



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, October 12, 2020

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

RES 20-36

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: GABE ACKAL (NEW MOON SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plot a 19.84-acre tract of land into two (2) commercial development tracts, within a Mixed Use and Business Zoning District. Location of the request is **4200 Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a 19.84 acre tract of land into two (2) Mixed Use and Business development tracts meets the minimum lot size and configuration set forth for a Mixed Use Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

RES 20-37

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: MORGANFIELD DEVELOPMENT LLC (THE COVE AT MORGANFIELD, PHASE II)

SUBJECT: Applicant is requesting Final Subdivision approval (Section 2.4), in order to subdivide a 21.48-acre tract of land into seventy-eight (78) residential development tracts, within a Residential/TND Zoning District. Location of the request is the **Southside 3200 Blk. E. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for Residential development tracts would exceed the minimum development standards for subdivision approval. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards. Any approvals are conditioned on the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 20-38

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: FIVE OAKS SUBDIVISION (FIVE OAKS SUBDIVISION REPLAT)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plot a .25-acre tract of land into two (2) residential development tracts, within a Residential Zoning District. Location of the request is the **Southside 1200 Blk**.

W. McNeese Street.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of two existing lots (lot line adjustments) meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

RES 20-39**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: JC HOMES (COPPER RIDGE SUBDIVISION REPLAT)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .25-acre tract of land into two (2) residential development tracts, within a Residential Zoning District. Location of the request is the **Eastside 5100 Blk. Ogea Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of four existing lots (lot line adjustments) meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

RES 20-40**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: MORGANFIELD LAKES LLC (LAKES AT MORGANFIELD PHASE 2)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 32.25-acre tract of land into 118 residential development tracts, within a Mixed Use Zoning District. Location of the request is the **Northside 3300 Blk. E. McNeese Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed re-subdivision to be used for Residential development tracts would exceed the minimum development standards for subdivision approval. Additionally, the proposed setbacks and lot size minimums are consistent with the TND overlay district standards. Public Works staff is currently reviewing infrastructure improvements for compliance with design standards. Any approvals are conditioned on the applicant adhere to any front footage assessments or infrastructure improvements set forth by the Department of Engineering and Public Works.

RES 20-41**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: PENTANGELI ROW DEVELOPMENT (PEYTON'S PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a 2.53-acre tract of land into 14 single-family development tracts, within a Residential Zoning District. Location of the request is the **Southside 100 Blk. Overhill Drive between Beauregard and Jefferson Drive.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a 2.53 acre tract of land into fourteen (14) development tracts meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

SPC 20-02**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: SACRED HEART OF JESUS CATHOLIC CHURCH

SUBJECT: Applicant is requesting a Special Exception (Sec 4-206) to request an extension of a previously approved development plan for a new cemetery, within a Neighborhood Zoning District. Location of the request is the **Eastside 200 Blk. N. Grace Street thru to Brammer Lane.**

STAFF FINDINGS: The applicant is requesting to expand the existing Sacred Heart Cemetery to be located on an adjacent property on the Eastside of N. Grace Street. The proposal is consistent with the existing land uses in the immediate vicinity. Additionally, this request was approved in 2016 and 2019 but the applicant failed to secure the proper permits within the 6 month timeline. If approved, the applicant will be required to maintain a 15ft. bufferyard abutting the residential uses to the North.

VAR 20-13**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: JASON DUHON, P.E.

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct an accessory swimming pool within the front yard of the property vs. placement in the side or rear yard of the property, within a Residential Zoning District. Location of the request is **904 Shell Beach Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of accessory swimming pool in the front yard setback of the residential structure is non-typical. The single family residential structure is located on the lake side of Shell Beach Dr. whereas the technical address of the property is Shell Beach Dr. but the homes designed front is the lakeside. Therefore, staff feels the lot configuration is somewhat unique as it relates to the placement of an accessory swimming pool.

VAR 20-16**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: MORGANFIELD LAKES LLC

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct single family dwelling units 20' from the front property line vs the required 30' front yard setback within a Residential Zoning District. Location of the request is **Lakes at MorganField Phase II located at Northside 3300 Blk. E. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of single-family structures within the proposed Morgan Field Lakes Subdivision would exceed the minimum develop standards except for the requested 20' front yard setback vs 30ft. The applicant is designing a single-family home product that is consistent with the development plan for the Morgan Field Master Planned Community. This variance would apply to all lots within the subdivision.

VAR 20-17**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: HENDERSON STORAGE, LLC

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct an accessory parking area with crushed aggregate materials vs. the required concrete or asphalt surface within a Business or Mixed Use Zoning District. Location of the request is the **Eastside 5400 Blk. Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of a retail and storage facility with aggregate areas for the storage component of the development fails to meet the surface requirement of concrete or asphalt surfaces within a Mixed Use and Business Zoning District. The majority of the vehicular use area including the portion that has direct access to Gerstner Memorial Drive and the office areas will be in compliance with the surfacing requirements. Staff feels this request is somewhat reasonable.

OTHER BUSINESS**ADJOURN**

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8-13-20

APPLICATION FEE: \$ 330.00
PLAT FILING FEE: \$ _____

1. NAME OF SUBDIVISION: New Moon Subd.
2. NAME OF APPLICANT: Gabe Ackel
ADDRESS: PO Box 53825, Lafayette LA ZIP 70504 PHONE 337-501-1521
3. NAME OF AUTHORIZED AGENT: Gabe Ackel
ADDRESS: PO Box 53825, Lafayette LA ZIP 70504 PHONE 337-501-1521
4. OWNER OF RECORD: Southern Gulf Theaters Inc., D/B/A New Moon Theater
ADDRESS: PO Box 190429, Dallas, TX ZIP 75219 PHONE _____
5. ENGINEER (and/or Land Surveyor): Duplantis Design Group, PC
ADDRESS: 314 East Bayou Rd, Thibodaux ZIP 70301 PHONE 985-447-0090
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Gerstner Memorial Dr. Sec 21, T10S, R28W
4200 Gerst. Mem. Dr
8. TOTAL ACREAGE BEING SUBDIVIDED: 19.84 Acres
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: B-Business & MUX Mix Use X
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: N/A
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
SEE ATTACHED SHEET

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, Gabe Ackel 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: 8-12-20

**SOUTHERN GULF THEATERS, INC.
D/B/A NEW MOON DRIVE INN**

To whom it may concern:

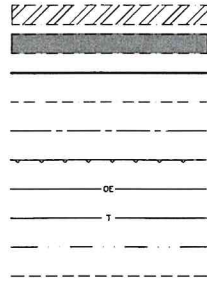
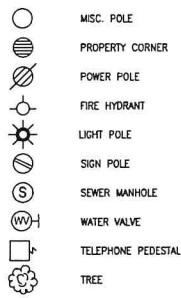
Please accept this letter of intent as our formal request to subdivide 19.835 Acres into two tracts known as Tract 1 being 16.338 Acres and Tract 2 being 3.497Acres.



Gabe Ackal

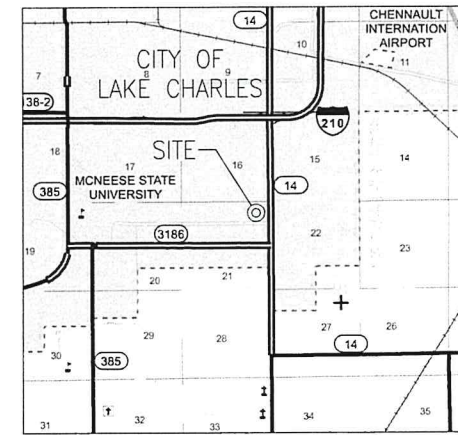
**Southern Gulf Theaters, Inc.
D/B/A New Moon Drive Inn**

LEGEND

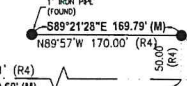


NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.5).

MINOR SUBDIVISION OF THE REMAINDER OF THE SOUTH 1/2, NORTHEAST 1/4, NORTHEAST 1/4 SECTION 21, TOWNSHIP 10 SOUTH - RANGE 8 WEST SOUTHWESTERN LAND DISTRICT CITY OF LAKE CHARLES CALCASIEU PARISH, LOUISIANA



VICINITY MAP



LEGAL DESCRIPTION:

A CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS THE REMAINDER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, CITY OF LAKE CHARLES, PARISH OF CALCASIEU, STATE OF LOUISIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE REPORTED INTERSECTION OF THE CENTERLINE OF STATE PROJECT 193-06-25 AND SOUTH LINE OF SECTION 16, TOWNSHIP 10 SOUTH - RANGE 8 WEST, ALSO REPORTED AS THE SOUTHWEST CORNER OF SECTION 15 TOWNSHIP 10 SOUTH - RANGE 8 WEST; THENCE S00°44'09"W ALONG SAID REPORTED CENTERLINE OF STATE PROJECT 193-06-25 A DISTANCE OF 660.28 FEET TO A POINT, THENCE N89°15'51"W A DISTANCE OF 38.82 FEET TO A 1 1/4" IRON ROD SET ON THE APPARENT WEST RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 14 (GERSTNER MEMORIAL DRIVE) AND THE POINT OF BEGINNING; THENCE S00°43'13"W ALONG SAID APPARENT RIGHT OF WAY LINE A DISTANCE OF 550.43 FEET TO A 1 1/4" IRON ROD SET, THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S12°29'19"W A DISTANCE OF 73.55 FEET TO A 1 1/4" IRON ROD SET, THENCE CONTINUING ALONG SAID APPARENT RIGHT OF WAY LINE, S00°43'13"W A DISTANCE OF 38.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING IN CONTRABAND BAYOU, THENCE N89°01'15"W ALONG SAID SOUTH LINE IN CONTRABAND BAYOU A DISTANCE OF 1291.58 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE N00°42'06"E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 664.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING N88°51'28"W A DISTANCE OF 40.0 FEET FROM A 1 1/4" IRON ROD SET, THENCE S88°51'28"E A DISTANCE OF 1306.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.835 ACRES AS SHOWN ON A SURVEY BY DUPLANTIS DESIGN GROUP, P.C. PROJECT NO. 20-360, DATED JULY 20, 2020, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS THAT MAY BE OF RECORD.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: AE, X, "X" (SHADED)

