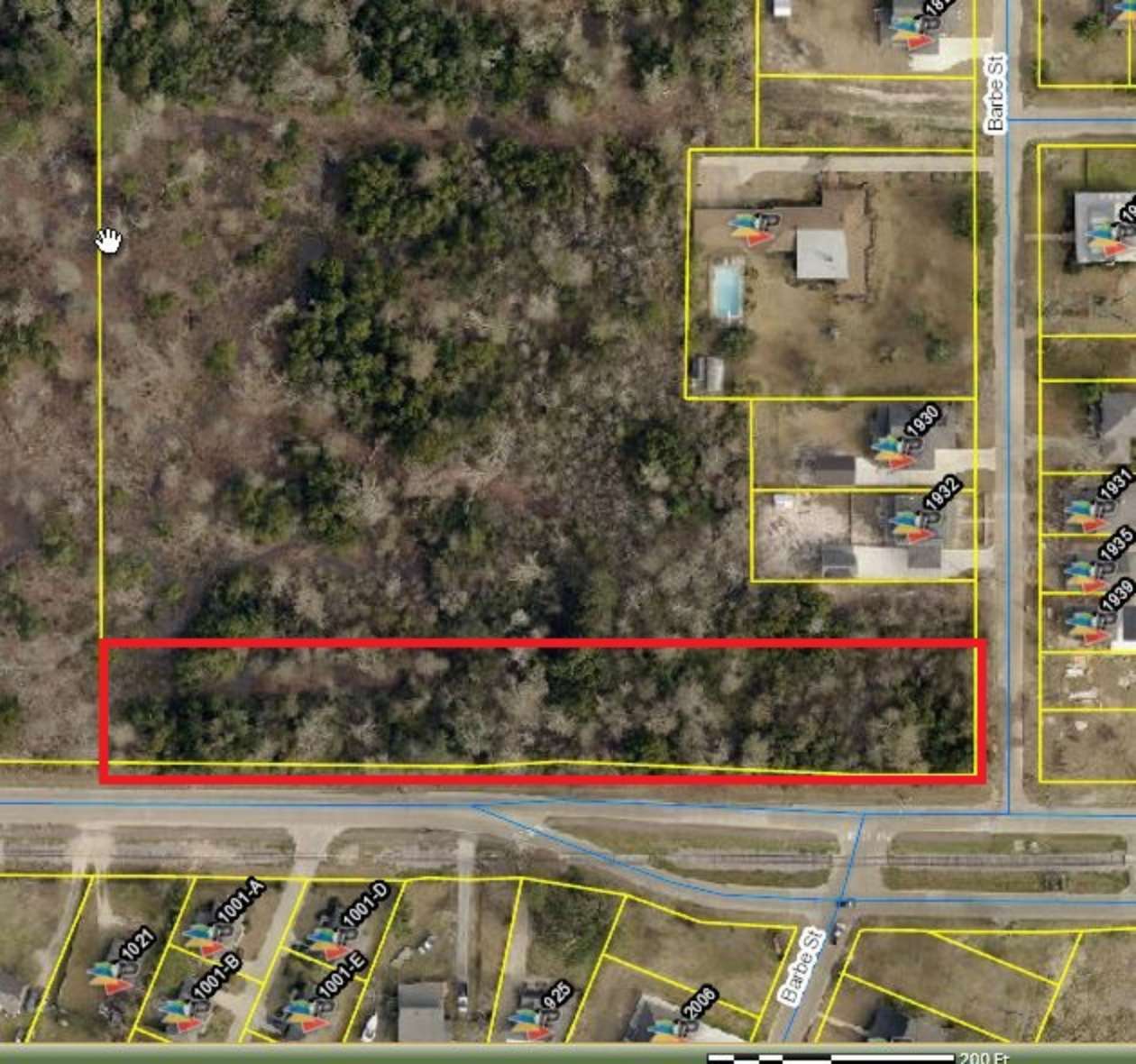
Louie D. "Beau" Barbe, III

Exhibit A

Old Barbe Woods Business and Professional Park, Phase 2



NORTHWEST CORNER OF BARBE AND WEST SALLIER STREETS
SCALE: 1" = 100'



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

DATE **4/10/15**

APPLICATION FEE: **\$75.00**

FILING FEE: **\$50.00**

1. NAME OF SUBDIVISION: **OLD BARBE WOODS BUSINESS AND PROFESSIONAL PARK, PHASE 2**

2. NAME OF APPLICANT: **Louie D. "Beau" Barbe, III**

ADDRESS: **c/o MK Hopkins, 120 Dr. Michael DeBakey Drive** ZIP: **70601** PHONE: **337-439-1079**

3. NAME OF AUTHORIZED AGENT: **Mary Kay Hopkins, Mary Kay Hopkins, Inc.**

ADDRESS: **120 Dr. Michael DeBakey** ZIP: **70601** PHONE: **337-439-1079**

4. OWNER OF RECORD: **Louie D. Barbe, III**

ADDRESS: **P. O. Box 1195, 70602, Lake Charles, LA** ZIP: **70601** PHONE: **337-439-1079**

5. ENGINEER (and/or Land Surveyor): **N/A.**

ADDRESS: _____ ZIP: _____ PHONE: _____

6. ATTORNEY: **John Pohorelsky**

ADDRESS **901 Lake Shore Drive #900 Lake Charles, LA** ZIP: **70601** PHONE: **433-9436**

7. SUBDIVISION LOCATION: **North side of W. Sallier starting at the NW corner of Barbe Street and W. Sallier.**

8. TOTAL ACREAGE BEING SUBDIVIDED: **Approximately 3.2 acres**

NUMBER OF LOTS: **14**

9. ZONING CLASSIFICATION: **Mixed Use with the exception of the initial 60' depth which is currently residential. Seeking a change in classification to mixed-use.**

10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? **YES** IF YES, STATE: **Lot sizes reduced. Configuration modified. Modified location of access easement.**

11. DATE OF PRELIMINARY PLAT APPROVAL: **Jan 7, 2015**

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

Edna Marne Williamson, 1029 W. Sallier, LC 70601; **A C Reinauer LLC**, 400 Iris Street, LC 70601; **Blake Price**, 914 Short Lane, LC 70601; **John Keith Ihrle**, 918 Short Lane, LC 70601; **William Shane Carras**, 929 W. Sallier, LC 70601; **Jill Christine Cunnin Gotreaux**, 925 W. Sallier, LC 70601, **City of Lake Charles**, P.O. Box 3706, LC 70602; **William T. Smith**, 224 W. Hale, LC 70601; **The Par Development Group LLC**, 825 Ryan Street, LC 70601; **Michael Shelton Adams**, 909 St. Anthony, LC 70601; **Barry Blane Brown**, 1930 Barbe Street, LC 70601; **Scott R Potter**, 1932 Barbe Street, LC 70601; **The Estate of Don Paul Barbe, MD** c/o Francis E. Rothchild, Jr. 8519 Zandol Court, Dublin, CA 94568 **The Estate of Dorothy Barbe Rothchild**, c/o Francis E. Rothchild, Jr. 8519 Zandol Court, Dublin, CA 94568

