



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, November 9, 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.

RES 20-42**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: BASONE DEVELOPMENT SOLUTIONS (ANB TRUST SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plat a .22-acre tract of land into three (3) single-family development tracts, within a Residential Zoning District. Location of the request is **4931 Country Club Court.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a .22 acre tract of land into three (3) single family 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.

RES 20-43**LAKE CHARLES SUBDIVISION REGULATIONS**

APPLICANT: J. BREAUX ENTERPRISES, LLC (AUTUMN CREST SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Section 2.3), in order to subdivide a 70-acre tract of land into 254+- residential development tracts, within a Mixed Use Zoning District. Location of the request is the **Southside 2200 Blk. E. McNeese Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-subdivision of a 70 acre tract of land into two hundred fifty four (254) 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 and the LA State Department of Transportation and Development.

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 6th 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 lake side. 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.

VAR 20-18**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: CHRIS HOLYFIELD

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct a self-storage facility with a height of 40' vs 35' and drive areas 1' from side property lines vs 5' within a Mixed Use Zoning District. Location of the request is the **Northside 2000 Blk. E. McNeese Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of Class A self-storage facility would exceed the minimum develop standards except for the requested 40' height vs 35' and the 5' side yard green space for the district. Numerous developments in the immediate area fail to meet similar development standards and the applicant will be required to comply with Driveway Access designs thru LA DOTD. If the variances are considered reasonable by the commission staff is recommending an enhanced landscape design for the front portion of the development abutting the McNeese Street corridor.

VAR 20-19**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: J. BREAUX ENTERPRISES LLC

SUBJECT: Applicant is requesting a variance (Section 4-205), in order to construct single-family residential homes with front setback reduction to 15' and lot size coverage up to 50%, within a Mixed Use Zoning District. Location of the request is the **Autumn Crest Subdivision located on Southside 2200 Blk. E. McNeese Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of single-family structures within the proposed Autumn Crest Subdivision would exceed the minimum develop standards except for the requested 15' front yard setback vs 20ft. The applicant is designing a single-family home product that is consistent with the development plan with expanded back yard features for the subdivision. This variance would apply to all lots within the subdivision.

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

APPLICANT: OTOPLA DEVELOPMENT, LLC

SUBJECT: Applicant is requesting a variance (Section 4-205), in order to construct single-family residential homes with front setback reduction to 15' for homes and 20' for

garages, within a Residential Zoning District. Location of the request is the **Ridge at MorganField Phase 2, located on Westside 4600 Blk. Corbina Road.**

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 variances for the principal structure and carports 20' front 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.

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:

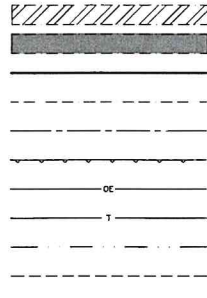
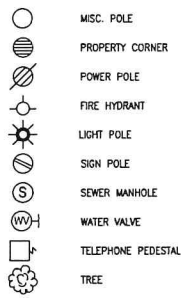
Please accept this letter of intent as our formal request to subdivide 19.835 Acres into two tracts known as Tract 1 being 16.338 Acres and Tract 2 being 3.497Acres.

A handwritten signature in black ink, appearing to read 'Gabe Ackal', is written over a horizontal line.

Gabe Ackal

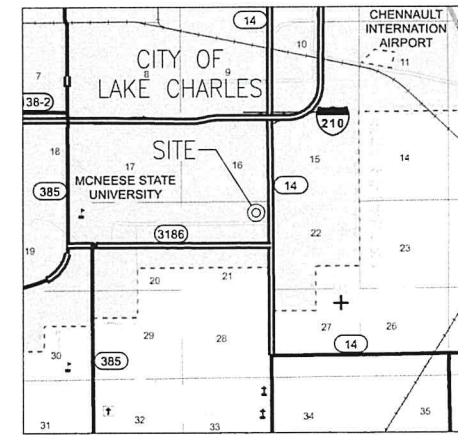
**Southern Gulf Theaters, Inc.
D/B/A New Moon Drive Inn**

LEGEND

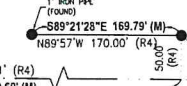


NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.5).

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

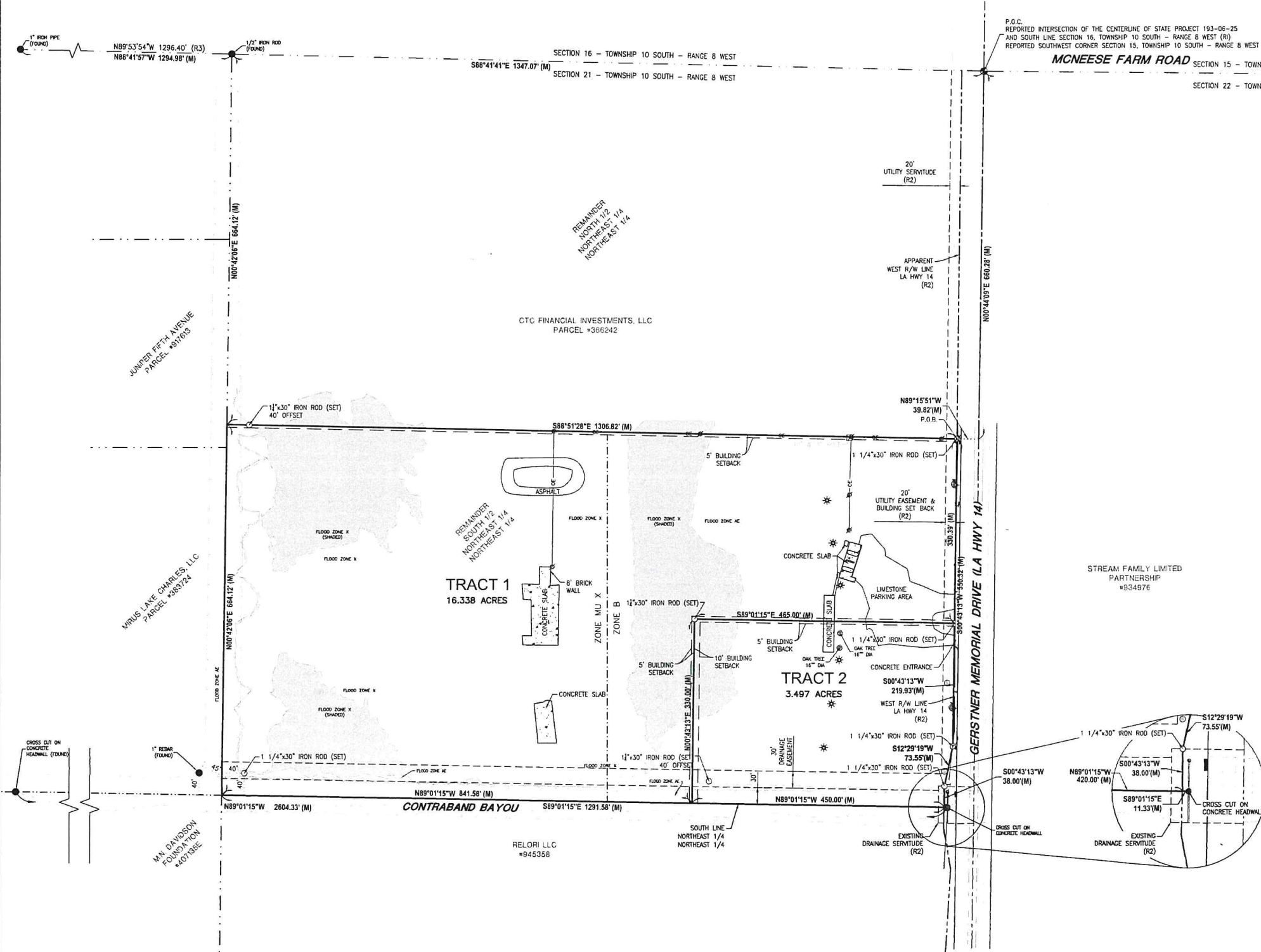
(OWNER/OWNER REPRESENTATIVE)

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 BREAU
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:

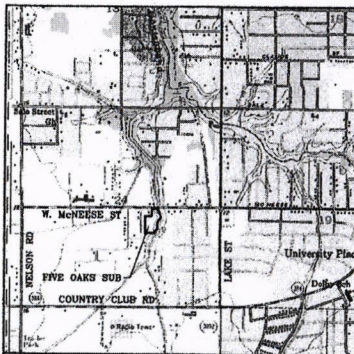
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I, Randy Tupper HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