BASE FLOOD ELEVATION: 13' FOR ZONE AE

COMMUNITY PANEL NO. 22019C0495F

EFFECTIVE DATE: 02/18/2011

(CONTACT CITY OF LAKE CHARLES FOR ADDITIONAL ELEVATION REQUIREMENTS)

UTILITY LOCATIONS:

UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

REFERENCES:

- 20 FOOT WIDE UTILITY EASEMENT & TEMPORARY CONSTRUCTION SERVITUDE TO THE CITY OF LAKE CHARLES BY D.W. JESSEN & ASSOCIATES LLC., FILE BOOK 4178, PAGE 882
- WATER MAIN EXTENSION LA HIGHWAY 14 BETWEEN EAST MCNEESE STREET AND MCNEESE FARM ROAD - PHASE TWO BY D.W. JESSEN & ASSOCIATES LLC., DATED 04/06/2011
- PLAT OF SURVEY OF A PORTION OF THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH - RANGE 8 WEST RECORDED IN BOOK 2935 PAGE 549
- PLAT OF SURVEY SHOWING TRACT A, TRACT B AND KENNETH SWEENEY HOMESITE, SECTION 15 TOWNSHIP 10 SOUTH - RANGE 8 WEST, BY AMOCO PRODUCTION COMPANY, TITLE SURVEY DEPARTMENT, RECORDED MAY 20, 1991

TOTAL AREA: 19.835 ACRES

NUMBER OF LOTS: 2

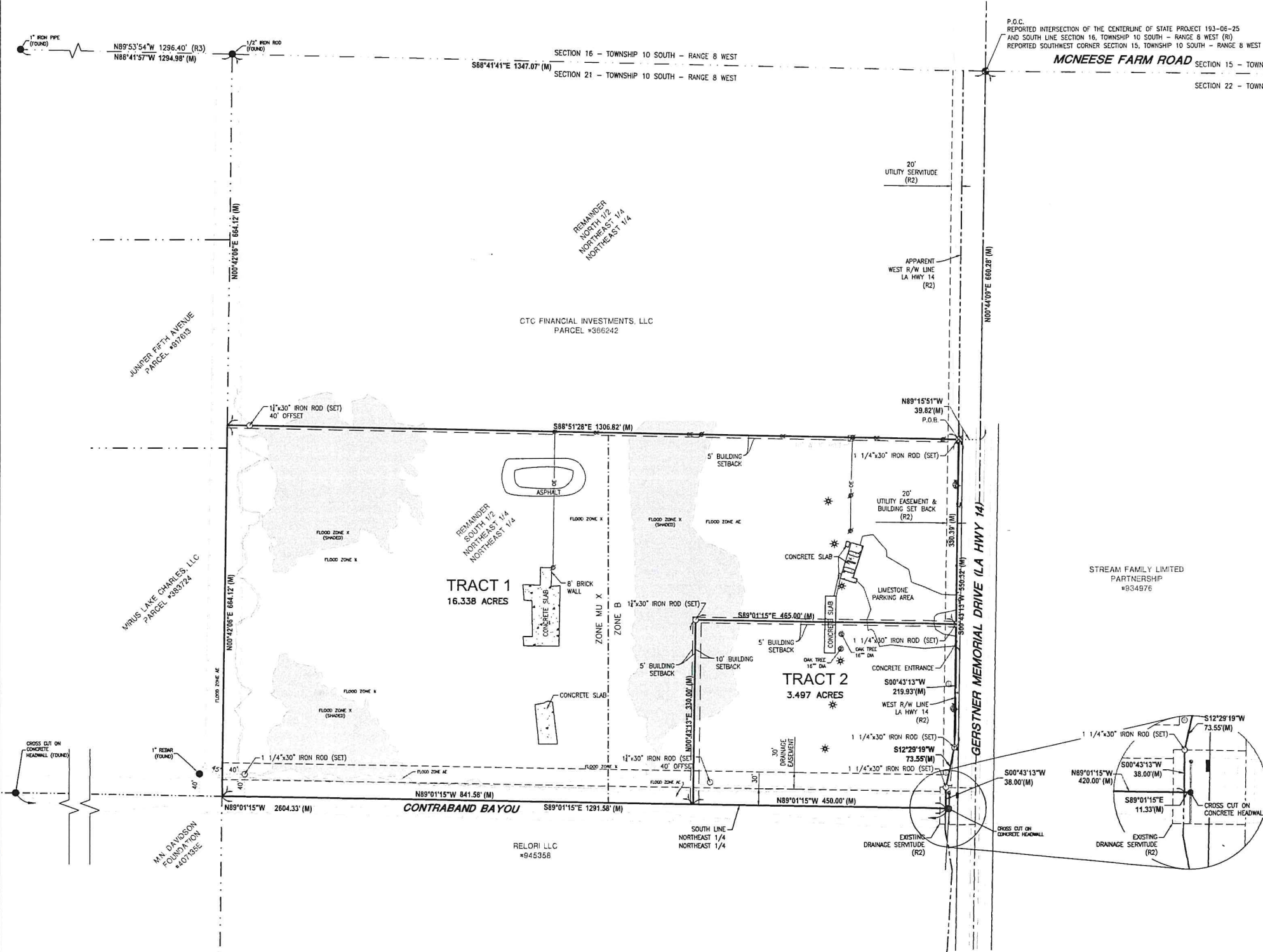
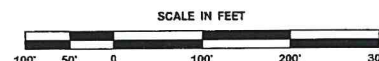
(OWNER/OWNER REPRESENTATIVE)

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF SURVEY: 07/20/2020

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DOWINDDGPC.COM



REVISION	BY

DUPLANTIS DESIGN GROUP, P.C.
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6160 // Fax: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



MINOR SUBDIVISION
LAKE CHARLES, LOUISIANA
CALCASIEU PARISH
FOR:
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE

DRAWN BPV
CHECKED DLG
PROJECT NO. 20-360
FILE 20-360 BOUNDARY
SHEET 1

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

DATE: 8/14/2020

APPLICATION FEE: \$ 550.00
PLAT FILING FEE: \$ 230.00

1. NAME OF SUBDIVISION: THE COVE AT MORGANFIELD PHASE II
2. NAME OF APPLICANT: MORGANFIELD DEVELOPMENT, LLC
1100 CAMELLIA BLVD., SUITE 200
ADDRESS: LAFAYETTE, LA ZIP 70508 PHONE 337-216-0249
3. NAME OF AUTHORIZED AGENT: RODNEY SAVOY
1100 CAMELLIA BLVD., SUITE 200
ADDRESS: LAFAYETTE, LA ZIP 70508 PHONE 337-216-0249
4. OWNER OF RECORD: ARROZAL INVESTMENT PART C, LLC
ADDRESS: 500 KIRBY STREET, LAKE CHARLES, LA ZIP 70601 PHONE _____
5. ENGINEER (and/or Land Surveyor): BARRY J. BLEICHNER
ADDRESS: 321 RICHLAND AVE. LAFAYETTE, LA ZIP 70508 PHONE 337-849-7696
6. ATTORNEY: STUART BREAUX
1100 CAMELLIA BLVD., SUITE 200
ADDRESS: LAFAYETTE, LA ZIP 70508 PHONE _____
7. SUBDIVISION LOCATION: SECTION 23, T-10-S, R-8-W, CALCASIEU PARISH, LOUISIANA
8. TOTAL ACREAGE BEING SUBDIVIDED: 21.483 ACRES
NO. OF LOTS: 78 LOTS
9. ZONING CLASSIFICATION: TND
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: FEBRUARY 1, 2019
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

<u>MORGANFIELD DEVELOPMENT, LLC</u>	<u>1100 CAMELLIA BLVD., SUITE 200 LAFAYETTE, LA</u>
<u>ARROZAL INVESTMENT PART C, LLC</u>	<u>500 KIRBY STREET, LAKE CHARLES, LA</u>

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

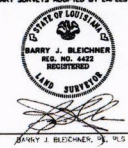
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