13. ATTACH FIFTEEN (15) COPIES OF PROPOSED PRELIMINARY PLAT. **Attached, Exhibit A**

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

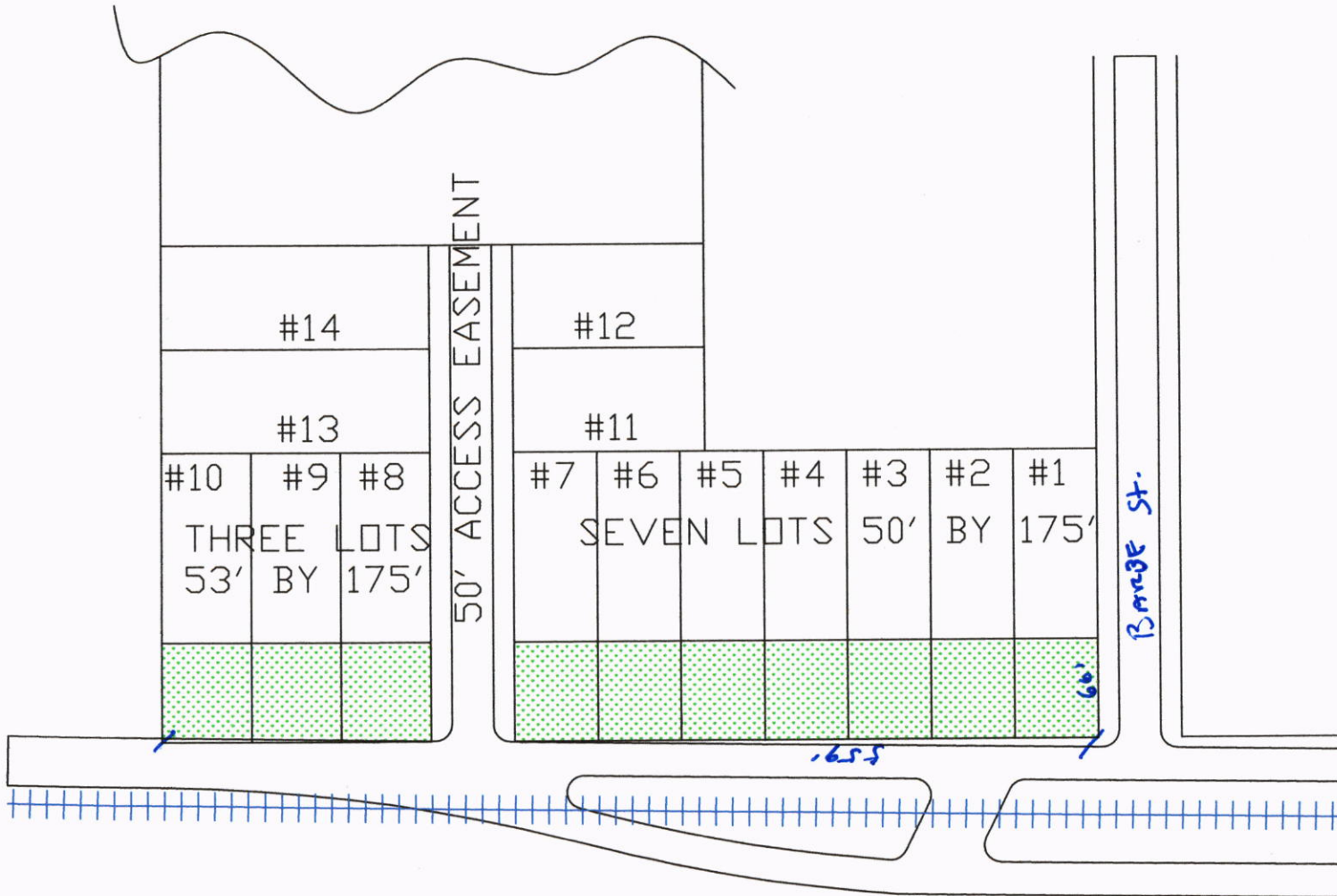
I, **Mary Kay Hopkins**, HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: 

DATE: **April 10, 2015**

Exhibit A

Old Barbe Woods Business and Professional Park, Phase 2



NORTHWEST CORNER OF BARBE AND WEST SALLIER STREETS
SCALE: 1" = 100'

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: April 13, 2015TOTAL FEE: \$ 750.00

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

PROPERTY ADDRESS/LOCATION: 9.42 acres (+/-) east of Nelson Road and southeast of the end of Imperial Blvd. (see attached drawing)LEGAL DESCRIPTION: See attached Letter of Intent of ApplicantDESCRIPTION OF JOB: Re-zone from Residential District to Business DistrictWITH PLANS ATTACHED HERETO: See attached proposed site planAPPLICANT: See attached Letter of Intent of Applicant PHONE: (337) 310-4300 (Thomas P. LeBlanc)MAILING ADDRESS: 113 Dr. Michael DeBakey Drive, Lake Charles, LA ZIP: 70601OWNER OF RECORD: Imperial Land Holdings, L.L.C.

ZONING DISTRICT: ☒ RESIDENTIAL ☐ MIXED USE ☐ INDUSTRIAL ☐ NEIGHBORHOOD ☐ BUSINESS
☐ T-4 URBAN TRASECT ☐ 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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITION USE PERMIT/SPECIAL EXCEPTION /VARIANCE/APPEAL 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 O FORDINANCE NO. 10598 WILL RENDER THE CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VAIRANCE/APPEAL NULL AND VOID.

PLANNING DIRECTOR

CHAIRMAN

DATE

DATE

Imperial Land Holdings, L.L.C.

APPLICANT

April 13, 2015

DATE

IMPERIAL LAND HOLDINGS, L.L.C.

*1714 Imperial Boulevard
Lake Charles, Louisiana 70605*

April 13, 2015

City of Lake Charles
Department of Planning and Development
ATTN: Doug Burguires, Asst. Director
326 Pujo Street
Lake Charles, LA 70601

RE: Letter of Intent by Applicant
Verification of Ownership/Owner's Consent Letter

Dear Mr. Burguires:

Allow this to serve as the "Letter of Intent by Applicant" and "Verification of Ownership/Owner's Consent Letter" on behalf of the following landowner in connection with its Application for Public Hearing before the City of Lake Charles Planning and Zoning Commission and/or before the Lake Charles City Council:

Imperial Land Holdings, L.L.C.
C/O Thomas P. LeBlanc
113 Dr. Michael DeBaKey Drive
Lake Charles, LA 70601

which landowner hereafter may be referred to as "Applicant."

The Application for Public Hearing concerns Applicant's request to re-zone a parcel of land located within the Imperial Pointe Community development off Nelson Road in the City of Lake Charles to the Business District zoning classification. The property at issue is more particularly described on the legal description attached hereto.

Also enclosed is a Certificate of Authority evidencing the Applicant's consent to the re-zoning of the subject parcel and by which Applicant has authorized the undersigned to execute for and on its behalf this "Letter of Intent by Applicant" and "Verification of Ownership/Owner's Consent Letter."

As a final matter, the Applicant hereby advises that it further authorizes Walt Adams, Managing Director, EnGarde Consulting, and/or Thomas P. LeBlanc of Loftin, Cain & LeBlanc, L.L.C., to appear on behalf of and represent Applicant in any public hearing or any other communication with the City of Lake Charles Planning and Zoning Commission and/or the Lake Charles City Council in connection with the re-zoning request that is the subject hereof.