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 IX, 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" = 24x36' SI
SCALE: 1" = 11x17' SI

**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.

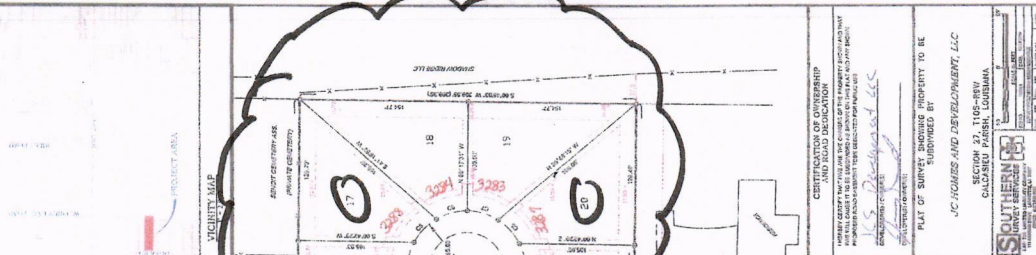
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

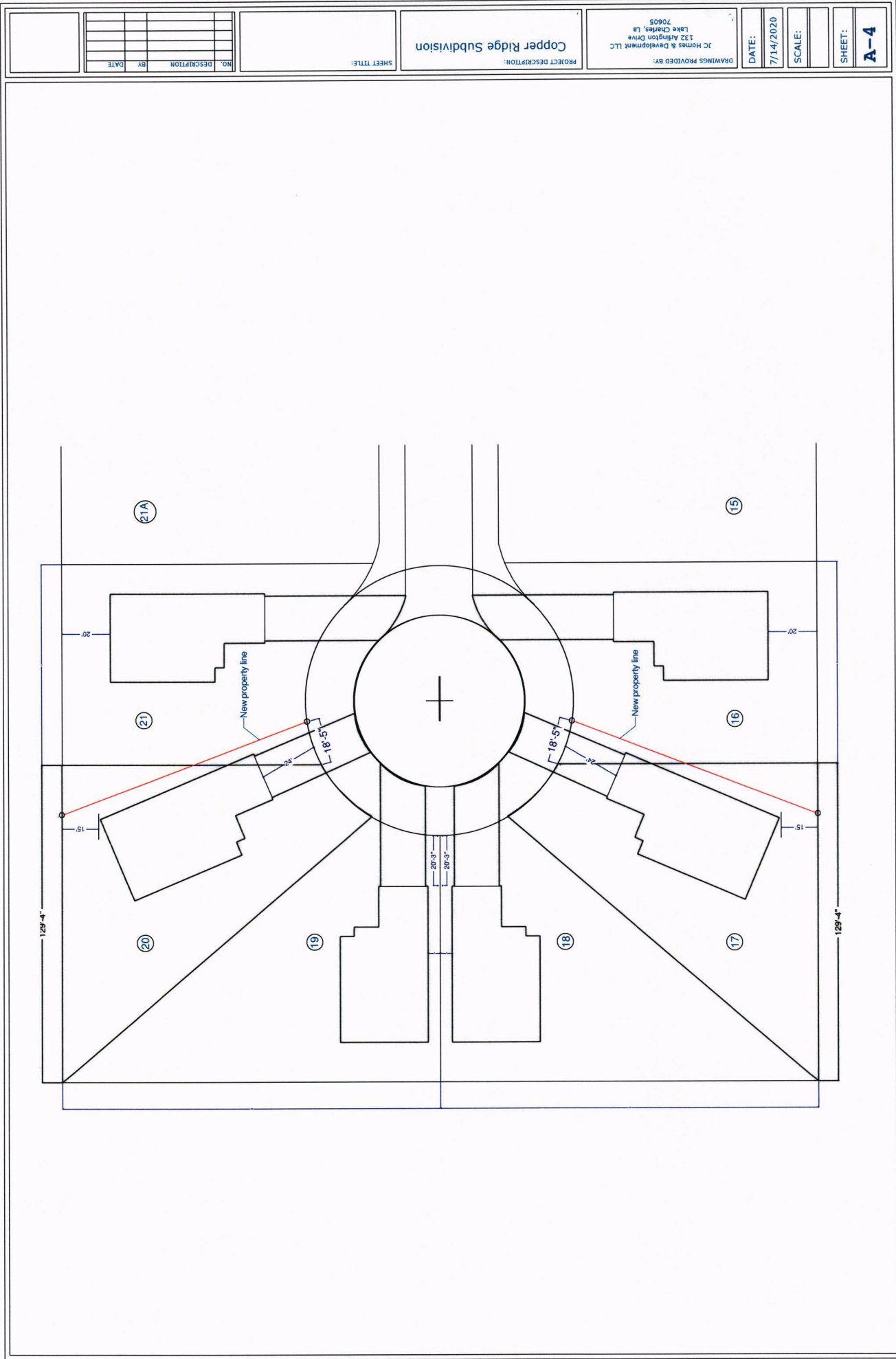
I, Chad Sider HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 7-27-20

12





DRAWINGS PROVIDED BY:
JC Homes & Development LLC
132 Arlington Drive
Lake Charles, La
70605

PROJECT DESCRIPTION:
Copper Ridge Subdivision

SHEET TITLE:

NO.	DESCRIPTION	BY	DATE

DATE:
7/14/2020

SCALE:

SHEET:

A-4

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

DATE: 9/14/2020

APPLICATION FEE: \$300.00

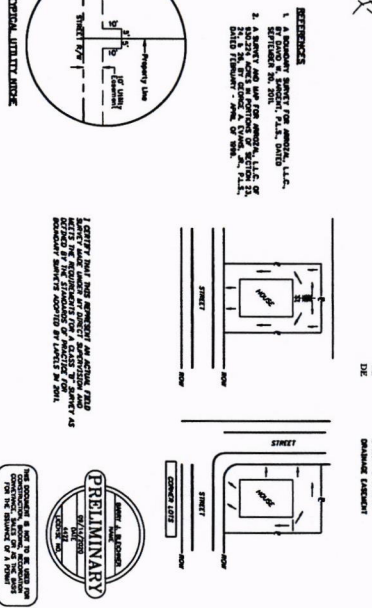
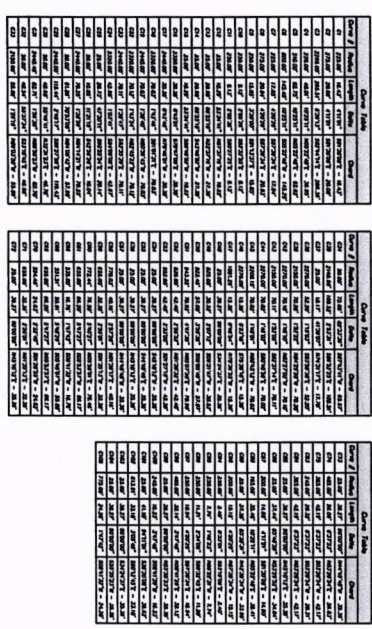
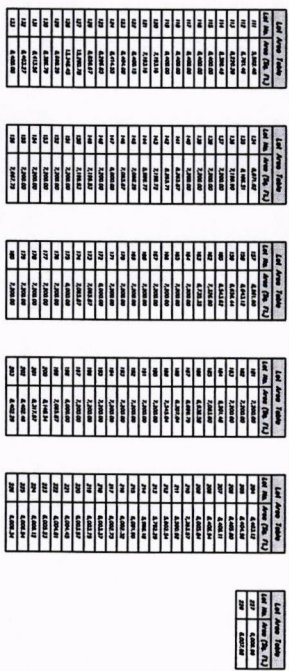
1. NAME OF SUBDIVISION: The Lakes at Morganfield Phase 2
2. NAME OF APPLICANT: Morganfield Lakes, LLC
ADDRESS: 337 Highway 21, Suite D Madisonville, LA ZIP: 70447 PHONE: 985-351-4814
3. NAME OF AUTHORIZED AGENT: Ryan Power
ADDRESS: 337 Highway 21, Suite D Madisonville, LA ZIP: 70447 PHONE: 985-351-4814
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: \$ 330⁰⁰
PLAT FILING FEE: \$ _____

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.

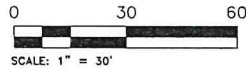
THE APPLICANT HEREBY CONSENTS TO THE PROVISION OF THE SUBDIVISION REGULATIONS PROVIDING THAT THE DECISION OF THE PLANNING COMMISSION SHALL BE MADE WITHIN FORTY (40) DAYS AFTER THE CLOSE OF THE PUBLIC HEARING ON FINAL PLAT APPROVAL.