BY: Chris Ventre
SIGNATURE OF APPLICANT

DATE: 8/14/2020



8-14-20

1. NAME OF PROPOSED SUBDIVISION: Five Oaks Sub Replat
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Five Oaks Subdivision
ADDRESS: 4515 Lake St. ZIP 70605 PHONE 337-477-2167
3. NAME OF AUTHORIZED AGENT: Randy Tupper
ADDRESS: 4515 Lake St. ZIP 70605 PHONE 337-477-2167
4. OWNER OF RECORD: Five Oaks Subdivision
ADDRESS: 4515 Lake St ZIP 70605 PHONE 337-477-2167
5. ENGINEER (and/or Land Surveyor): DW Jensen and Associates
ADDRESS: 440 Kirby St. ZIP _____ PHONE _____
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 1200 block of West McKeese St.
on the south side
8. TOTAL ACREAGE BEING SUBDIVIDED: _____
NO. OF LOTS: 14
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
move lot line between lots 11 & 12 5' west
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

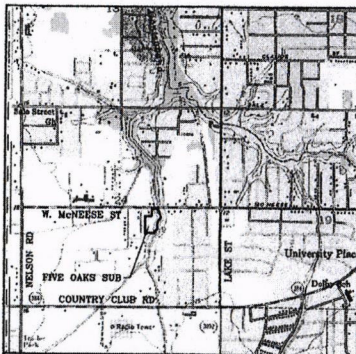
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I, Randy Tupper HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: Randy Tupper
SIGNATURE OF APPLICANT

DATE: Aug. 14, 2020



LINE #	LENGTH	DIRECTION
L1	23.38	N18°57'03"E
L2	24.45	N18°57'03"E
L3	96.68	N26°01'30"E
L4	27.02	N45°44'38"E
L5	45.72	N00°43'11"E
L6	65.64	N08°11'09"W
L7	60.48	N06°24'26"E
L8	42.46	N28°13'59"E
L9	79.22	N47°50'20"E

LINE #	LENGTH	DIRECTION
L10	71.07	N09°59'08"E
L11	98.55	N14°56'38"W
L12	42.09	N23°16'11"W
L13	41.76	N34°58'16"W
L14	24.18	N11°41'17"W
L15	27.11	N89°13'16"W
L16	10.00	N00°43'32"E
L17	21.72	N44°22'49"E
L18	21.75	N44°44'35"W

FIVE OAKS SUBDIVISION SUBDIVISION PLAT REVISED

A SUBDIVISION OF A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 - SE 1/4) OF SECTION 24, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, AND BEING A PORTION OF LOT 5 AND A PORTION OF LOT 6 OF A.W. SALE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 192 PER THE RECORDS OF CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEST MCNEESE STREET AND THE EAST RIGHT OF WAY LINE OF STILLWOOD LANE; THENCE S89°13'16"E, ALONG THE SOUTH RIGHT OF WAY LINE OF WEST MCNEESE STREET, A DISTANCE OF 269.40 FEET, TO THE POINT OF BEGINNING; THENCE S00°43'32"W, A DISTANCE OF 196.75 FEET; THENCE N89°13'16"W, A DISTANCE OF 150.20 FEET; THENCE S00°43'32"W, A DISTANCE OF 44.3, 15 FEET TO THE NORTH LINE OF STILLWOOD SUBDIVISION, AS PER AMENDED PLAT AS PER PLAT BOOK 25 AT PAGE 31, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE S89°13'16"E, ALONG THE NORTH LINE OF SAID STILLWOOD SUBDIVISION, A DISTANCE OF 261.98 FEET, TO THE APPROXIMATE WEST HIGHWAY OF LATERAL L-2 OF W-20 MAIN; THENCE ALONG THE WEST HIGHWAY OF LATERAL L-2 OF W-20 MAIN THE NEXT TWELVE CALLS, N26°01'30"E, A DISTANCE OF 95.68 FEET; N15°44'38"E, A DISTANCE OF 27.02 FEET; N00°43'11"E, A DISTANCE OF 45.72 FEET; N08°11'09"W, A DISTANCE OF 65.64 FEET; N09°24'26"E, A DISTANCE OF 60.48 FEET; N28°13'59"E, A DISTANCE OF 42.46 FEET; N47°50'20"E, A DISTANCE OF 79.22 FEET; N09°59'08"E, A DISTANCE OF 71.07 FEET; N14°56'38"W, A DISTANCE OF 98.55 FEET; N23°16'11"W, A DISTANCE OF 42.09 FEET; N34°58'16"W, A DISTANCE OF 41.76 FEET; N11°41'17"W, A DISTANCE OF 24.18 FEET, TO THE SAID SOUTH RIGHT OF WAY LINE OF WEST MCNEESE STREET; THENCE N89°13'16"W, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 27.11 FEET; THENCE N00°43'32"E, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.0 FEET; THENCE N89°13'16"W, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 156.70 FEET TO THE POINT OF BEGINNING. CONTAINING 4.370 ACRES MORE OR LESS.

APRIL 02, 2015
REVISED DECEMBER 23, 2015
REVISED JUNE 24, 2019

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCES OF THE CITY OF LAKE CHARLES PERTAINING TO THE SUBDIVISION OF LAND.

D. W. JESSEN, JR., P.L.S.
LOUISIANA REG. NO. L666

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON LOUISIANA COORDINATE SYSTEM OF NAD83 SOUTH ZONE.
- THE HEREIN DESCRIBED TRACT OF LAND IS LOCATED IN OTHER FLOOD AREAS, FLOOD ZONE "X" SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "AE" (THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR, BASE FLOOD ELEVATIONS DETERMINED AS ELEVATION 10, AS PER FLOOD INSURANCE RATE MAP NO. 22049C0490F, EFFECTIVE DATE FEBRUARY 18, 2011).
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
- 3/4" DIAMETER RODS HAVE BEEN SET AT ALL LOT CORNERS, EXCEPT AS NOTED.
- STORM WATER MANAGEMENT AREA, ALL COMMON AREAS, BOULEVARD MEDIAN, ALL PRIVATE DRAINAGE EASEMENTS AND THE 1 FOOT BUFFER ZONE ARE TO BE MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THE PLAT REVISION DATED DECEMBER 23, 2015 INCORPORATES AN ADDITIONAL 20 FEET ALONG THE WEST SIDE OF LOT 1 AND THE COMMON AREA, CORRECTS DIMENSION ERRORS FOR LOT 1 AND LOT 10, AND ADDS A 5 FOOT PRIVATE DRAINAGE EASEMENT ALONG THE WEST SIDE OF REVISED LOT 1.
- THIS PLAT REVISION CHANGES THE LOCATION OF LOT 11, THE WIDTH OF LOT 12, AND THE COMMON AREAS.

FIVE OAKS SUBDIVISION L.L.C.
RANDY TUPPER, MANAGER

HARVEY & MOE BESSETTE
(LOT 1)

JAMES B. & CHRISTINE FORET
(LOT 3)

HAROLD & DESREE KETHIAN
(LOT 9)

JENNIFER LEAH & ANDREA MARI
(LOT 10)

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	86.19	100.00	S23°57'58"E	83.55	048°22'59"	45.98
C2	113.79	150.00	N28°53'21"W	111.08	043°27'52"	59.79
C3	87.71	208.45	N06°53'48"E	87.06	024°06'29"	44.51
C4	64.64	75.00	S23°57'58"E	62.85	049°22'59"	34.48
C5	107.66	125.00	S23°56'53"E	104.38	049°20'49"	57.42
C6	132.75	175.00	N28°53'21"W	129.59	043°27'52"	69.75
C7	98.23	233.45	N06°53'48"E	97.50	024°06'29"	49.85
C8	100.96	317.38	S09°50'17"W	100.53	018°13'31"	50.91

DWJ

D. W. Jessen & Associates, LLC
Civil and Consulting Engineers Lake Charles, Louisiana

440 Kirby Street Lake Charles, LA 70601
Phone (337)433-0561 Fax (337)433-5842
D. W. Jessen, Jr., P.E., P.L.S.
C.E. La. Reg. No. 21110 P.L.S. La. Reg. No. 1616

File: P-2019-2243 (Five Oaks Sub REVISION)
Drawing: P-2014-1410 (Five Oaks Subdivision)

SCALE: 1" = 240' ±
SCALE: 1" = 1117' ±

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

DATE: 7-27-20

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

1. NAME OF PROPOSED SUBDIVISION: Copper Ridge
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: JC Homes
ADDRESS: 9131 Canal St ZIP 70605 PHONE 337-540-1266
3. NAME OF AUTHORIZED AGENT: Chad Sider
ADDRESS: 3366 Copper Ridge Dr ZIP 70605 PHONE 337-540-1266
4. OWNER OF RECORD: _____
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: 1 Acre
NO. OF LOTS: 4
9. ZONING CLASSIFICATION: _____
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: _____