City of Lake Charles
Department of Planning and Development
ATTN: Doug Burguières, Asst. Director
Letter of Intent by Applicant
Verification of Ownership/Owner's Consent Letter
April 13, 2015
Page 2 of 2

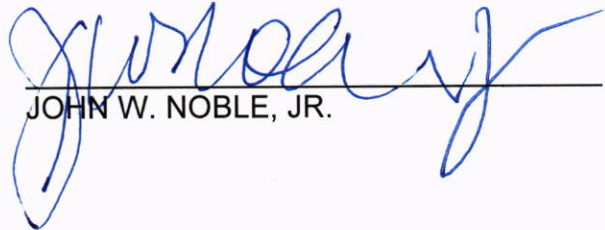
Should you wish to discuss the matters set forth herein, or require anything further to process Applicants' re-zoning request, please contact the undersigned.

With kindest personal regards, we remain

Sincerely,

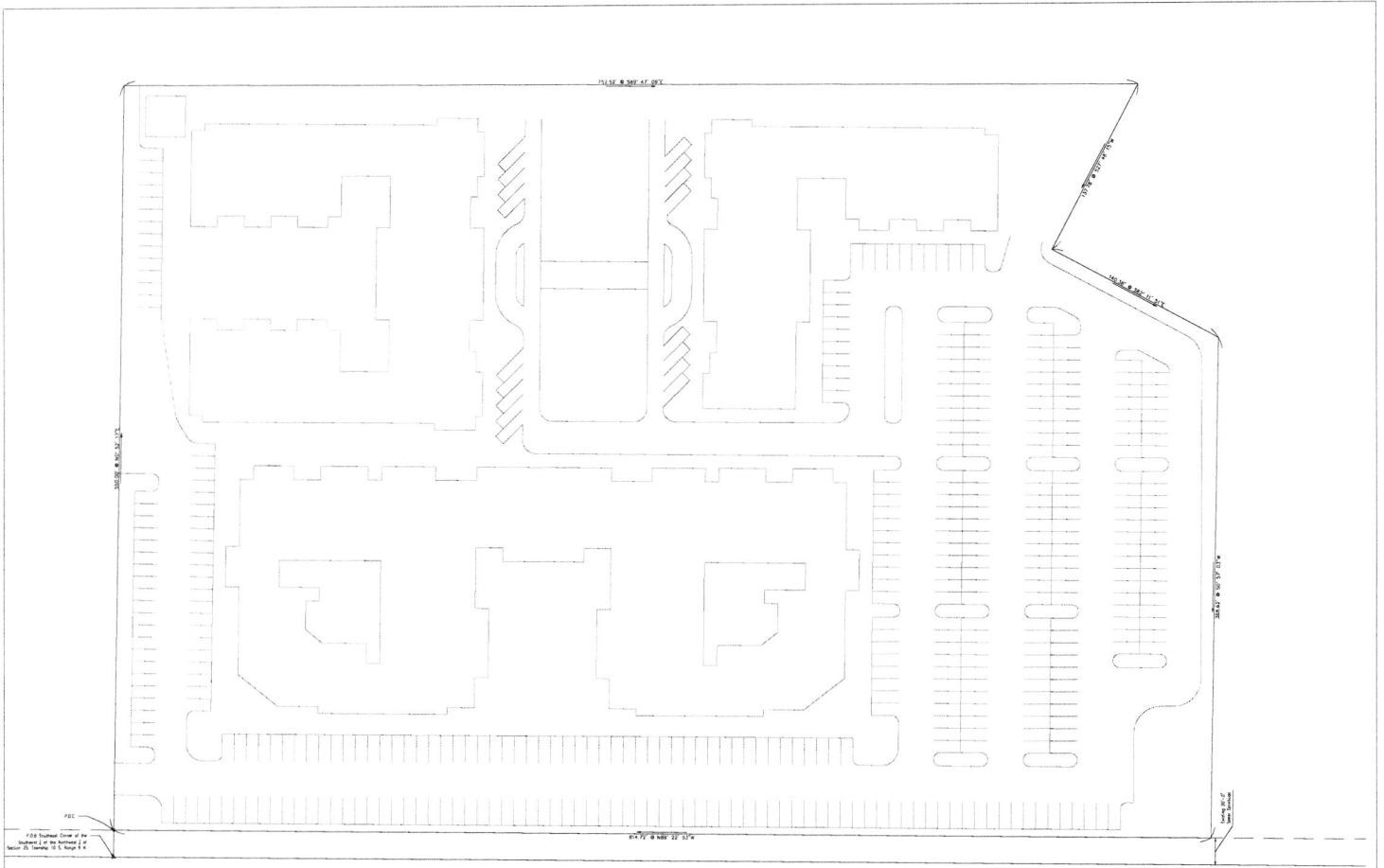
IMPERIAL LAND HOLDINGS, L.L.C.

BY:


JOHN W. NOBLE, JR.

JWN/
Enclosures

cc: Walt Adams (w/encls.)
Thomas P. LeBlanc (w/encls.)



<p>1 Overall View SCALE: 1" = 30'</p>	<p>CHARLES LADNER & ASSOCIATES CONSULTING CIVIL & STRUCTURAL ENGINEERS 3393 BO LAKE ROAD - LAKE CHARLES, LOUISIANA 70608 TELEPHONE 337-474-0000 FAX 337-474-0100</p>	<p>PROPOSED RE-ZONING LAKE CHARLES, LOUISIANA</p>	<p>CIVIL IMPERIAL POINTE MEDICAL CENTER</p>	<p>DATE: APRIL 27, 2010 SHEET C-X.X</p>
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APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 04/10/15TOTAL FEE: \$ 250⁰⁰

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

PROPERTY ADDRESS/LOCATION: 1105 W. Prairie Lake Road, Lake Charles, La. 70601
LEGAL DESCRIPTION: See Attached EXHIBIT "A"
DESCRIPTION OF JOB: New Hotel
WITH PLANS ATTACHED HERETO:
APPLICANT: CWLC, LLC PHONE: 337-794-8772
MAILING ADDRESS: 635 Henry Street, Lake Charles, La ZIP: 70601
EMAIL ADDRESS: SCPAULEY@BellSouth.net
OWNER OF RECORD: CWLC, LLC

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____
☐ 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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO
3.) BASE FLOOD ELEVATION: _____ MSL
4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR _____

CHAIRMAN _____

APPLICANT CWLC, LLC
X James C. Pauley

DATE _____

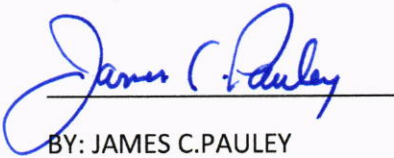
DATE _____

DATE 04/10/15

LETTER OF INTENT

CWLC, LLC intends to build a five story 83 unit Holiday Inn CandleWood Suites hotel replacing the current one story office building located at 1105 W. Prien Lake Road. The property was rezoned for this purpose but the time limit ran out and we would like to rezone the property once again to allow us to build the hotel on it. We expect to break ground within the second quarter of 2015.