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

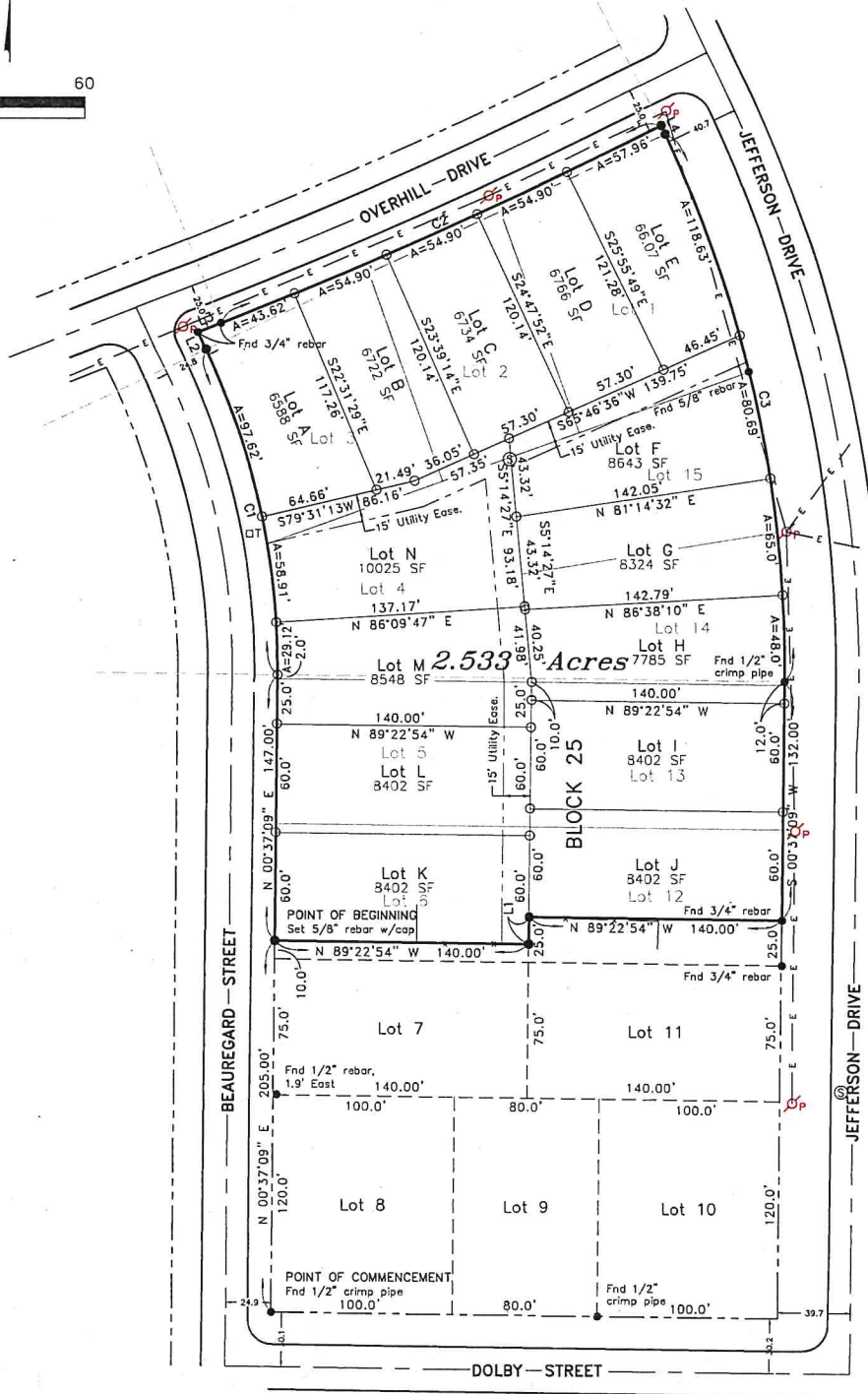
DATE: 9-16-2020

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



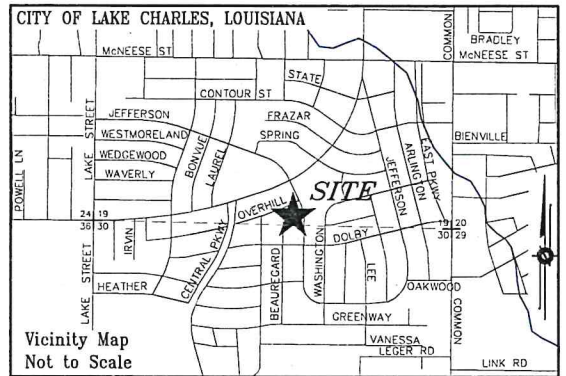
PEYTON'S PLACE SUBDIVISION

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

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 10-6-2020

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

1. NAME OF PROPOSED SUBDIVISION: ANB Trust Subdivision
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: Basone Development Solutions
ADDRESS: P.O. Box 4732 ZIP 70606 PHONE 764-0389
3. NAME OF AUTHORIZED AGENT: Steven Burguiere
ADDRESS: 4818 Riveridge Dr ZIP 70605 PHONE 337-302-4971
4. OWNER OF RECORD: Albert Naylor Burguiere Trust
ADDRESS: 4818 Riveridge Dr ZIP 70605 PHONE 337 302-4971
5. ENGINEER (and/or Land Surveyor): Orvil Hebert
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: TBD
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 4931 Country Club Ct 4931
8. TOTAL ACREAGE BEING SUBDIVIDED: .22
NO. OF LOTS: 3
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
See Attached

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

14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, Robin Basone 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: 10/15/2020