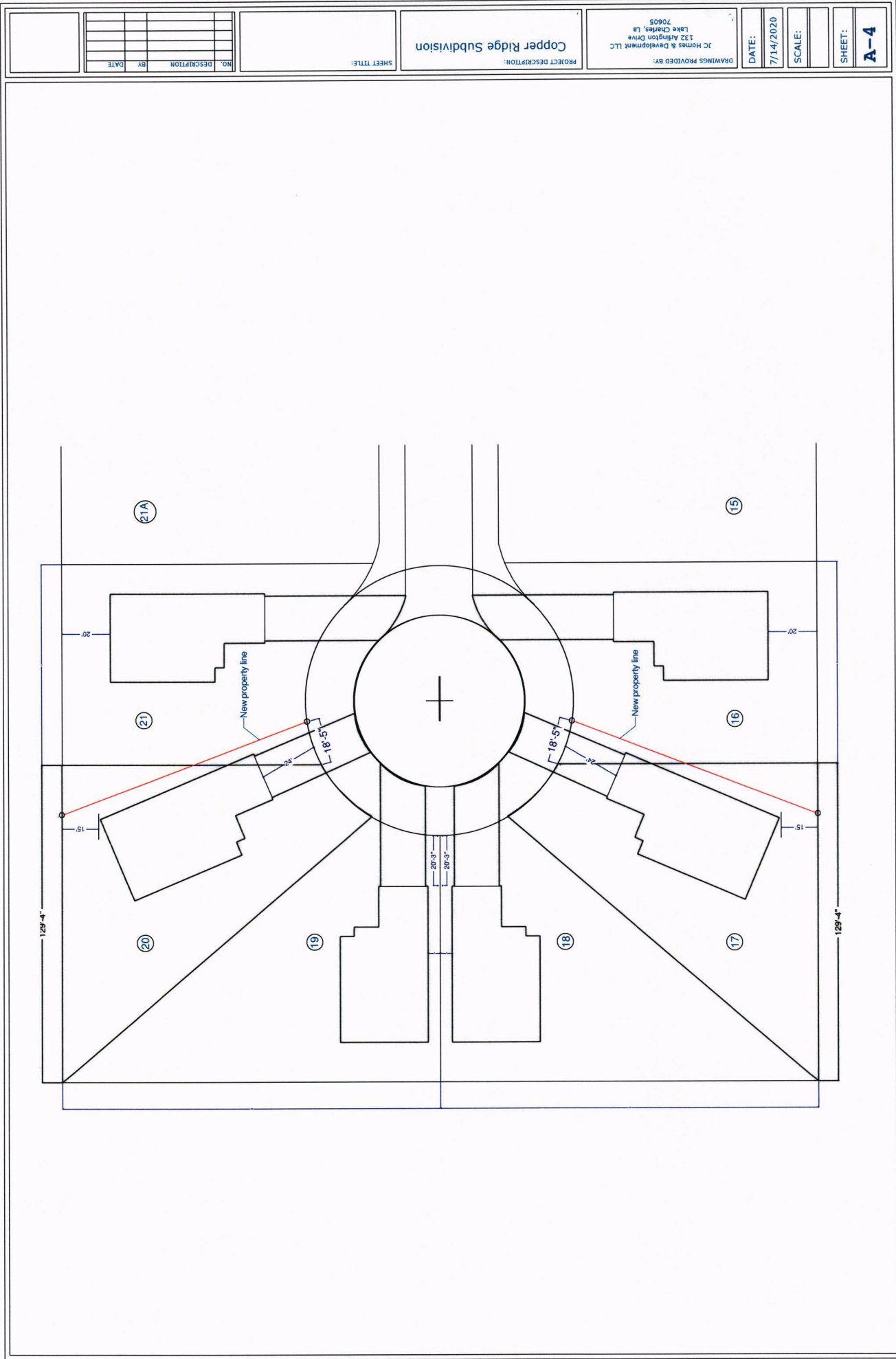
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, Chad Sider 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: 7-27-20



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

DATE: 9/14/2020

APPLICATION FEE: \$300.00

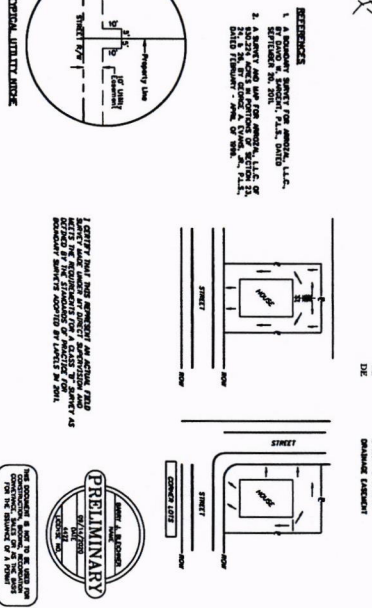
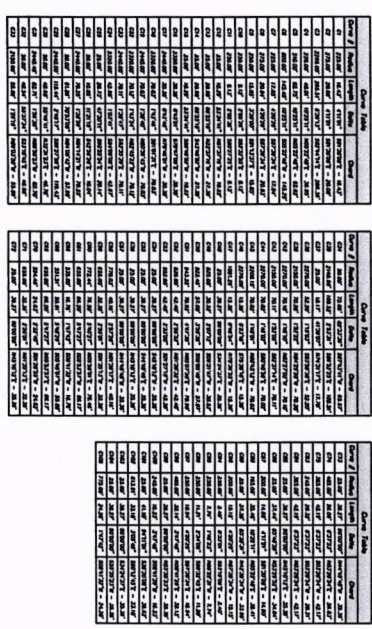
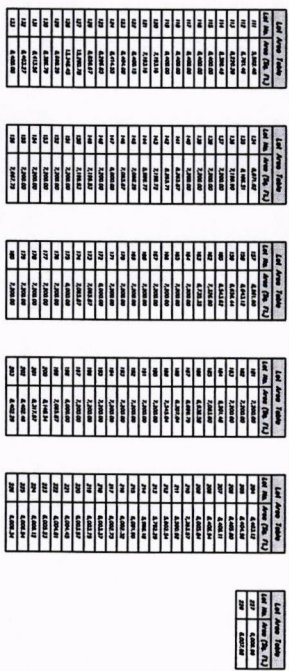
1. NAME OF SUBDIVISION: The Lakes at Morganfield Phase 2
2. NAME OF APPLICANT: Morganfield Lakes, LLC
ADDRESS: 337 Highway 21, Suite D Madisonville, LA ZIP: 70447 PHONE: 985-351-4814
3. NAME OF AUTHORIZED AGENT: Ryan Power
ADDRESS: 337 Highway 21, Suite D Madisonville, LA ZIP: 70447 PHONE: 985-351-4814
4. OWNER OF RECORD: Morganfield Development, LLC
ADDRESS: 1100 Camellia Blvd. Suite 200, Lafayette, LA ZIP: 70508 PHONE: 337-216-0249
5. ENGINEER (and/or Land Surveyor): Jorge Gonzalez-Rodiles & Barry Bleichner
ADDRESS: 2805 Dallas Parkway, Suite 600 ZIP: 75093 PHONE: 214-578-0088
6. ATTORNEY: Brian Cohn - The Cohn Law Firm
ADDRESS: 10754 Linkwood Court Baton Rouge, LA ZIP: 70810 PHONE: 225-754-9868
7. SUBDIVISION LOCATION: Section 23 & 24, T-10-S, R-8-W
8. TOTAL ACREAGE BEING SUBDIVIDED: 32.252 acres
NUMBER OF LOTS: 118 lots
9. ZONING CLASSIFICATION: TND
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:
The Lakes Phase 1
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
Of the 32.252 acres within The Lakes Phase 2 boundary, 19.824 acres will be subdivided into 118 lots.
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Morganfield Partners, LLC (The Lakes Phase 1) 1100 Camellia Blvd. Suite 200, Lafayette, LA 70508
East Prien Lake Properties, LLC 3901 St. Phillippe Dr., Lake Charles, LA 70601
Arrozal Investment Part A, LLC 500 Kirby Street, Lake Charles, LA 70601
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, Ryan Power 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: 9/14/2020



CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 9-16-2020

APPLICATION FEE: \$ 330
PLAT FILING FEE: \$ 00

1. NAME OF SUBDIVISION: Peyton's Place Subdivision
2. NAME OF APPLICANT: Pentangelli Row Development
ADDRESS: 710 W. Prairie Lake LC, LA ZIP 70601 PHONE _____
3. NAME OF AUTHORIZED AGENT: David Minton
ADDRESS: 4310 Ryan St. Ste 122 ZIP _____ PHONE _____
4. OWNER OF RECORD: Pentangelli Row Development
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): Collins Survey
ADDRESS: 1320 Zerk St ZIP 70601 PHONE 337 602 6970
6. ATTORNEY: Billy Loftin
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: Beauregard / Overhill / Jefferson Dr.
8. TOTAL ACREAGE BEING SUBDIVIDED: 2.533 acres
NO. OF LOTS: 14 Letter Lot #
9. ZONING CLASSIFICATION: Res
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
127 Beauregard - Cheryl Sweeney
840 Jefferson - Cassandra Smith
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

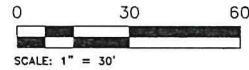
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