CWLC, LLC



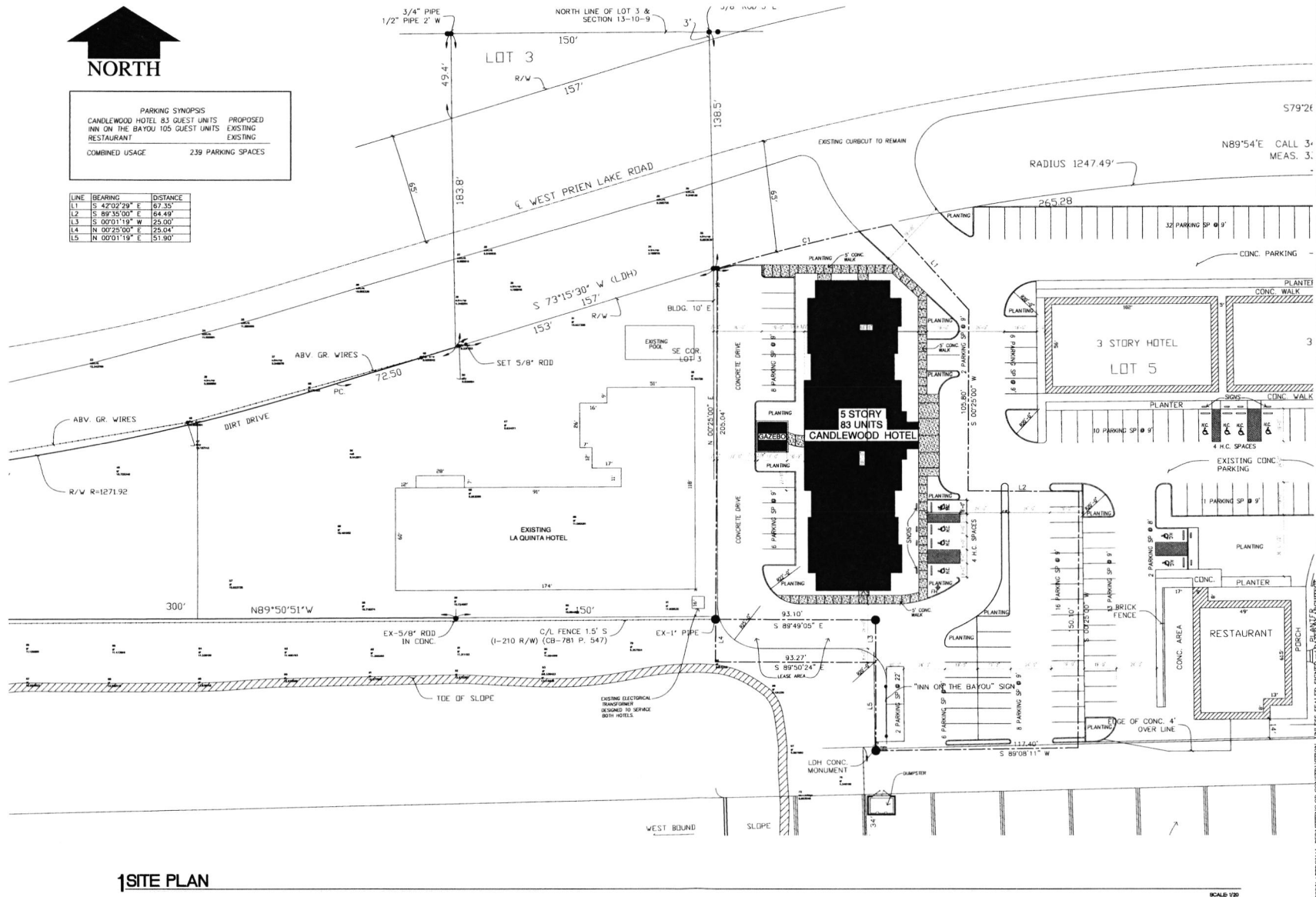
DATE: April 8, 2015

BY: JAMES C. PAULEY
Manager



PARKING SYNOPSIS		
CANDLEWOOD HOTEL 83 GUEST UNITS	PROPOSED	
INN ON THE BAYOU 105 GUEST UNITS	EXISTING	
RESTAURANT	EXISTING	
COMBINED USAGE	239 PARKING SPACES	

LINE	BEARING	DISTANCE
L1	S 42°02'29" E	67.35'
L2	S 89°35'00" E	64.49'
L3	S 00°01'19" W	25.00'
L4	N 00°25'00" E	28.04'
L5	N 00°01'19" E	51.90'



1 SITE PLAN

SCALE: 1/8" = 1'-0"

CANDLEWOOD SUITES

WEST PRIEN LAKE ROAD - LAKE CHARLES, LOUISIANA

MANCUSO NCARB ARCHITECT INC.

1703 CHERRY BEND DR. HOUSTON, TX. 77077



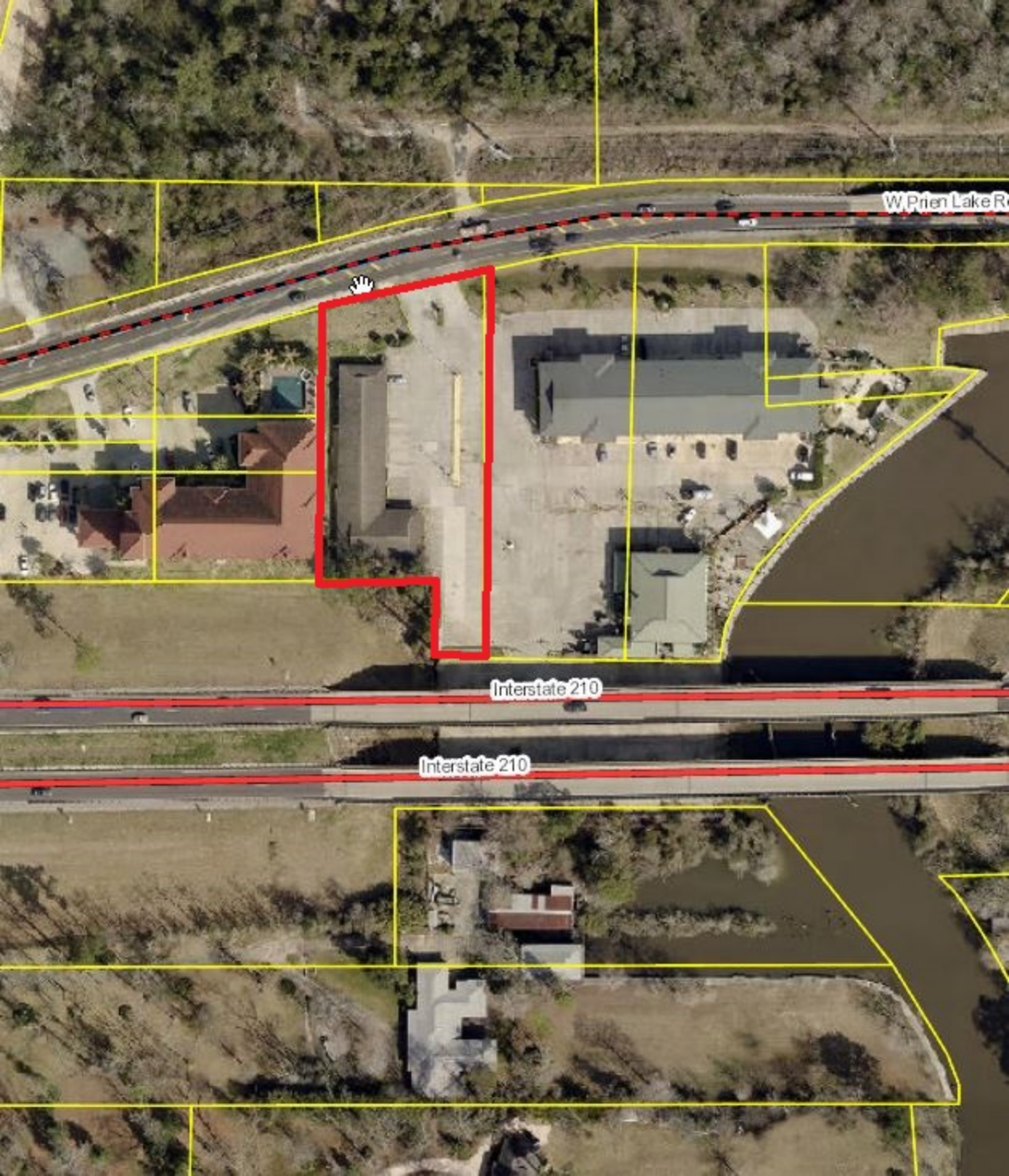
Date: 01/02/2014

Sheet Title:

SITE PLAN

A0-2.1

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION UNLESS SEALED, SIGNED AND DATED BY ARCHITECT



W. Prien Lake Rd



Interstate 210

Interstate 210

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-13-15TOTAL FEE: \$ 200

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

PROPERTY ADDRESS/LOCATION: 808 14TH ST LAKE CHARLESLEGAL DESCRIPTION: LOT 10, A & EAST 1/2 OF LOT 12, OF BLOCK 7 OF HEMANT SUBDIVISIONDESCRIPTION OF JOB: DEMO EXISTING BUILDING & CANOPY + BUILD NEW 30X40' BUILDING

WITH PLANS ATTACHED HERETO:

APPLICANT: TRIANGLE ELECTRIC-BYRON BRAQUET PHONE: 337-842-3693MAILING ADDRESS: 808 14TH ST. LAKE CHARLES ZIP: 70601EMAIL ADDRESS: BYRONBRAQUET@SUDDENLINK.NETOWNER OF RECORD: BYRON BRAQUET

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: 6/1/15 EXPECTED COMPLETION: 12/31/15

EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

DATE

TRIANGLE ELECTRIC, INC.
808 14TH STREET
LAKE CHARLES, LA 70601
OFFICE: 337.433.2067
FAX: 337.433.6890

April 13, 2015

City of Lake Charles
Permit Center
326 Pujo St.
Lake Charles, LA 70601

Re: Building Permit for 808 14th Street

Dear Sir/Madam:

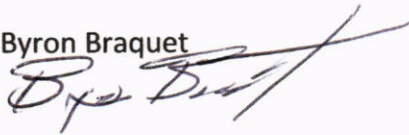
I am the owner of the property of 808 14th Street and have maintained my business, Triangle Electric, at this address. Triangle Electric has operated from this address for over 40 years. I am seeking a building permit to construct a storage building which will be located behind my existing office on that property. I plan to tear down the existing building and canopies to construct this building. The building will be used for storage of tools and equipment owned by Triangle Electric. The proposed building will measure 30x40x17' tall (to roof) and the colors will match my existing office building colors. The total square footage of the current structure is 1,376 square feet and the new building will be 1,200 square feet. This is an attempt to help clean up the area and make a more pleasant site.

Should you have any questions or need additional information, please do not hesitate to contact me.

Thanking you in advance for your consideration in this matter. I am,

Sincerely,

Byron Braquet

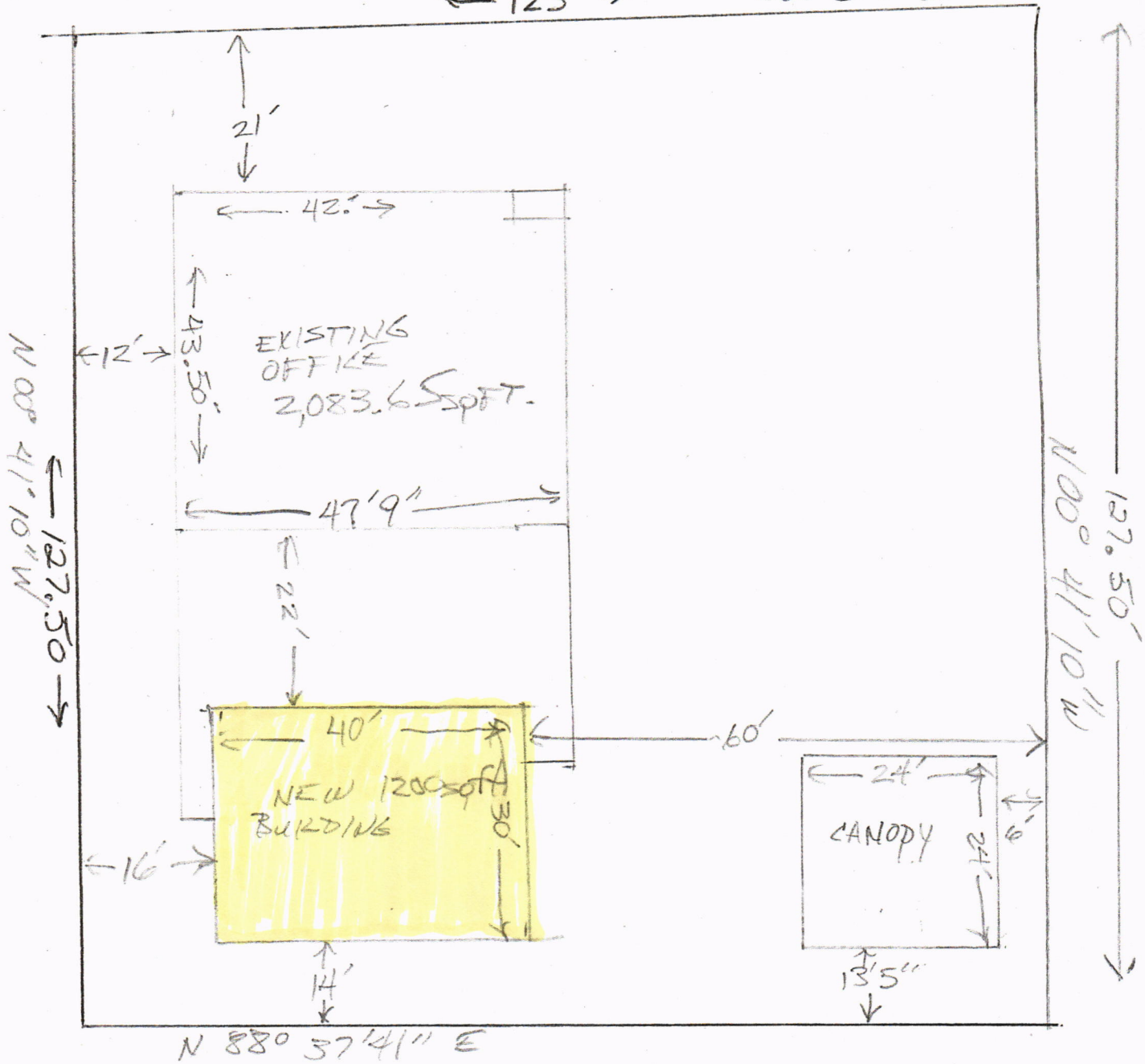


- NOTE: Accessory Bldg. is approxi. 2 Ft. Taller than primary building.
- Non-Conforming use in residential zone.