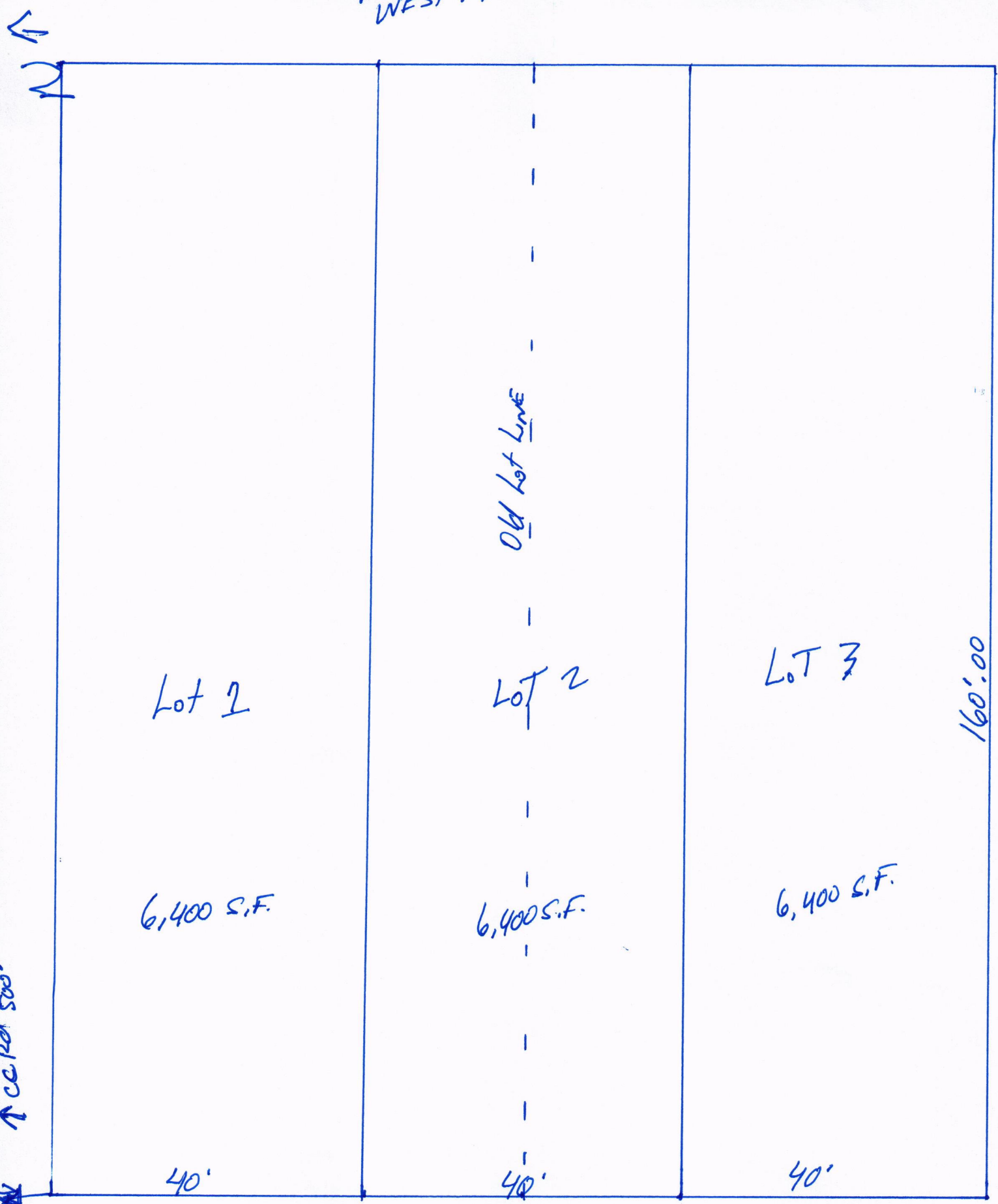
October 6, 2020

I am requesting to subdivide two (2) existing lots into three (3) lots that exceed the minimum lot size standards for the City of Lake Charles. The single family home was significantly damaged during hurricane Laura and will be demolished along with the secondary accessory dwelling unit in the rear of the property.

We will be constructing three new brick single family homes for retail sale that will meet all setbacks and zoning code requirements. No variances are being requested.

ANB Trust

~~WEAVER~~
WEST RIDGE Sub.



Lot 1

Lot 2

Lot 3

6,400 S.F.

6,400 S.F.

6,400 S.F.

40'

40'

40'

160'

CC COURT

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

DATE: 10/12/2020

APPLICATION FEE: \$100.00

1. NAME OF SUBDIVISION: Autumn Crest Subdivision
2. NAME OF APPLICANT: J. Breaux Enterprises, LLC
ADDRESS: 1807 W. Gloria Switch Rd, Carencro, LA ZIP: 70520 PHONE: 337-254-1658
3. NAME OF AUTHORIZED AGENT: Bonnie Anderson - Director of Planning (banderson@jbreauxent.com)
ADDRESS: 1807 W. Gloria Switch Rd, Carencro, LA ZIP: 70520 PHONE: 337-520-0787
4. OWNER OF RECORD: RLP Land Enterprises, Inc.
ADDRESS: 2691 E. Gauthier Rd, Lake Charles, LA ZIP: 70607 PHONE: _____
5. ENGINEER (and/or Land Surveyor): Chad Roussel / Ragin Engineering (chad@raginengr.com)
ADDRESS: 221 Southpark Rd #A4, Lafayette, LA ZIP: 70508 PHONE: 337-207-2915
6. ATTORNEY: Randy Olson / Prime Title
ADDRESS: 1819 W. Pinhook Rd, Ste. 100, Lafayette, LA ZIP: 70508 PHONE: 337-235-0047
7. SUBDIVISION LOCATION: 2200 Block of E. McNeese Street/ South to Smith Road
8. TOTAL ACREAGE BEING SUBDIVIDED: +/- 70 acres
NUMBER OF LOTS: +/- 254
9. ZONING CLASSIFICATION: Mixed Use
10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY? ☐ YES ☒ NO
IF SO, LIST CASE NO. AND NAME: N/A
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:
RLP Land Enterprises, Inc.
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
Parcel # 00925306 and Parcel # 00095028S
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
See Attached Sheet
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, Bonnie Anderson HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY:

Bonnie Anderson
SIGNATURE OF APPLICANT

DATE: 10/12/2020

VARIANCE APPLICATION FORM

DATE: 10/12/2020

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: 2200 Block of E. McNeese Street/ South to Smith Road

LEGAL DESCRIPTION: See attached plat

DESCRIPTION OF JOB: A variance to reduce the building front setback from 30' to 15' (20' garage front setback) and
A variance which increases the maximum building coverage area on a single lot from 40% to 50%.

WITH PLANS ATTACHED HERETO:

APPLICANT: J. Breaux Enterprises, LLC

PHONE: 337-254-1658

MAILING ADDRESS: 1807 W. Gloria Switch Rd, Carencro, LA

ZIP: 70520

EMAIL ADDRESS: banderson@jbreauxent.com

OWNER OF RECORD: RLP Land Enterprises, Inc.

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

DATE

APPLICANT

10/12/2020

DATE

J. Breaux Enterprises, LLC
1807 West Gloria Switch Road
Carencro, Louisiana 70520

October 12, 2020

Re: Autumn Crest Subdivision
Letter of Intent

J. Breaux Enterprises, LLC is proposing to subdivide +/- 70 acres of land into +/- 254 single family residential lots. The property is located along the East McNeese Street, southeast of 5th Avenue, south to Smooth Road in Section 21 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, J. Breaux Enterprises, LLC is requesting variances as follows:

1. A variance to reduce the building front setback from 30' to 15' (20' garage front setback).
2. A variance which increases the maximum building coverage area on a single lot from 40% to 50%.

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.

Please feel free to call if you have any questions or need additional information.

Sincerely,



Bonnie Anderson, CFM
Director of Planning
(337) 520-0787

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:

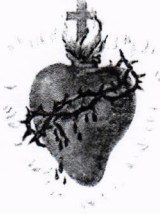
REVIEWED BY

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

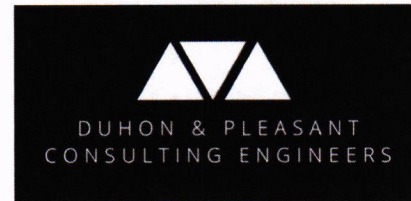
☒ 07/08/2020

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.