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

BY: D. Minton
SIGNATURE OF APPLICANT

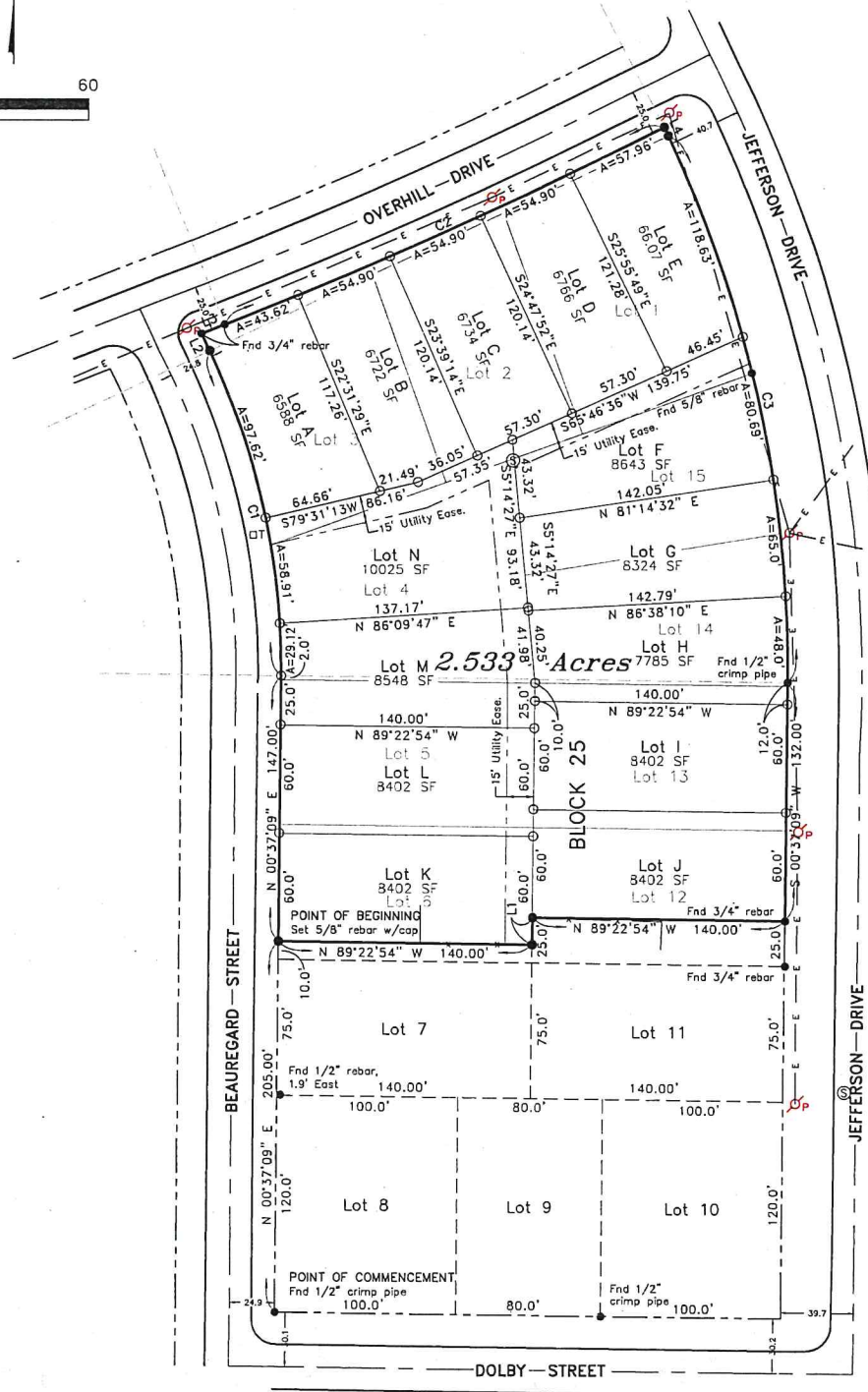
DATE: 9-16-2020

Basis of Bearings:
All bearings shown hereon are Old
Louisiana State Plane Coordinates,
NAD 83 Louisiana South Zone



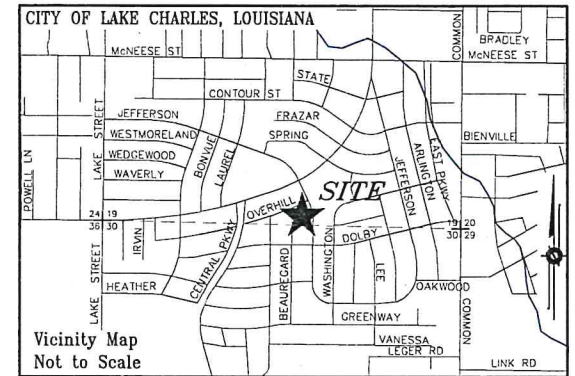
PEYTON'S PLACE SUBDIVISION

Situated in:
PORTION OF SECTION 19 AND SECTION 30, T-10-S, R-8-W
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN
CITY OF LAKE CHARLES
CALCASIEU PARISH, LOUISIANA



PEYTON'S PLACE SUBDIVISION

SCALE: 1" = 60' September 14, 2020
LAST REVISED ON: September 16, 2020



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 00°37'09" W	15.00'
L2	N 25°17'51" W	10.60'
L3	N 68°42'05" E	13.89'
L4	S 25°17'51" E	5.35'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD
C1	25°55'00"	410.45'	185.66'	184.08'
C2	6°09'16"	2479.21'	266.30'	266.18'
C3	25°55'00"	690.45'	312.31'	309.66'

FLOOD INFORMATION:

This property is located within Flood Zone "X", (0.2% Annual Chance Flood Hazard), of the Flood Insurance Rate Map, Community Panel No. 22019C0490F, which bears an effective date of February 18, 2011 and requires a Base Flood Elevation of 13.0 feet Mean Sea Level.

WETLAND DETERMINATION:

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

LEGEND:

●	Irons found in place
○	Set 5/8" rebar, unless noted otherwise
---	Section Lines
---	Easement or right of way lines.
---	Deed or record lines.
---	Interior and adjacent lot lines.
---	Power poles.
---	Overhead electric lines.
---	Fences.
---	Centerline
---	Right of Way
---	Measured
---	Record
---	Transformer
---	Electric Meter
+10.9	Indicates existing ground elevation

GENERAL NOTES:

1) Fences, plantings or temporary obstructions that obstructs the flow of water in a watercourse or interfere with the ability to maintain a servitude shall not be placed within said servitude. A public entity accessing said servitude is not responsible for damages to fences, plantings or temporary obstructions within said easement.

SURVEYOR'S DESCRIPTION:

All that certain parcel or tract of land containing 2.533 acres, more or less, and being a portion of Block 25 of UNIVERSITY PLACE PART G, as per plat recorded and situated in the Southeast Quarter (SE 1/4) of Section 19 and the Northeast Quarter (NE 1/4) of Section 30, Township 10 South, Range 8 West, Southwestern Land District, Louisiana Meridian, City of Lake Charles, Calcasieu Parish, Louisiana and being more particularly described as follows:

COMMENCING at a found 1/2" crimped pipe at the Southwest corner of Lot 8 of Block 25 of UNIVERSITY PLACE PART G, as per plat recorded, records of Calcasieu Parish, Louisiana; thence run North 00°37'09" East, along the West line of said Block 25, for a distance of 205.00 feet to set 5/8" rebar with cap and the Point of Beginning of herein described tract; thence continue North 00°37'09" East, along said West line and East right-of-way line of Beauregard Street, for a distance of 147.00 feet to a set 5/8" rebar with cap; thence continue along said West line, along a curve to the left, having a radius of 410.00 feet, a chord bearing of North 12°20'21" West, a chord distance of 184.08 feet, for an arc length of 185.66 feet to a set 5/8" rebar with cap; thence run North 25°17'51" West, along said West line, for a distance of 10.60 feet to a found 3/4" rebar at the Northwest corner of said Block 25; thence run North 68°42'05" East, along the North line of said Block 25, for a distance of 13.89 feet to a found 3/4" rebar; thence continue along said North line, along a curve to the left, having a radius of 2479.21 feet, a chord bearing of North 68°37'27" East, a chord distance of 266.18 feet, for an arc length of 266.30 feet to a set 5/8" rebar with cap at the Northeast corner of said Block 25; thence run South 25°17'51" East, along the East line of said Block 25, for a distance of 5.35 feet; thence continue along said East line, along a curve to the right, having a radius of 690.45 feet, a chord bearing of South 12°20'21" East, a chord distance of 309.66 feet, for an arc length of 312.31 feet to a found 1/2" crimp pipe; thence run South 00°37'09" West, along said East line, for a distance of 132.00 feet to a found 3/4" rebar; thence run North 89°22'54" West, for a distance of 140.00 feet to a set 5/8" rebar with cap; thence run South 00°37'09" West, for a distance of 15.00 feet to a set 5/8" rebar with cap; thence run North 89°22'54" West, for a distance of 140.00 feet to the Point of Beginning, containing 2.533 acres, more or less, being subject to any rights of way, easements, servitudes, either recorded or unrecorded, visible or invisible.

DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC, NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, OR STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWERAGE:

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 CALCASIEU PARISH.

AUTHORIZED REPRESENTATIVE
PENTANGELLI ROW DEVELOPMENT

DATE

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT IS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
DATE OF FIELD SURVEY: 08/18/2020

COLLINS & ASSOCIATES LAND SURVEYING, INC.

PRELIMINARY
RELEASED FOR REVIEW AND
COMMENTS ONLY. NOT TO BE
RECORDED IN WHOLE OR PART.