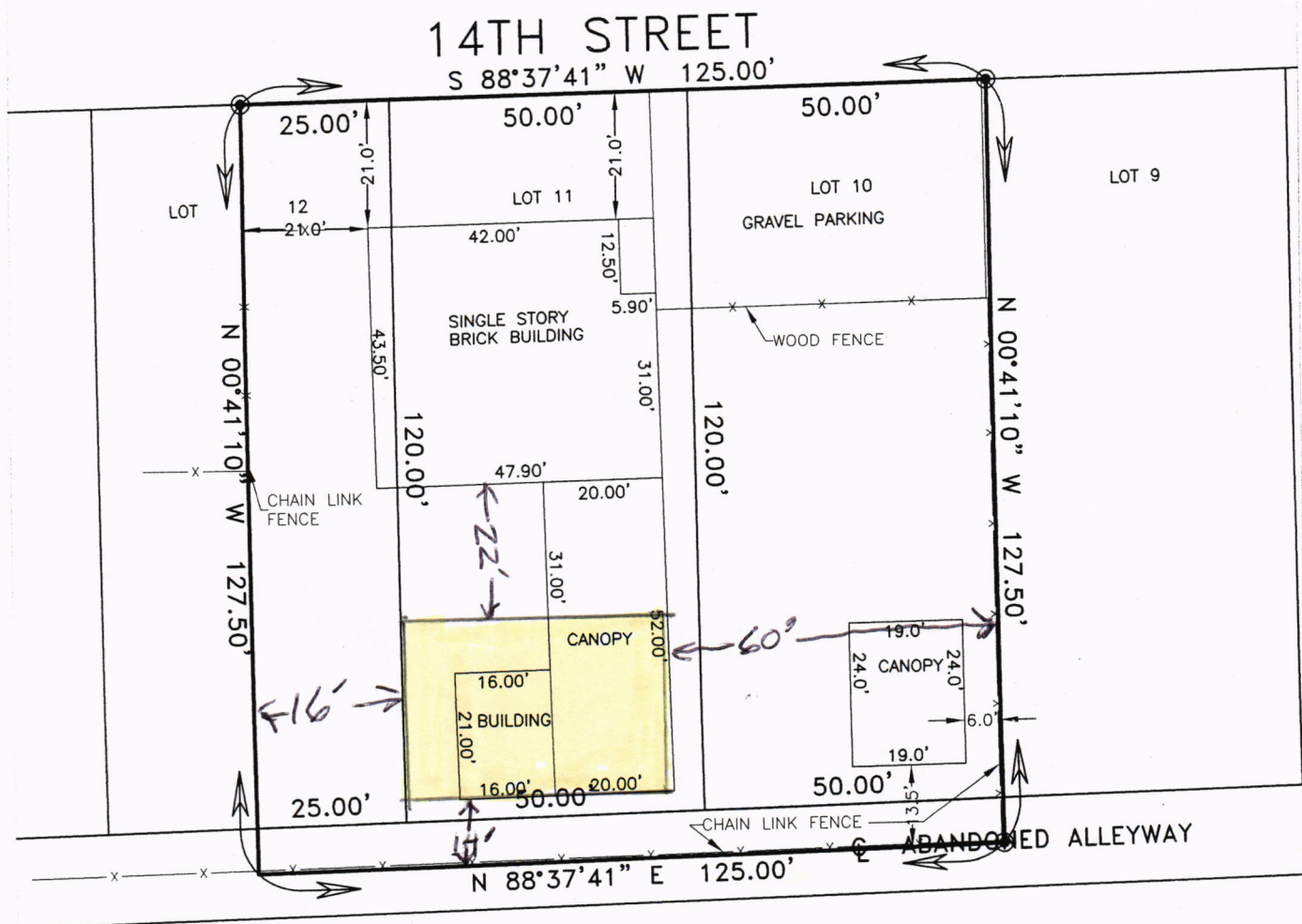
14TH ST.

← 125' →

S 88° 37' 41" W



SCALE



I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS PER MAGNETIC UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480 F DATED 2-18-2011

MUNICIPAL ADDRESS: 806 & 808 14TH STREET, LAKE CHARLES, LA 70601

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

PLAT OF SURVEY
PREPARED FOR

TRIANGLE ELECTRIC

BEING LOTS 10,11 AND THE EAST HALF OF LOT
12 OF BLOCK 7 OF HI MOUNT SUBDIVISION A
SUBDIVISION LOCATED IN SECTION 8,
TOWNSHIP 10 SOUTH, RANGE 8 WEST

CALCASIEU PARISH,

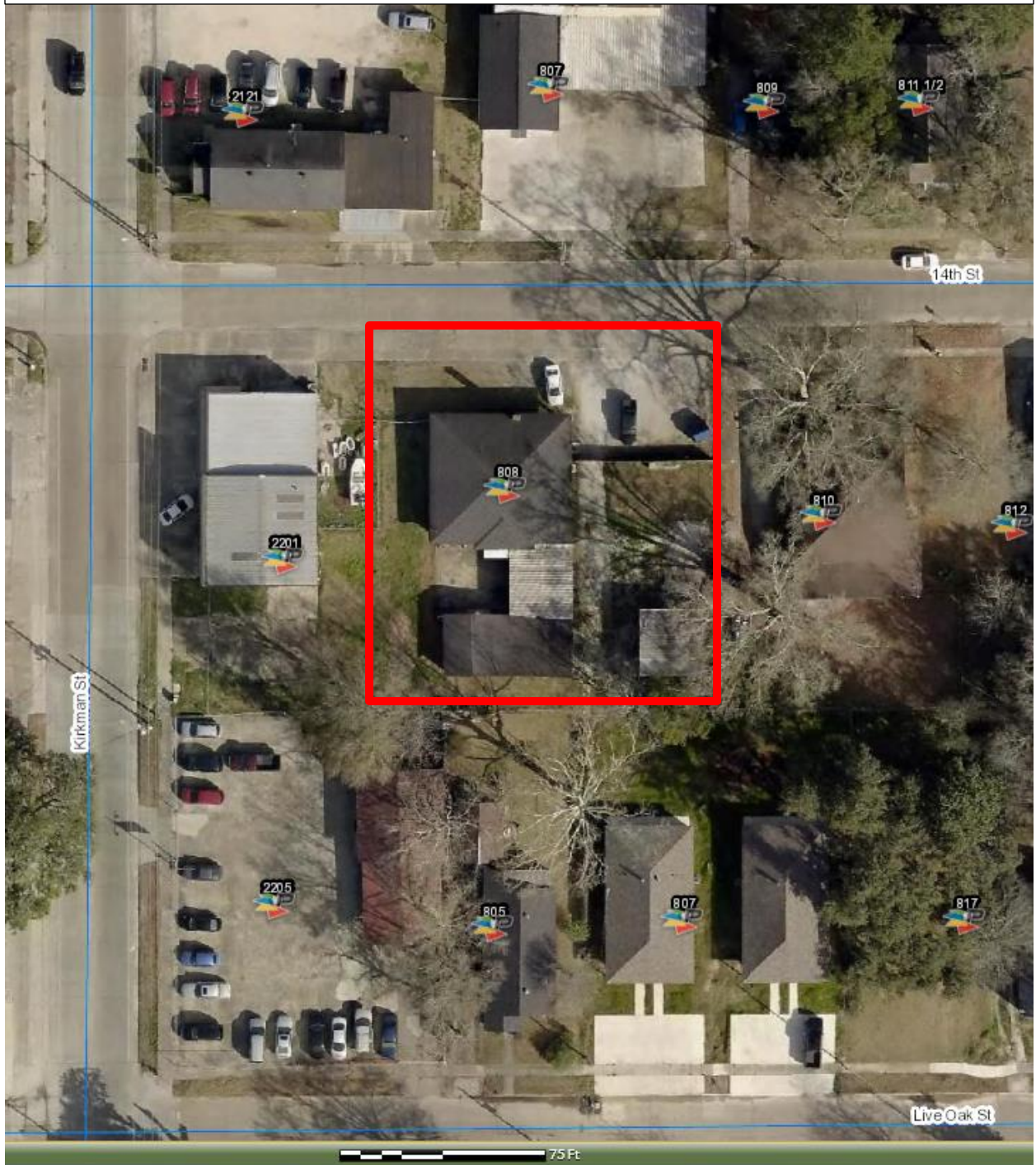
LOUISIANA.