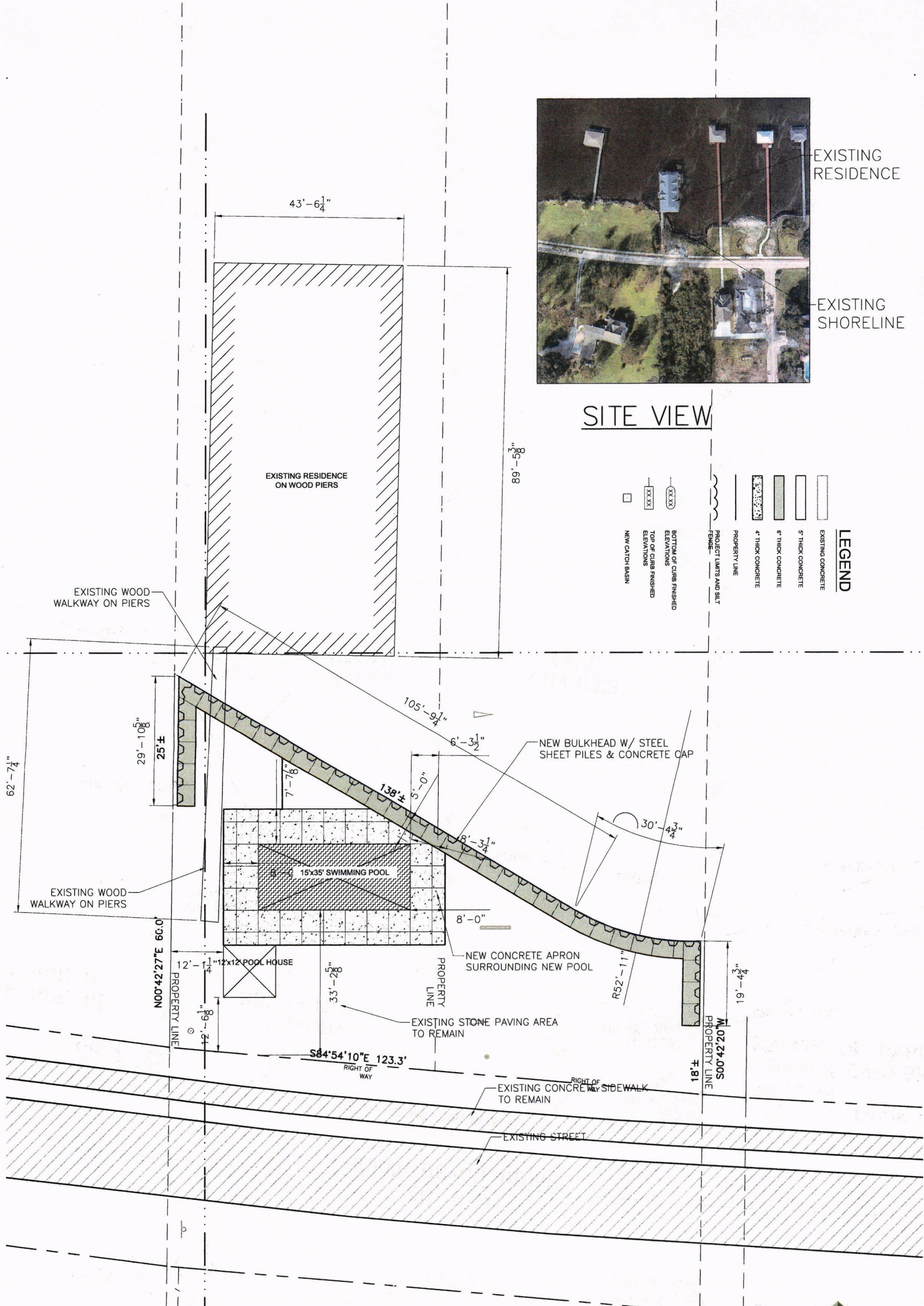


EXISTING
RESIDENCE

EXISTING
SHORELINE

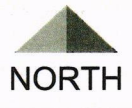
SITE VIEW

- LEGEND**
- EXISTING CONCRETE
 - 5" THICK CONCRETE
 - 6" THICK CONCRETE
 - 4" THICK CONCRETE
 - PROPERTY LINE
 - PROJECT LIMITS AND SUT
 - NEW CATCH BASIN
 - TOP OF CURB FINISHED ELEVATIONS
 - BOTTOM OF CURB FINISHED ELEVATIONS



SITE PLAN

SCALE: 1" = 20'-0"



Sheet Number C1.0	Site Title SITE LAYOUT PLAN	Sheet Title 6.30.2020	Project No. 20-012	Design JSD	Drawn JSD	Date 6.30.2020	DUHON & PLEASANT CONSULTING ENGINEERS, LLC. 5393 Big Lake Road Lake Charles, Louisiana 70605 t: (337) 564-5918 F: (337) 478-2150 E: jason@dandpengineers.com	CHADHA BULKHEAD 904 SHELLBEACH DRIVE, LAKE CHARLES, LOUISIANA, 70601
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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.

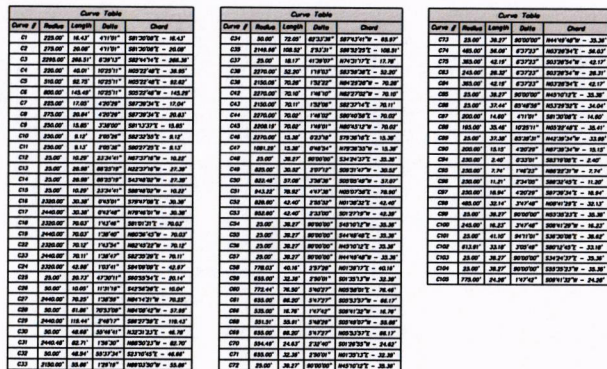
Should you have any questions regarding this project, or require additional information, please feel free to call (214) 578-0088.

Sincerely,

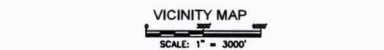
Jorge Gonzalez-Rodiles

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

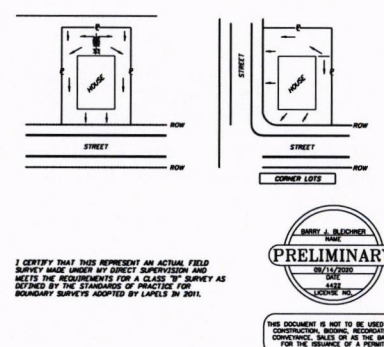


Lot No.	Area (Sq. Ft.)
227	6,006.99
228	6,027.66



UTILITY EASEMENT LINE
STREET RIGHTS-OF-WAY
EXISTING EASEMENT LINE
SECTION LINE
EXISTING FENCE
COMMON AREA
LOT NUMBER
SET BACK FOOT
UTILITY EASEMENT
GRADABLE SURFACE

LAFAYETTE, LOUISIANA 70508
TEL. (504) 242-5000



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@hcs-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.

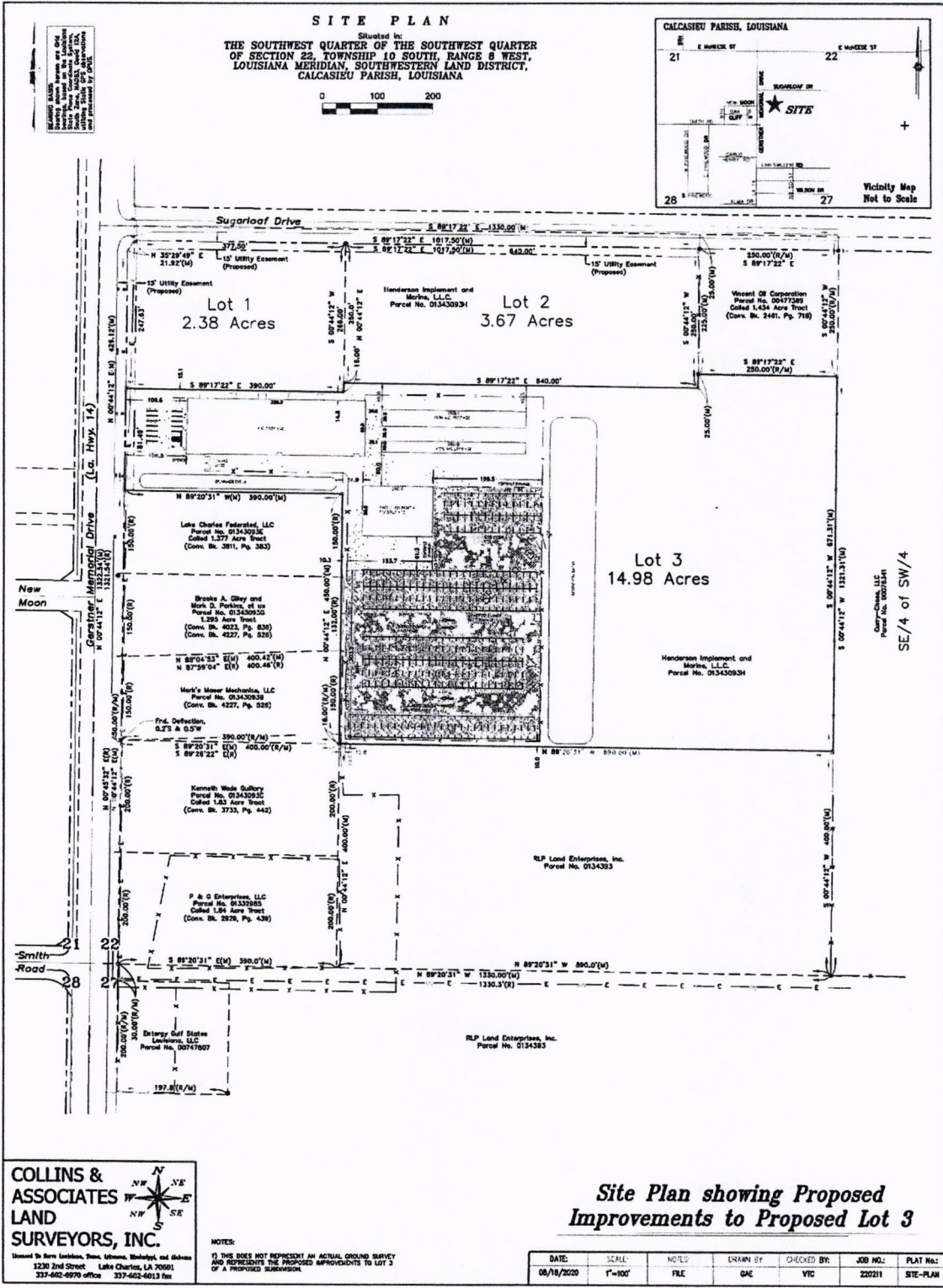
Sincerely,

Henderson



Lane M. Babin

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



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 10/1/2020

TOTAL FEE: \$ 275

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: Corner of McNeese St. and 5th Ave

LEGAL DESCRIPTION:

☒ ATTACHED

DESCRIPTION OF REQUEST: Zoning variance for height and square footage of building as well as to approve conditional use

APPLICANT: Chris Holyfield

PHONE: 318-388-2492

MAILING ADDRESS: 2371 Tower Dr. Monroe, LA

ZIP: 71201

OWNER OF RECORD: George Burch, III Vivian Burch Martin and Bryan Burch

PHONE: 214-402-8587

MAILING ADDRESS: 5504 Key Street, Dallas, Texas

ZIP: 75205

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

10/1/2020

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

HOLYFIELD CONSTRUCTION, INC.
2371 TOWER DRIVE
MONROE, LOUISIANA 71201
518.388.2492

HOLYFIELD
CONSTRUCTION, INC.