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

09/16/2020
DATE

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 12-18 Resubm. 8-14-20TOTAL 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/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: Sacred Heart of Jesus Cemetery (Grace St/Brammer LanLEGAL DESCRIPTION: South half of Lot 23 and Lots 7 and 8 ☐ ATTACHEDDESCRIPTION OF REQUEST: Expansion of CemeteryAPPLICANT: Sacred Heart of Jesus Catholic Church PHONE: 337-439-2646MAILING ADDRESS: 1102 Mill St ZIP: 70601OWNER OF RECORD: Sacred Heart of Jesus Catholic Church PHONE: 337-439-2646MAILING ADDRESS: 1102 Mill St ZIP: 70601

APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

☒ SCALED SITE PLAN☒ CURRENT LEGAL DESCRIPTION OF PROPERTY☒ APPLICANT "LETTER OF INTENT"☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT☒ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY ☐ NOT REQUIRED

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT 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/AMENDMENT NULL AND VOID.

Roxanne Alibon
APPLICANT SIGNATURE

12/6/2018
DATE

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT
☐ SPECIAL EXCEPTION ☐ VARIANCE ☐ APPEAL ☐ AMENDMENT (RE-ZONING)

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

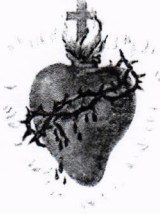
REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE

Sacred Heart of Jesus Catholic Church



1102 Mill Street, Lake Charles, LA 70601
Phone (337) 439-2646 ✱ Fax (337) 439-2650



Resubm. 8-14-20

December 7, 2018

City of Lake Charles
Office of Zoning and Land Use
326 Pujo Street
Lake Charles, LA 70602-0900

To Whom It May Concern:

Sacred Heart of Jesus Catholic Church is proposing to expand its existing cemetery, located on the corner of Opelousas and Grace Streets. Plans now include using land owned by Sacred Heart of Jesus Catholic Church across from the existing cemetery on Grace Street. Since our original proposal submitted on June 7, 2016, we have acquired lots 7 and 8, which now allows an exit to Brammer Lane. We propose using the said land for in-ground burial and mausoleums.

We are hereby applying to the City of Lake Charles for designation of use for our proposed facility. All State of Louisiana and City of Lake Charles rules and regulations will be strictly adhered to.

The current Sacred Heart Cemetery is rapidly filling, hence there is a dire need for additional burial spaces.

Thank you for your kind and prompt attention regarding this matter.

Sincerely,

A handwritten signature in cursive script, reading "Rev. Richard Uche Adiukwu".

Rev. Richard Uche Adiukwu, Pastor

Cc: Mr. Carl Ambrose, Trustee
Mrs. JoAnn Garland, Trustee
Mr. Charles Honore', Chair
Mr. Robert Boxie

Items For Planning/Condition Use Permit:

1. Scaled Site Plan (see attached)
 - (A) In-ground burials/mausoleums are proposed for site.
 - (B) Plot of land is approximately 855 feet by 416 feet, located between Grace Street and Brammer Lane (see attached).
 - (C) Setbacks from the property line will be in accordance with the City of Lake Charles rules and regulations.
 - (D) A concrete road will be built for entering and exiting of the facility.
 - (E) Currently there are residences to the north of the site.
2. Legal Description of Property:

Lots 7 and 8 of Block 1 of Brammer Acres of the Northeast Quarter of the Northwest Quarter of Section 34, Township 9 of South Range 8 West as per plat recorded in Plat Book 11 Page 4, Records of Calcasieu Parish Louisiana, together with all buildings and improvements, subject to all rights of way, easements and restrictions of record, if any.
3. Letter of Intent (see attached signed letter)
4. Verification of Ownership (see attached copies of deeds)
5. Filing Fee (\$200.00 check attached)
6. Survey Copies (see attached)

Sacred Heart of Jesus Cemetery has been in existence for nearly seventy-five years. During this time, we have tried to make our cemetery a visible sign of a living faith in Christ, an extension of the Church, a place of devotion, remembrance and prayers for the souls of the departed.

Sacred Heart of Jesus Cemetery now owns Lots 7 and 8, which gives us now an orderly entrance on Grace Street and allows for an orderly egress on Brammer Lane. Without these two lots, a huge turnaround utilizing a large portion of available land would have to be constructed. Lots 7 and 8 that face Brammer Lane will enable an egress from the proposed cemetery expansion as well as allow for additional burial spaces for mausoleums.

LOT
7

LOT
8

PROPOSED
CEMETERY
EXPANSION

TELEPHONE
COMPANY
YARD

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SACRED
HEART
CEMETERY

OPELOUSAS STREET

VARIANCE APPLICATION FORM

\$1200.00

DATE: 07/08/2020

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 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 904 SHELLBEACH DRIVE, LAKE CHARLES, LA 70629

LEGAL DESCRIPTION: THE EAST 10 FEET OF LOT 1 OF BARBE LAKEFRONTE PARTITION. PLAT BOOK 20, PAGE 42, BEING THE SAME PROPERTY ACQUIRED BY RHETT G MCMAHON BY ACT OF PARTITION DATED AUGUST 18, 1969

DESCRIPTION OF JOB: RECLAMATION OF LAKE SIDE PROPERTY LOST BY EROSION BY INSTALLATION OF STEEL BULKHEAD WITH CONCRETE CAP ALONG WITH THE INSTALLATION OF A NEW 15'x35' SWIMMING POOL & 12' x12' POOLHOUSE

WITH PLANS ATTACHED HERETO:

APPLICANT: JASON DUHON, P.E.

PHONE: 337-564-5918

MAILING ADDRESS: 5393 BIG LAKE ROAD, LAKE CHARLES, LA ZIP: 70605

EMAIL ADDRESS: JASON@DANDPENGINEERS.COM

OWNER OF RECORD: DR. JAGJIT S. CHADHA

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR AN ALTERATION OF SHORELINE PERMIT 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 SEC 13-30 OF THE CODE OF ORDINANCES WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR

DATE

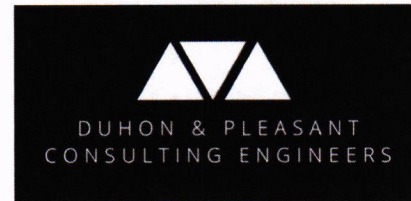
☒ _____
APPLICANT

☒ 07/08/2020
DATE

DUHON & PLEASANT CIVIL AND STRUCTURAL ENGINEERS

5393 Big Lake Road

337 564 5918 | www.dandpengineers.com



Email

jason@dandpengineers.com

June 29, 2020

Reference: Chadha Bulkhead & Swimming Pool

Letter of Intent

To whom it may concern:

Our office was tasked by Dr. Jagjit S Chadha to perform design of an approximate 130 linear feet of new bulkhead which will be installed for land reclamation purposes. The project is located at Dr. Chadha's current residence at 904 Shell Beach Drive, Lake Charles, LA, 70629. Prior to our firm's engagement, Dr. Chadha acquired all of the proper permitting from the U.S. Army Corps of Engineers for the land reclamation and the permit is attached hereto. Also, within the project scope is a new 15'x35' swimming pool and 12'x12' Pool house. The owner has requested to locate the pool and the pool house between the newly constructed bulkhead and Shell Beach Drive.

It is our understanding that the current City of Lake Charles ordinance states that a swimming pool be constructed in the rear of a residence and have a minimum 5' offset from all property lines. The current residence consists of a structure located over the water outside of the proposed bulkhead location and the proposed pool will be between the existing residence and the street.

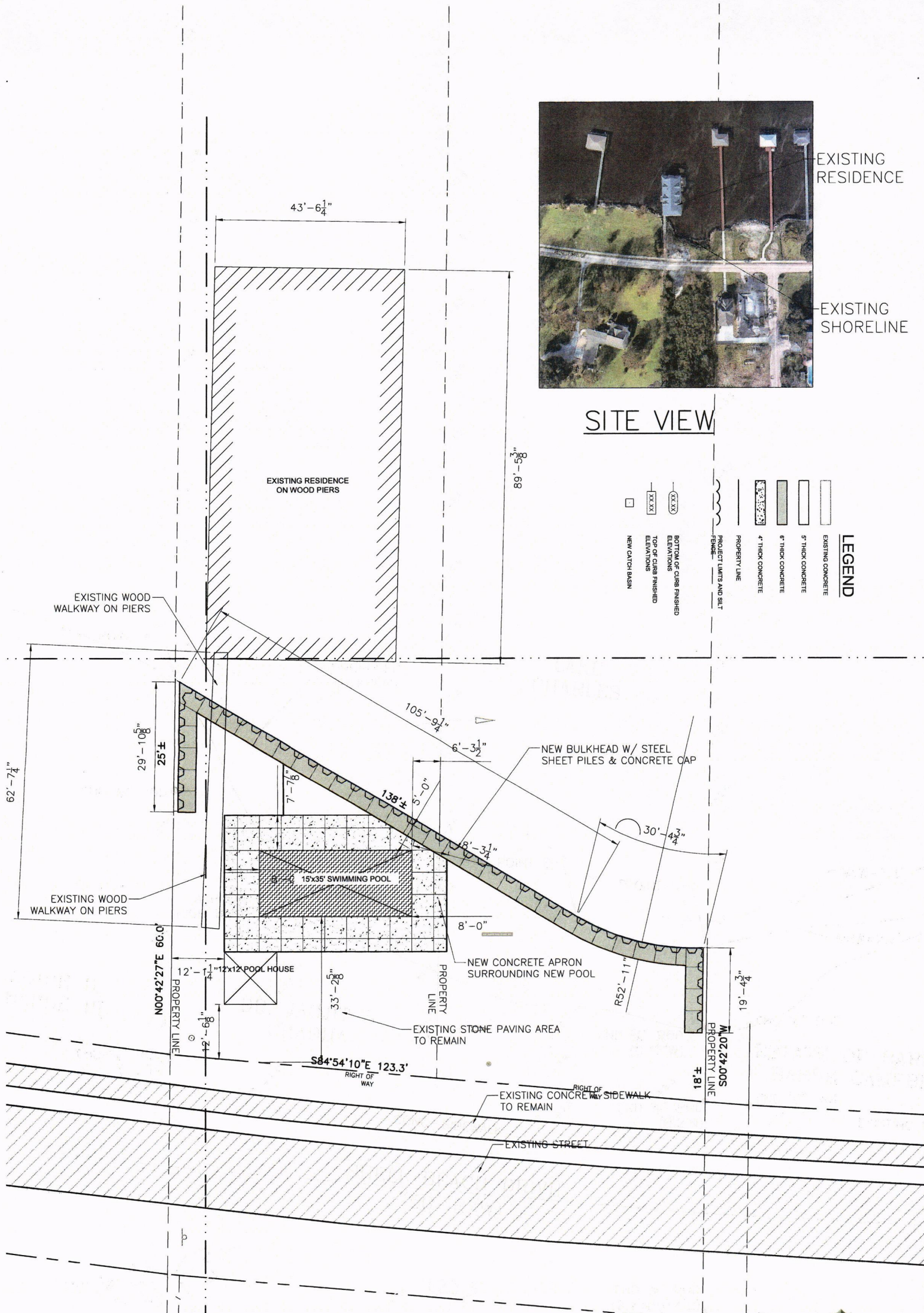
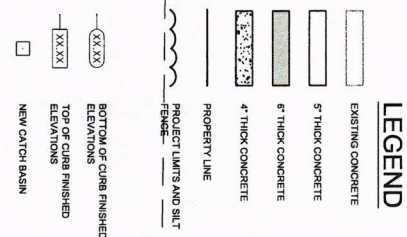
If you have questions, please contact this office.