SCALE: 1" = 30'

APRIL 7, 2015

E. LEO REDDOCH
REGISTERED LAND SURVEYOR
REDDOCH LAND SURVEYING
NO. 4446 STATE OF LOUISIANA

808 14th Street



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4/6/15TOTAL 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, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 747 So. Lyons

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Install CAR Cover in Front

WITH PLANS ATTACHED HERETO:

APPLICANT: MARY Compeau PHONE: 512 497 4250MAILING ADDRESS: 747 So. Lyons Lake Charles LA ZIP: 70601

EMAIL ADDRESS:

OWNER OF RECORD:

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____

EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

Letter of Intent: Construct Cover 14' To Front
Property Line.☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

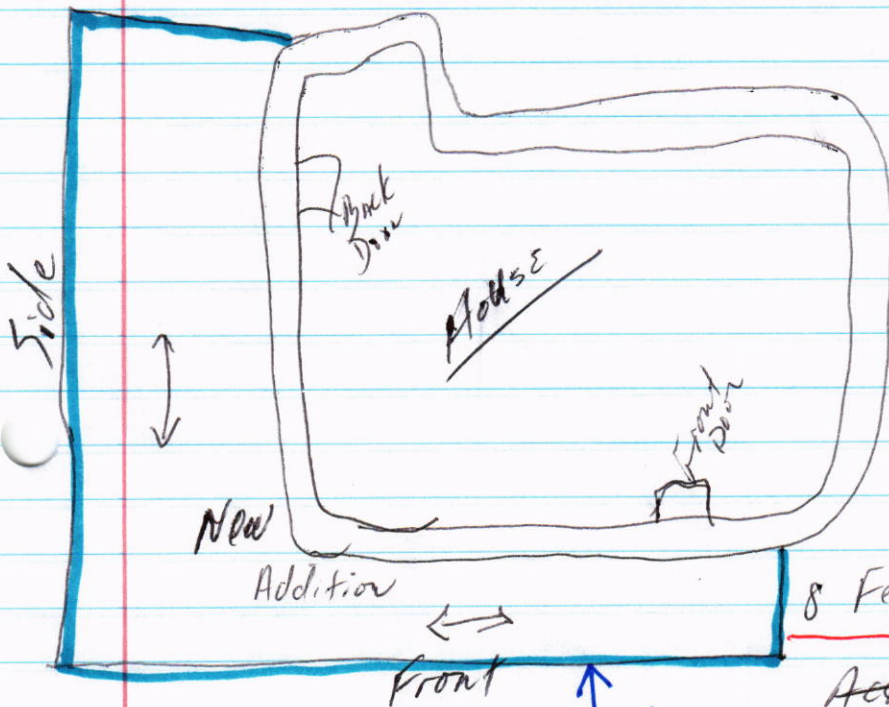
DATE

DATE

Mary Compeau
APPLICANT
4/5/15
DATE

MARY COMEAU
747 So. Lyons
LAKE CHARLES, LA.
70601

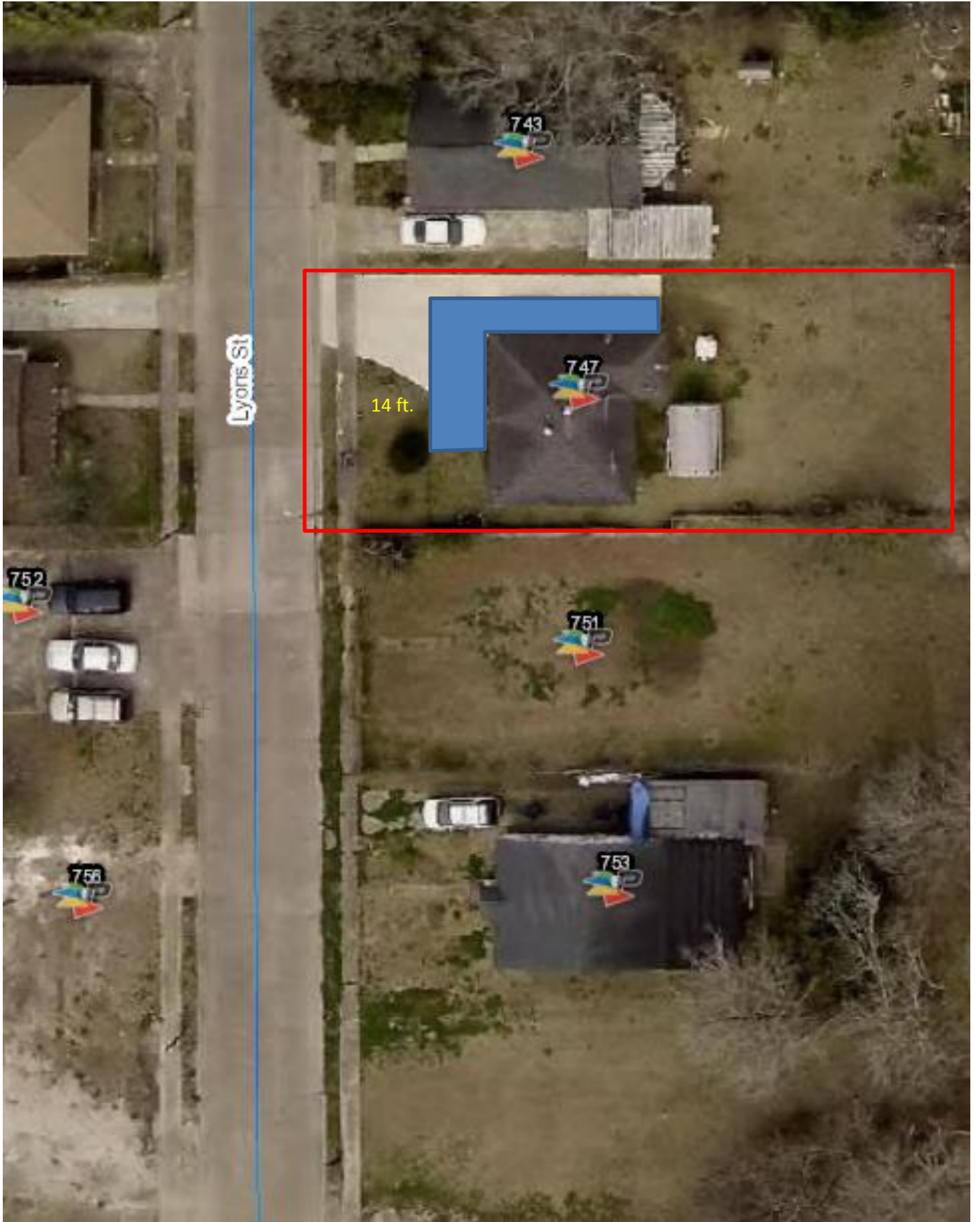
Back
YARD



8 Feet out from ~~front of~~ House

~~Across~~ Across the front to Drive way going all the way back to back of the house

I need a porch to come out 8 Feet from the front of the house so you don't get wet coming or going out of the front Door and a car port all the way back to the back of the house so mother can sit out side regardless of the weather conditions Thank you
Mary Comau



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 4-13-15TOTAL FEE: \$ 225.00

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

PROPERTY ADDRESS/LOCATION: _____

LEGAL DESCRIPTION: See ATTACHEDDESCRIPTION OF JOB: Subdivision & Variance Request

WITH PLANS ATTACHED HERETO:

APPLICANT: Russell Stutes Construction Co. PHONE: 472-4900MAILING ADDRESS: 3007 Country Club Dr. LC. ZIP: 70605

EMAIL ADDRESS: _____

OWNER OF RECORD: - Buy/Sell Agreement

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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

Subdivide 2.71 acres into 10 single family lots.
Property is located in a Residential zone.
A variance request for a 40 ft road ROW &
20' front setback is also requested.