September 4, 2020

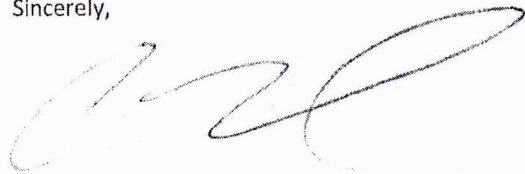
Chris Holyfield
Holyfield Construction
2371 Tower Dr.
Monroe, LA 71201

Assistant Director Doug Burguières
City of Lake Charles, Planning Department, Office of Zoning & Land Use
326 Pujo St.
Lake Charles, LA 70602

Dear Assistant Director Doug Burguières:

My name is Chris Holyfield of Holyfield Construction and StrongPoint Storage. It is my intent to develop a new class A self storage facility on what is currently an undeveloped lot located on E McNeese St. in the City of Lake Charles close to the intersection of 5th Ave. This facility will be climate controlled with high quality finishes. It is a two-story facility reaching a height of 40'. The building will have a total square footage of just under 99,000 sf. Our site is bordered by developed properties of similar commercial type to the East and West with an undeveloped lot to the North. All lots are the same Mixed-Use zoning according to the Lake Charles Zoning Map. There will be a concrete drive around the building with two 16' one-way drives.

Sincerely,



Chris Holyfield



NEW STORAGE FACILITY FOR
STRONGPOINT SELF
STORAGE
E MCNEESE ST LAKE CHARLES, LA 70607

PROJECT NO. 0000

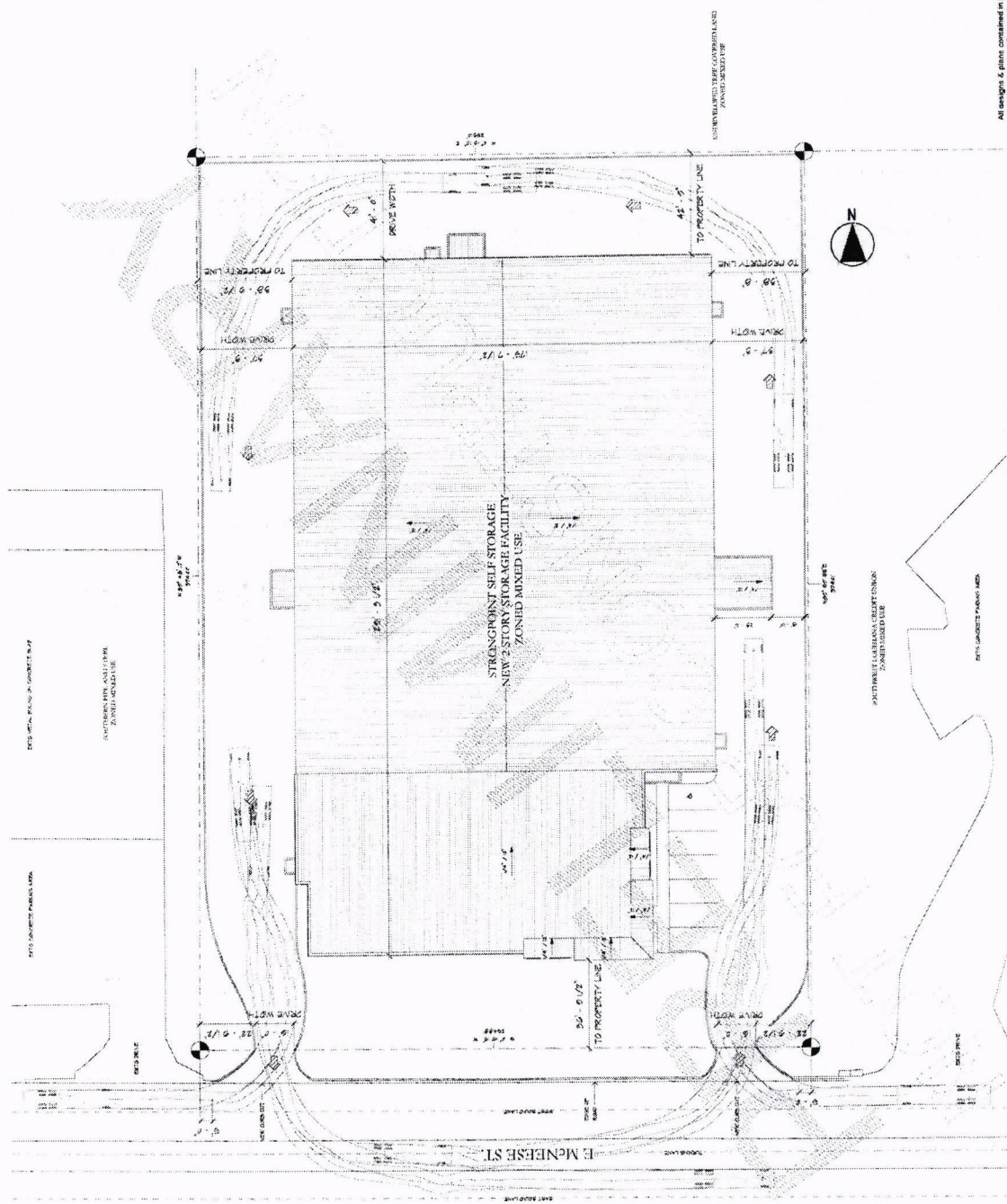
REVISIONS

9/4/2020

SITE
PLAN

Subject:

C1.1



All designs & plans contained in these documents are the original work, owned & property of Holsfield Construction, Inc. Any reuse or reproduction of these documents in part or whole is strictly prohibited without prior written consent from H.C.I. These documents have been prepared with the sole intent of design and construction both, to be completed by H.C.I.

VARIANCE APPLICATION FORM

DATE: 10/19/2020

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: Calcasieu Parish, City of Lake Charles, LA Section 23, T-10-S, R-8-W

LEGAL DESCRIPTION: Please see attached.

DESCRIPTION OF JOB: The Ridge at Morganfield Phase 2 - 68 proposed residential lots

WITH PLANS ATTACHED HERETO:

APPLICANT: OTOPLA Development, LLC

PHONE: 985-351-4814

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

ZIP: 70447

EMAIL ADDRESS: rpower@developwithcore.com

OWNER OF RECORD: Morganfield Ridge Ventures, 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="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? | Yes | <input checked="" type="radio"/> 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? | Yes | <input checked="" type="radio"/> 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? | <input checked="" type="radio"/> Yes | <input 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

10/19/2020

DATE



1100 Camellia Blvd., Suite 201
Lafayette, LA 70508
Tel: 972.488.3880
Fax: 972.488.3882
www.jonescarter.com

October 13, 2020

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

OTOPLA Development, LLC is proposing to subdivide 19.102 acres of land into 68 single family residential lots. The property is located along the south side of East McNeese Street, west of the Corbina Rd intersection, in Section 23 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, OTOPLA Development, LLC is requesting variances as follows:

1. A variance to reduce the building front setback from 30' to 15' for homes and 20' for garages.
2. A variance to increase the maximum building coverage area on a single lot from 40% to 50%.

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.