A handwritten signature in blue ink, appearing to read "J. Duhon", is written over a horizontal line.

Jason Duhon, P.E.

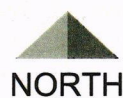


SITE VIEW



SITE PLAN

SCALE: 1" = 20'-0"



Sheet Number C1.0	SITE LAYOUT PLAN	Sheet Title	DATE Project No. 09-012 Designed JSD Drawn JSD Date 6.30.2020	<h2 style="margin: 0;">DUHON & PLEASANT</h2> <p style="margin: 0;">CONSULTING ENGINEERS, LLC.</p> <p style="margin: 0;">5393 Big Lake Road Lake Charles, Louisiana 70605</p> <p style="margin: 0;">t: (337) 564-5918 f: (337) 478-2150 e: jason@dandengineers.com</p>	<h2 style="margin: 0;">CHADHA BULKHEAD</h2> <p style="margin: 0;">904 SHELLBEACH DRIVE, LAKE CHARLES, LOUISIANA, 70601</p>
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APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/14/2020

TOTAL FEE: \$ 300.00

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/AMENDMENT FOR THE FOLLOWING:

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: Calcasieu Parish, City of Lake Charles, LA Section 23 & 24, T-10-S, R-8-W

LEGAL DESCRIPTION: Please see the legal description attached.

☒ ATTACHED

DESCRIPTION OF REQUEST: Review of Preliminary Plat and Construction Plans for The Lakes at Morganfield Phase 2

APPLICANT: Morganfield Lakes, LLC

PHONE: 337-216-0249

MAILING ADDRESS: 337 Highway 21, Suite D Madisonville, LA

ZIP: 70447

OWNER OF RECORD: Morganfield Partners, LLC

PHONE: 337-216-0249

MAILING ADDRESS: 1100 Camellia Blvd. Suite 200, Lafayette, LA

ZIP: 70508

APPLICANT MUST VERIFY THE FOLLOWING ITEMS ARE INCLUDED IN THE APPLICATION BY CHECKING BOX:

(NOTE: ALL ITEMS MUST BE INCLUDED IN ORDER TO SUBMIT APPLICATION)

- ☒ SCALED SITE PLAN
☒ CURRENT LEGAL DESCRIPTION OF PROPERTY
☒ APPLICANT "LETTER OF INTENT"
☒ OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT
☒ PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY [] NOT REQUIRED

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A CONDITIONAL USE PERMIT/SPECIAL EXCEPTION/VARIANCE/APPEAL/AMENDMENT 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/AMENDMENT NULL AND VOID.

APPLICANT SIGNATURE

DATE 9/14/2020

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: [] MINOR [] MAJOR [] PLANNED DEVELOPMENT
[] SPECIAL EXCEPTION [] VARIANCE [] APPEAL [] AMENDMENT (RE-ZONING)

ZONING DISTRICT: [] RESIDENTIAL [] MIXED USE [] INDUSTRIAL [] NEIGHBORHOOD [] BUSINESS [] LIGHT MANU.
[] T-4 URBAN TRANSECT [] T-5 URBAN CENTER TRANSECT [] T-6 URBAN CORE TRANSECT [] OTHER

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] N/A (If not located within Historic District)

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE



6509 Windcrest Drive, Suite 600
Plano, Texas 75024-3074
Tel: 972.488.3880
Fax: 972.488.3882
www.jonescarter.com

September 16, 2020

**Re: The Lakes at Morganfield – Phase 2
Letter of Intent**

Morganfield Lakes, LLC is proposing to subdivide 32.252 acres of land into 118 single family residential lots. The property is located along the north side of East McNeese Street, east of the Corbina Rd intersection, in Section 23 & 24 of Township 10 South, Range 8 West of Calcasieu Parish, LA. The subdivision will consist of asphalt roadways with a curb and gutter drainage system.

With this application for preliminary subdivision approval, Morganfield Lakes, LLC is requesting variances as follows:

1. A variance to reduce the building front setback from 30' to 15' (20' garage front setback).

Upon approval of the preliminary plat, we will submit construction plans to the City of Lake Charles for the utilities, streets, and drainage for approval.

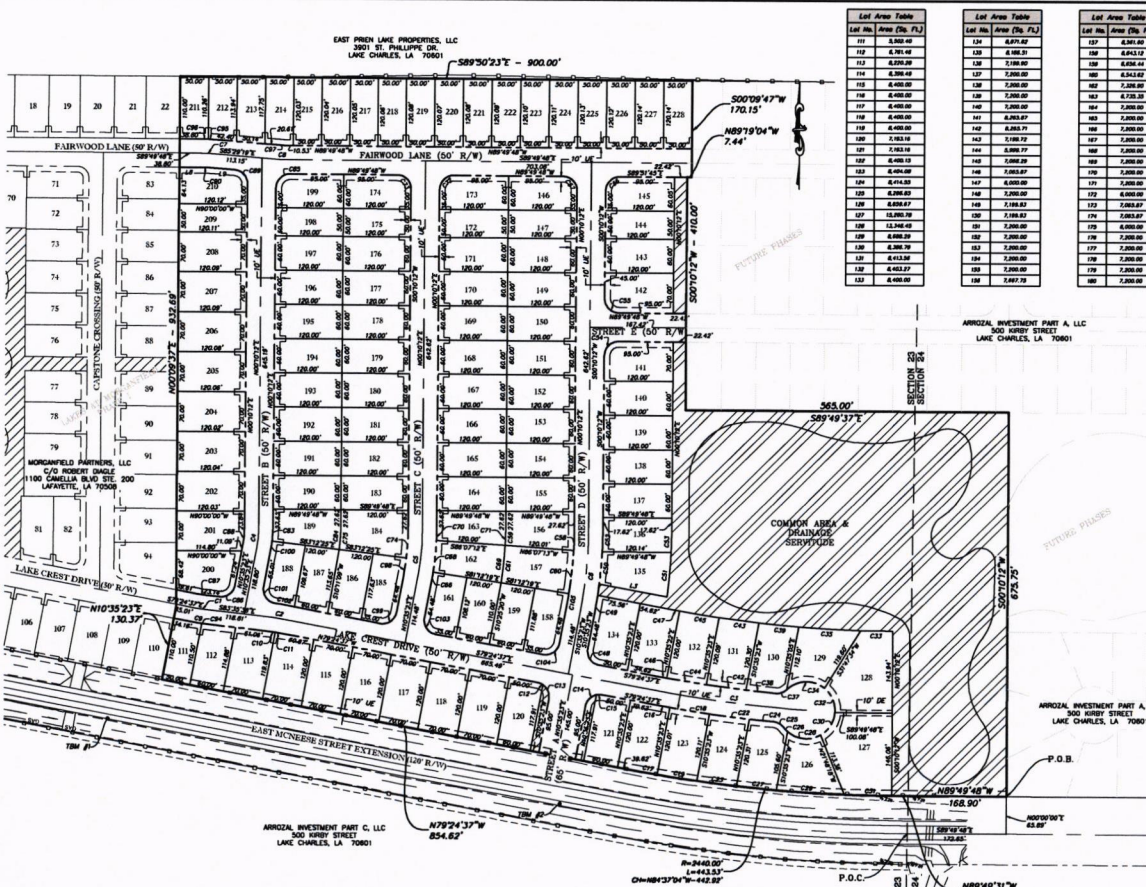
Should you have any questions regarding this project, or require additional information, please feel free to call (214) 578-0088.