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR _____

CHAIRMAN _____

APPLICANT Russell Stutes

DATE _____

DATE _____

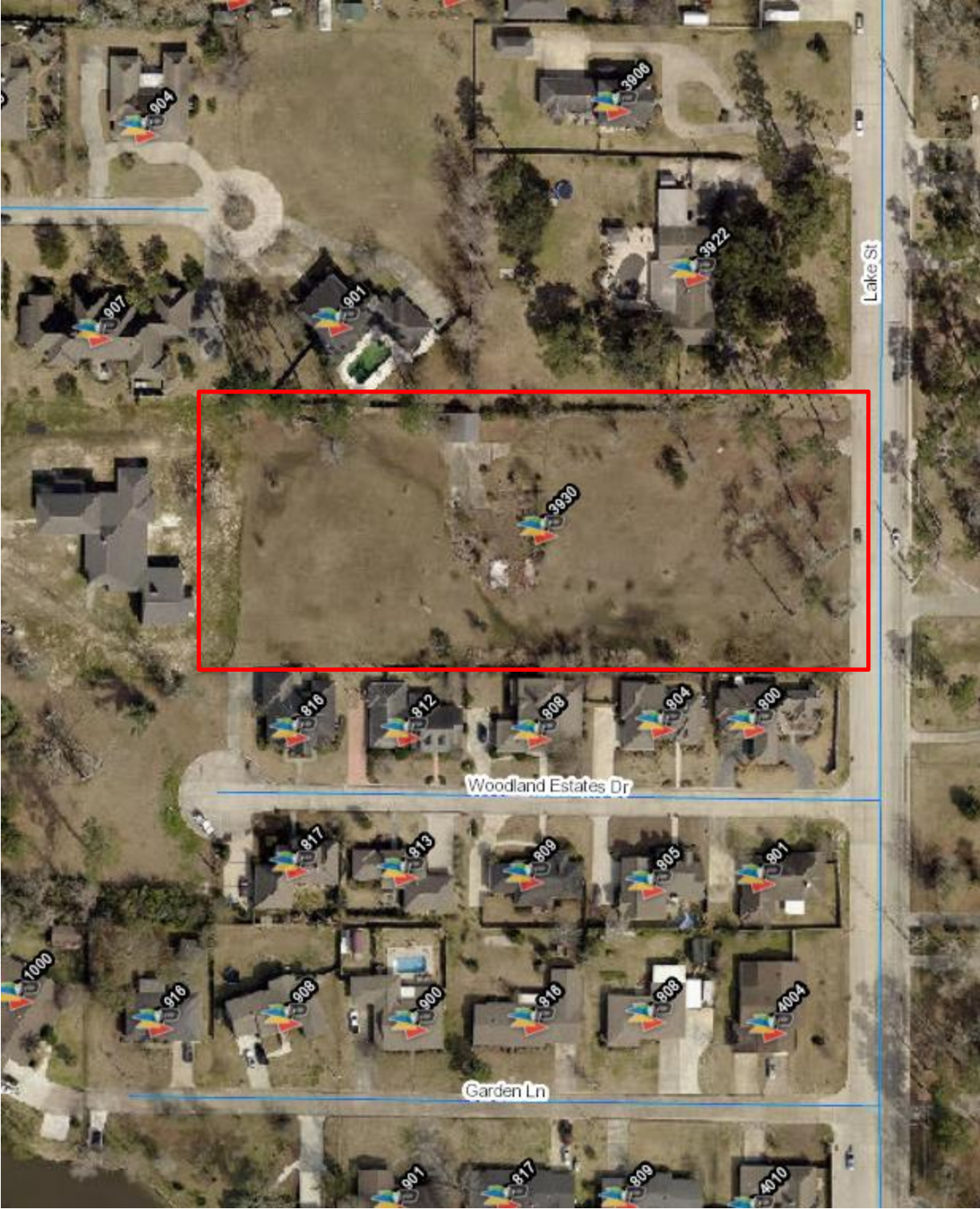
DATE 4-13-15

April 13, 2015

To Whom It May Concern.

I am making an application to subdivide the property into ten (10) greater than 6000 sq. ft. lots located in a Residential Zone. Also variances for a 40 ft. street right-of-way and 20 ft. front set back.

A handwritten signature in blue ink, reading "Russell J. Stut". The signature is written in a cursive style with a large initial 'R' and a distinct 'J'.



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: April 9, 2015TOTAL FEE: \$ 200.⁰⁰

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

PROPERTY ADDRESS/LOCATION: 1019 North First Avenue, Lake CharlesLEGAL DESCRIPTION: See attached.DESCRIPTION OF JOB: Build wall in front of Office BuildingWITH PLANS ATTACHED HERETO: YesAPPLICANT: Don Tipton Ex. Director PHONE: 337-433-5022MAILING ADDRESS: 1019 North First Avenue, Lake Charles ZIP: 70601EMAIL ADDRESS: DSTIPTON@aol.comOWNER OF RECORD: Park West Children's Fund, Inc.

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.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUTREMARKS OR SPECIAL CONDITIONS: Construct 6' High Fence in front of Office Building and along front of property 15' West of West Curb & gutter of North First Avenue, Lake Charles.

X Donald Tipton
Donald Tipton, Ex. Dir.

Park West Children's Fund, Inc.

1019 N. 1st Ave. Lake Charles LA 70601 U.S.A. * Tel: 337-433-5022 * Fax: 337- 433-3433 * E-Mail:info@friendships.org *

April 13, 2015

City of Lake Charles
326 Pugo Street
P.O. Box 900
Lake Charles, LA. 70602-0900

Re: 1019 North First Street, Lake Charles LA

Dear R. Fossett:

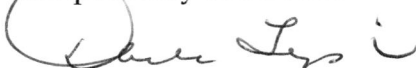
This is a "Letter of Intent" to construct a 6' high fence, 15' west of the West Curb and Gutter line of North First Street, Lake Charles.

The Applicant is:

Mr. Donald Tipton, Executive Director
Park West Children's Fund, Inc.
1019 North First Street
Lake Charles, LA 70601

We are requesting permission to build a 6' high fence, in front of the Office Building and other building, at the referred address, which will be 15' west of the West Curb and Gutter line of North First Avenue. It will be constructed of cement and metal. A metal fence will have a more attractive look. It comes with a covered coating. Chain link is too easy to climb and we can't get a smooth curvature. The metal fence (between the cement pillars) will give us the security we need. A wooden fence is too easy to break into. It will also help block the view of unattractive, humanitarian supplies stacked for shipment in our yard.

Respectfully submitted:



Donald Tipton, Executive Director