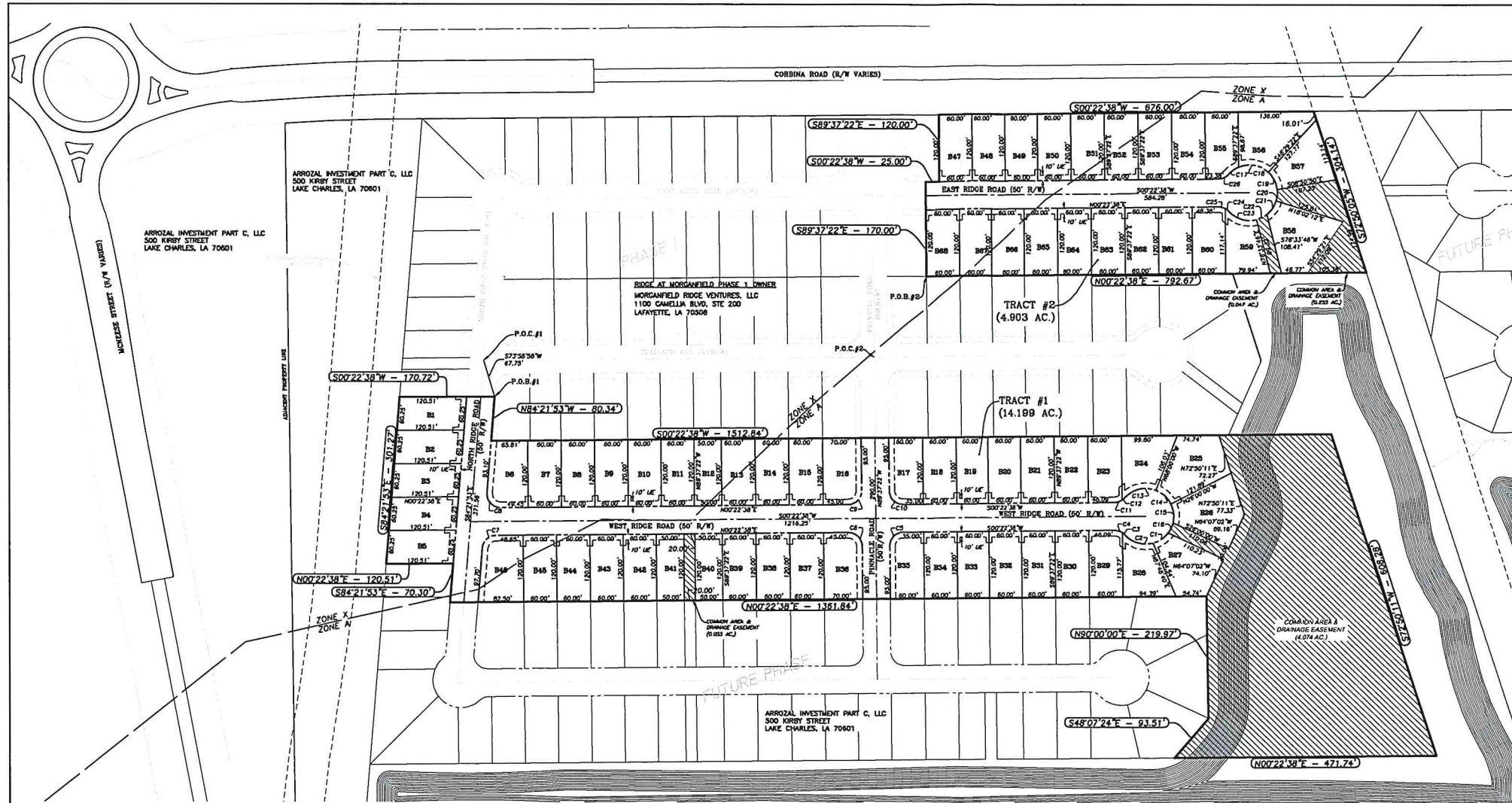
Should you have any questions regarding this project, or require additional information, please feel free to call (214) 578-0088.

Sincerely,

Jorge Gonzalez-Rodiles

JGR/cas

K:\16733\16733-0020-00 The Ridge at Morganfield\Project Management\Deliverables\10-15-2020 - The Ridge Phase 2 P.P. Submittal\4-Letter of Intent.docx



LEGAL DESCRIPTION (TRACT #1)

A CERTAIN PARCEL OF LAND BEING 14.199 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF NORTH RIDGE ROAD AND TEALACH WAY, SAID POINT BEING THE POINT OF COMMENCEMENT, (P.O.C. #1); THENCE PROCEED ALONG A BEARING OF SOUTH 73° 56' 58" WEST FOR A DISTANCE OF 67.75 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. #1); THENCE PROCEED ALONG A BEARING OF NORTH 04° 21' 53" WEST FOR A DISTANCE OF 80.34 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 36" WEST FOR A DISTANCE OF 1512.84 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 36" EAST FOR A DISTANCE OF 471.74 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 48° 07' 24" EAST FOR A DISTANCE OF 83.51 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 00' 00" EAST FOR A DISTANCE OF 219.97 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 36" EAST FOR A DISTANCE OF 1361.64 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 04° 21' 53" EAST FOR A DISTANCE OF 70.30 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 36" WEST FOR A DISTANCE OF 170.72 FEET TO THE POINT OF BEGINNING, (P.O.B. #1).

LEGAL DESCRIPTION (TRACT #2)

A CERTAIN PARCEL OF LAND BEING 4.903 ACRES SITUATED IN SECTION 23, TOWNSHIP-10-SOUTH, RANGE 8-WEST, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PINNACLE ROAD AND TEALACH WAY, SAID POINT BEING THE POINT OF COMMENCEMENT, (P.O.C. #2); THENCE PROCEED ALONG A BEARING OF SOUTH 58° 23' 28" EAST FOR A DISTANCE OF 173.35 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, (P.O.B. #2).

THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 22" EAST FOR A DISTANCE OF 170.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 36" WEST FOR A DISTANCE OF 23.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 37' 22" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 22' 36" WEST FOR A DISTANCE OF 678.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 72° 30' 05" WEST FOR A DISTANCE OF 304.14 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 22' 36" EAST FOR A DISTANCE OF 792.67 FEET TO THE POINT OF BEGINNING (P.O.B. #2).