Sincerely,

Jorge Gonzalez-Rodiles

JGR/cas

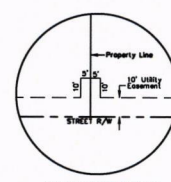
K:\16733\16733-0006-00 The Lakes at Morganfield\Project Management\Deliverables\City of Lake Charles\9-14-2020 - The Lakes Phase 2 - 1st Submittal\4-Letter of Intent.docx



Curve #	Radius	Length	Delta	Chord
C1	235.00'	10.41'	111.70°	81.7007' - 10.41'
C2	175.00'	20.80'	111.70°	163.4014' - 20.80'
C3	235.00'	20.81'	111.70°	163.4014' - 20.81'
C4	235.00'	10.41'	111.70°	81.7007' - 10.41'
C5	175.00'	20.80'	111.70°	163.4014' - 20.80'
C6	235.00'	10.41'	111.70°	81.7007' - 10.41'
C7	235.00'	10.41'	111.70°	81.7007' - 10.41'
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C10	235.00'	10.41'	111.70°	81.7007' - 10.41'
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C52	235.00'	10.41'	111.70°	81.7007' - 10.41'
C53	235.00'	10.41'	111.70°	81.7007' - 10.41'
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C73	235.00'	10.41'	111.70°	81.7007' - 10.41'
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C82	235.00'	10.41'	111.70°	81.7007' - 10.41'
C83	235.00'	10.41'	111.70°	81.7007' - 10.41'
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C91	235.00'	10.41'	111.70°	81.7007' - 10.41'
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C93	235.00'	10.41'	111.70°	81.7007' - 10.41'
C94	235.00'	10.41'	111.70°	81.7007' - 10.41'
C95	235.00'	10.41'	111.70°	81.7007' - 10.41'
C96	235.00'	10.41'	111.70°	81.7007' - 10.41'
C97	235.00'	10.41'	111.70°	81.7007' - 10.41'
C98	235.00'	10.41'	111.70°	81.7007' - 10.41'
C99	235.00'	10.41'	111.70°	81.7007' - 10.41'
C100	235.00'	10.41'	111.70°	81.7007' - 10.41'

Line #	Length	Direction
12	10.41'	111.70°
18	20.80'	111.70°
19	10.41'	111.70°

- REFERENCES**
1. A BOUNDARY SURVEY FOR ARROZAL, L.L.C. BY DAVID M. SARGENT, P.L.S., DATED SEPTEMBER 20, 2018.
 2. A SURVEY AND MAP FOR ARROZAL, L.L.C. OF 300.324 ACRES IN PORTIONS OF SECTION 23, 24, & 25, BY GEORGE A. EVANS, JR., P.L.S., DATED FEBRUARY - APRIL OF 1998.



- TYPES OF IMPROVEMENTS**
- STREETS: ASPHALT WITH CURB AND OUTLET
 - WATER: CITY OF LAKE CHARLES
 - SEWER: CITY OF LAKE CHARLES
 - ELECTRIC: JEFF DAVIS ELECTRIC
 - TELEPHONE: AT&T
 - CABLE TV: AT&T
 - GAS: CENTURION ENERGY

FLOODMAPS

THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBERS 22018C0409 F, DATED FEBRUARY 16, 2011.

- REQUESTED SETBACKS**
- | FRONT | 15' | 30' |
|-------|-----|-----|
| BACK | 5' | 5' |
| REAR | 5' | 5' |

GENERAL NOTES:

TOTAL NUMBER OF RESIDENTIAL LOTS: 18
 AREA OF COMMON AREA: 8.758 ACRES
 AREA OF RIGHT OF WAY: 8.870 ACRES
 TOTAL AREA OF DEVELOPMENT: 32.252 ACRES
 MINIMUM RESIDENTIAL LOT: 6,255.72 SQ. FT.
 MINIMUM FRONTAGE: 550.00'

- BENCHMARK**
- 1. A BENCHMARK IN SOUTHWEST OF MCNEESE STREET EXTENSION, ELEV. 174.7
 - 2. A BENCHMARK IN SOUTHWEST OF MCNEESE STREET EXTENSION, ELEV. 177.7

- LEGEND**
- UTILITY EASEMENT LINE
 - STREET RIGHTS-OF-WAY
 - EXISTING EASEMENT LINE
 - SECTION LINE
 - EXISTING FENCE
 - COMMON AREA
 - LOT NUMBER
 - SET BACK ROD
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT

REQUESTED VARIANCES

1. FRONT SETBACKS TO BE 15'.

OWNER

MORGANFIELD PARTNERS, LLC
 100 CANELLA BLVD, SUITE 200
 LAFAYETTE, LA 70508
 (337) 286-0248

DEVELOPER

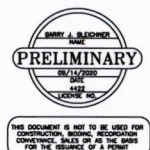
MORGANFIELD PARTNERS, LLC
 337 HIDEWAY 2L SUITE 5
 MORGANFIELD, LA 70447
 (985) 331-4884

THE LAKES AT MORGANFIELD PHASE 2 "A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"

LOCATED IN
 SECTION 23 & 24, T-10-S, R-8-W
 CITY OF LAKE CHARLES
 CALCASIEU, LOUISIANA

DATE OF PLAT:
 SEPTEMBER 16, 2020

SCALE: 1" = 100'



I CERTIFY THAT THIS REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SET FORTH BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAPSLS IN 2011.

PREPARED BY
 BARRY J. BLEICHER, PE, PLS, LLS
 CIVIL ENGINEER & LAND SURVEYOR
 321 RICHLAND AVENUE
 LAFAYETTE, LOUISIANA 70508
 TEL. (337) 849-7696

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING, OR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR SURVEYOR.

VARIANCE APPLICATION FORM

200.00

DATE: _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LOUISIANA UNDER THE PROVISIONS OF ORDINANCE 13-30 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR AN ALTERATION OF SHORELINE PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: Parcel ID: ¹³ 0134 013430934

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: Request for use of limestone vs. concrete

WITH PLANS ATTACHED HERETO:

APPLICANT: Henderson Storage

PHONE: _____

MAILING ADDRESS: 211 W Service Rd, Lake Charles, LA

ZIP: 70591

EMAIL ADDRESS: lbabam@hls-mus

OWNER OF RECORD: Henderson Improvement and Marine LLC

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

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

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

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR AN ALTERATION OF SHORELINE PERMIT 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 SEC 13-30 OF THE CODE OF ORDINANCES WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

APPLICANT [Signature]

DATE _____

DATE _____



August 25, 2020

City of Lake Charles
Office of Zoning and Land Use
623 Pujo St., P.O. Box 900
Lake Charles, Louisiana 70602

Dear Sir or Madam:

**Re: Letter of Intent for Consideration of Minor Conditional Use Permit and Variance Request
Proposed Development
Henderson Implement and Marine LLC
Lake Charles, Calcasieu Parish, Louisiana**

Henderson Implement and Marine LLC (Henderson) is pleased to submit this Letter of Intent (LOI) to the City of Lake Charles Office of Zoning and Land Use for the consideration of a minor conditional use permit and variance request for a proposed development associated with an approximately 21-acre parcel (Parcel ID: 01343093H), located near the intersection of Gerstner Memorial Drive (LA HWY 14) and Sugarloaf Drive in Lake Charles, Calcasieu Parish, Louisiana (Property). A site location map is included on the Site Plan within Attachment A. A copy of the Calcasieu Parish Assessor 2020 Assessment Listing, providing a legal description of the property and proof of ownership, is included as Attachment B.

Description of Development

The proposed development will include the construction of a recreational vehicle (RV), boat, and self-storage facility (Storage Facility) to be located on approximately 7 acres of the Property. The Storage Facility will include a sales office building located near the road frontage along Gerstner Memorial Drive, as identified in the attached Site Plan.

Minor Conditional Use Permit

A portion of the property where the proposed Storage Facility is to be located is currently zoned Mixed Use. As such, the issuance of a minor conditional use permit is requested for the construction of the proposed Storage Facility on the identified Property zoned as Mixed Use.

Variance

Portions of the Property proposed for RV and boat storage are proposed to be surfaced with aggregate (i.e., limestone or similar) as the use of aggregate has the potential to reduce stormwater runoff as opposed to alternative impermeable surfaces. Parking for customers near the sales office and areas used for access to the enclosed self-storage units will be surfaced with concrete/asphalt for ease of access. A



variance for the use of aggregate in areas identified within the Site Plan is requested for the proposed development.

Applicant Information

Lane Babin (Henderson Project Manager) will serve as a liaison through the minor conditional use and variance request process on behalf of Henderson. Please direct correspondence to the following:

Lane Babin
Henderson Family Enterprises
211 W Service Road
Welsh, Louisiana 70591

Henderson appreciates the opportunity to provide this LOI to the City of Lake Charles Office of Zoning and Land Use. Should you have any questions or require additional information regarding this submittal, please contact Lane Babin (Henderson) at (337) 288-1111.

Sincerely,

Henderson



Lane M. Babin

Encl. Attachment A – Site Plan
 Attachment B – Calcasieu Parish Assessor 2020 Assessment Listing