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	CHORD	CHORD
C1	30.00'	33.38'	38.18'	38.18'	38.18'
C2	30.00'	34.67'	39.73'	39.73'	39.73'
C3	30.00'	35.97'	41.28'	41.28'	41.28'
C4	30.00'	37.27'	42.83'	42.83'	42.83'
C5	30.00'	38.57'	44.38'	44.38'	44.38'
C6	30.00'	39.87'	45.93'	45.93'	45.93'
C7	30.00'	41.17'	47.48'	47.48'	47.48'
C8	30.00'	42.47'	49.03'	49.03'	49.03'
C9	30.00'	43.77'	50.58'	50.58'	50.58'
C10	30.00'	45.07'	52.13'	52.13'	52.13'
C11	30.00'	46.37'	53.68'	53.68'	53.68'
C12	30.00'	47.67'	55.23'	55.23'	55.23'
C13	30.00'	48.97'	56.78'	56.78'	56.78'
C14	30.00'	50.27'	58.33'	58.33'	58.33'
C15	30.00'	51.57'	59.88'	59.88'	59.88'
C16	30.00'	52.87'	61.43'	61.43'	61.43'
C17	30.00'	54.17'	62.98'	62.98'	62.98'
C18	30.00'	55.47'	64.53'	64.53'	64.53'
C19	30.00'	56.77'	66.08'	66.08'	66.08'
C20	30.00'	58.07'	67.63'	67.63'	67.63'
C21	30.00'	59.37'	69.18'	69.18'	69.18'
C22	30.00'	60.67'	70.73'	70.73'	70.73'
C23	30.00'	61.97'	72.28'	72.28'	72.28'
C24	30.00'	63.27'	73.83'	73.83'	73.83'
C25	30.00'	64.57'	75.38'	75.38'	75.38'
C26	30.00'	65.87'	76.93'	76.93'	76.93'
C27	30.00'	67.17'	78.48'	78.48'	78.48'
C28	30.00'	68.47'	80.03'	80.03'	80.03'
C29	30.00'	69.77'	81.58'	81.58'	81.58'
C30	30.00'	71.07'	83.13'	83.13'	83.13'
C31	30.00'	72.37'	84.68'	84.68'	84.68'
C32	30.00'	73.67'	86.23'	86.23'	86.23'
C33	30.00'	74.97'	87.78'	87.78'	87.78'
C34	30.00'	76.27'	89.33'	89.33'	89.33'
C35	30.00'	77.57'	90.88'	90.88'	90.88'
C36	30.00'	78.87'	92.43'	92.43'	92.43'
C37	30.00'	80.17'	93.98'	93.98'	93.98'
C38	30.00'	81.47'	95.53'	95.53'	95.53'
C39	30.00'	82.77'	97.08'	97.08'	97.08'
C40	30.00'	84.07'	98.63'	98.63'	98.63'
C41	30.00'	85.37'	100.18'	100.18'	100.18'
C42	30.00'	86.67'	101.73'	101.73'	101.73'
C43	30.00'	87.97'	103.28'	103.28'	103.28'
C44	30.00'	89.27'	104.83'	104.83'	104.83'
C45	30.00'	90.57'	106.38'	106.38'	106.38'
C46	30.00'	91.87'	107.93'	107.93'	107.93'
C47	30.00'	93.17'	109.48'	109.48'	109.48'
C48	30.00'	94.47'	111.03'	111.03'	111.03'
C49	30.00'	95.77'	112.58'	112.58'	112.58'
C50	30.00'	97.07'	114.13'	114.13'	114.13'
C51	30.00'	98.37'	115.68'	115.68'	115.68'
C52	30.00'	99.67'	117.23'	117.23'	117.23'
C53	30.00'	100.97'	118.78'	118.78'	118.78'
C54	30.00'	102.27'	120.33'	120.33'	120.33'
C55	30.00'	103.57'	121.88'	121.88'	121.88'
C56	30.00'	104.87'	123.43'	123.43'	123.43'
C57	30.00'	106.17'	124.98'	124.98'	124.98'
C58	30.00'	107.47'	126.53'	126.53'	126.53'
C59	30.00'	108.77'	128.08'	128.08'	128.08'
C60	30.00'	110.07'	129.63'	129.63'	129.63'
C61	30.00'	111.37'	131.18'	131.18'	131.18'
C62	30.00'	112.67'	132.73'	132.73'	132.73'
C63	30.00'	113.97'	134.28'	134.28'	134.28'
C64	30.00'	115.27'	135.83'	135.83'	135.83'
C65	30.00'	116.57'	137.38'	137.38'	137.38'
C66	30.00'	117.87'	138.93'	138.93'	138.93'
C67	30.00'	119.17'	140.48'	140.48'	140.48'
C68	30.00'	120.47'	142.03'	142.03'	142.03'
C69	30.00'	121.77'	143.58'	143.58'	143.58'
C70	30.00'	123.07'	145.13'	145.13'	145.13'
C71	30.00'	124.37'	146.68'	146.68'	146.68'
C72	30.00'	125.67'	148.23'	148.23'	148.23'
C73	30.00'	126.97'	149.78'	149.78'	149.78'
C74	30.00'	128.27'	151.33'	151.33'	151.33'
C75	30.00'	129.57'	152.88'	152.88'	152.88'
C76	30.00'	130.87'	154.43'	154.43'	154.43'
C77	30.00'	132.17'	155.98'	155.98'	155.98'
C78	30.00'	133.47'	157.53'	157.53'	157.53'
C79	30.00'	134.77'	159.08'	159.08'	159.08'
C80	30.00'	136.07'	160.63'	160.63'	160.63'
C81	30.00'	137.37'	162.18'	162.18'	162.18'
C82	30.00'	138.67'	163.73'	163.73'	163.73'
C83	30.00'	139.97'	165.28'	165.28'	165.28'
C84	30.00'	141.27'	166.83'	166.83'	166.83'
C85	30.00'	142.57'	168.38'	168.38'	168.38'
C86	30.00'	143.87'	169.93'	169.93'	169.93'
C87	30.00'	145.17'	171.48'	171.48'	171.48'
C88	30.00'	146.47'	173.03'	173.03'	173.03'
C89	30.00'	147.77'	174.58'	174.58'	174.58'
C90	30.00'	149.07'	176.13'	176.13'	176.13'
C91	30.00'	150.37'	177.68'	177.68'	177.68'
C92	30.00'	151.67'	179.23'	179.23'	179.23'
C93	30.00'	152.97'	180.78'	180.78'	180.78'
C94	30.00'	154.27'	182.33'	182.33'	182.33'
C95	30.00'	155.57'	183.88'	183.88'	183.88'
C96	30.00'	156.87'	185.43'	185.43'	185.43'
C97	30.00'	158.17'	186.98'	186.98'	186.98'
C98	30.00'	159.47'	188.53'	188.53'	188.53'
C99	30.00'	160.77'	190.08'	190.08'	190.08'
C100	30.00'	162.07'	191.63'	191.63'	191.63'

LOT TABLE			LOT TABLE			LOT TABLE		
Lot #	Area (Sq. Ft.)	Area (Ac.)	Lot #	Area (Sq. Ft.)	Area (Ac.)	Lot #	Area (Sq. Ft.)	Area (Ac.)
1	7,200.00	0.164	11	7,200.00	0.164	21	7,200.00	0.164
2	7,200.00	0.164	12	7,200.00	0.164	22	7,200.00	0.164
3	7,200.00	0.164	13	7,200.00	0.164	23	7,200.00	0.164
4	7,200.00	0.164	14	7,200.00	0.164	24	7,200.00	0.164
5	7,200.00	0.164	15	7,200.00	0.164	25	7,200.00	0.164
6	7,200.00	0.164	16	7,200.00	0.164	26	7,200.00	0.164
7	7,200.00	0.164	17	7,200.00	0.164	27	7,200.00	0.164
8	7,200.00	0.164	18	7,200.00	0.164	28	7,200.00	0.164
9	7,200.00	0.164	19	7,200.00	0.164	29	7,200.00	0.164
10	7,200.00	0.164	20	7,200.00	0.164	30	7,200.00	0.164
11	7,200.00	0.164	31	7,200.00	0.164	32	7,200.00	0.164
12	7,200.00	0.164	33	7,200.00	0.164	34	7,200.00	0.164
13	7,200.00	0.164	35	7,200.00	0.164	36	7,200.00	0.164
14	7,200.00	0.164	37	7,200.00	0.164	38	7,200.00	0.164
15	7,200.00	0.164	39	7,200.00	0.164	40	7,200.00	0.164
16	7,200.00	0.164	41	7,200.00	0.164	42	7,200.00	0.164
17	7,200.00	0.164	43	7,200.00	0.164	44	7,200.00	0.164
18	7,200.00	0.164	45	7,200.00	0.164	46	7,200.00	0.164
19	7,200.00	0.164	47	7,200.00	0.164	48	7,200.00	0.164
20	7,200.00	0.164	49	7,200.00	0.164	50	7,200.00	0.164
21	7,200.00	0.164	51	7,200.00	0.164	52	7,200.00	0.164
22	7,200.00	0.164	53	7,200.00	0.164	54	7,200.00	0.164
23	7,200.00	0.164	55	7,200.00	0.164	56	7,200.00	0.164
24	7,200.00	0.164	57	7,200.00	0.164	58	7,200.00	0.164
25	7,200.00	0.164	59	7,200.00	0.164	60	7,200.00	0.164
26	7,200.00	0.164	61	7,200.00	0.164	62	7,200.00	0.164
27	7,200.00	0.164	63	7,200.00	0.164	64	7,200.00	0.164
28	7,200.00	0.164	65	7,200.00	0.164	66	7,200.00	0.164
29	7,200.00	0.164	67	7,200.00	0.164	68	7,200.00	0.164
30	7,200.00	0.164	69	7,200.00	0.164	70	7,200.00	0.164
31	7,200.00	0.164	71	7,200.00	0.164	72	7,200.00	0.164
32	7,200.00	0.164	73	7,200.00	0.164	74	7,200.00	0.164
33	7,200.00	0.164	75	7,200.00	0.164	76	7,200.00	0.164
34	7,200.00	0.164	77	7,200.00	0.164	78	7,200.00	0.164
35	7,200.00	0.164	79	7,200.00	0.164	80	7,200.00	0.164
36	7,200.00	0.164	81	7,200.00	0.164	82	7,200.00	0.164
37	7,200.00	0.164	83	7,200.00	0.164	84	7,200.00	0.164
38	7,200.00	0.164	85	7,200.00	0.164	86	7,200.00	0.164
39	7,200.00	0.164	87	7,200.00	0.164	88	7,200.00	0.164
40	7,200.00	0.164	89	7,200.00	0.164	90	7,200.00	0.164
41	7,200.00	0.164	91	7,200.00	0.164	92	7,200.00	0.164
42	7,200.00	0.164	93	7,200.00	0.164	94	7,200.00	0.164
43	7,200.00	0.164	95	7,200.00	0.164	96	7,200.00	0.164
44	7,200.00	0.164	97	7,200.00	0.164	98	7,200.00	0.164
45	7,200.00	0.164	99	7,200.00	0.164	100	7,200.00	0.164

OWNER
MORGANFIELD RIDGE VENTURES, LLC
1100 CAMELLIA BOULEVARD, SUITE 200
LAFAYETTE, LA 70508

DEVELOPER
OTOPLA DEVELOPMENT, LLC
C/O RYAN POWER
337 HIGHWAY 21, SUITE D
MASSARDVILLE, LA 70447
(985) 351-6094