



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, April 12, 2021

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

RES 21-11

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: JC PROPERTIES (JCCT SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Section 2.3 & 2.4), in order to re-plot a 2.5-acre tract of land into four (4) development tracts, within a Business Zoning District. Location of the request is the **Southeast section of Heard Road @ W. Prien Lake Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed re-platting of a 2.5 acre tract of land into four (4) business development tracts meets the minimum lot size and configuration set forth for a Business 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 21-12

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: PARK PLACE, LLC (PARK PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Final Subdivision approval (Sec 2.4), in order to re-subdivide a 41.52-acre tract of land into sixty-two (62) residential development tracts, within a Residential Zoning District. Location of the request is the **Westside 5300 Blk. Southpark Drive.**

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.

MAJ 21-03

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CHRIS BREAUX

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-303(3)(b)(iv & v)) in order to construct a warehouse with light manufacture uses, within a Mixed Use Zoning District. Location of the request is the **Eastside 600 Blk. Enterprise Blvd.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct a manufacturing facility for cabinets and mill work components. The applicants will be submitting a more detailed site plan with appropriate parking configurations. Staff feels this is a compatible use of the property companioned with the existing established and proposed land uses in the immediate area of the Enterprise Blvd Corridor. This development tract also borders State of LA Roadway Corridor which will require approval for curb cut access permits and DOTD drainage reviews. Staff is recommending approval of the application.

MAJ 21-04**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: BEAU FLAVIN

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-303(3)(b)(i)) in order to construct a 22-unit residential dwelling complex, within a Mixed Use Zoning District. Location of the request is the **Northeast section of W. 11th Street @ Elms Street.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct a 22 unit apartment complex with amenities. This proposal meets all development standards for a Mixed Use residential apartment development except for the off street parking configuration and number of parking spaces (requesting 34 vs.44). Staff feels this is a compatible use of the property companioned with the existing established and proposed land uses in the immediate area. Additionally, a drainage study shall be reviewed and approved by the Department of Engineering and Public Works.

MAJ 21-05**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: THOMAS CLAIBORNE SELF

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-303(3)(b)(iv & v)) in order to reconstruct a warehouse facility, within a Mixed Use Zoning District. Location of the request is **3629 Kirkman Street.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to re-construct a warehouse facility (with a reduction in the number of required parking stalls) that was destroyed by the storm effects of hurricane Laura. The applicant will be demolishing the existing warehouse (old Mayflower building) thereby reducing the old building footprint significantly. Staff feels this is a compatible use of the property companioned with the existing established and proposed land uses in the immediate area. Therefore staff feels this request is reasonable upon the following conditions: 1) Provide a landscape buffer along the E. School Street corridor; 2) Eliminate gravel parking area abutting E. School Street; 3) Eliminate 2 parking stalls at the corner of Kirkman Street and E School Street; and 4) Fencing may not extend beyond the front setback of the building.

MAJ 21-06**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: BERKELEY INVESTMENTS, LLC

SUBJECT: Applicant is requesting a Major Conditional Use Permit in conjunction with a planned residential development (Sec 5-409) in order to construct a seven (7) residential duplex dwelling units (14 units total), within a Residential Zoning District. Location of the request is the **Northside 1600 Blk. Mignonette Lane thru 1605 Melvin Lane.**

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to construct 7 attached duplex townhome dwellings (14 total units) with bufferyard reductions to 1', 5', and 10, vs 15ft respectively (see attached site plan). This proposal meets all remaining development standards for a Planned Residential development and staff feels this is a compatible use of the property companioned with the existing established and proposed land uses in the immediate area. This development tract also is within a quarter mile of a State of LA Roadway Corridor so a development review will be

required by DOTD. Additionally, a drainage study shall be reviewed and approved by the Department of Engineering and Public Works.

MAJ 21-07**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: EMPIRE OF THE SEED/RICK RICHARD

SUBJECT: Applicant is requesting a Major Conditional Use Permit in conjunction with a planned mixed use development (Sec 5-411) in order to convert and construct a supervised emergency shelter with ancillary support services including storage and warehousing facilities managed by Catholic Charities of SW LA, within a Mixed Use Zoning District. Location of the request is **1017 6th Avenue**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to develop a Catholic Charities community service support services project that includes an emergency shelter for homeless, storage warehouse, and related charitable services. This proposal meets all development standards for a Mixed Use Planned Development and staff feels this is a compatible use of the property companioned with the existing established and proposed land uses in the immediate area. Additionally, a drainage study shall be reviewed and approved by the Department of Engineering and Public Works. Staff is recommending approval of the application.

VAR 21-06**LAKE CHARLES ZONING ORDINANCE NO. 10598**

APPLICANT: JEFF KUDLA, AIA

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to re-construct an emergency communications tower to a height of no more than 400' and side yard setbacks of 20' vs. half the height of the tower, within a Neighborhood Zoning District. Location of the request is **706 Enterprise Blvd**.

STAFF FINDINGS: The on-site and site plan reviews revealed the previous tower was destroyed by the storm effects of hurricane Laura. The reconstruction and height improvement of the emergency services communication tower will accommodate multiple emergency service agencies. Therefore staff feels the request falls reasonable.

OTHER BUSINESS**ADJOURN**

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

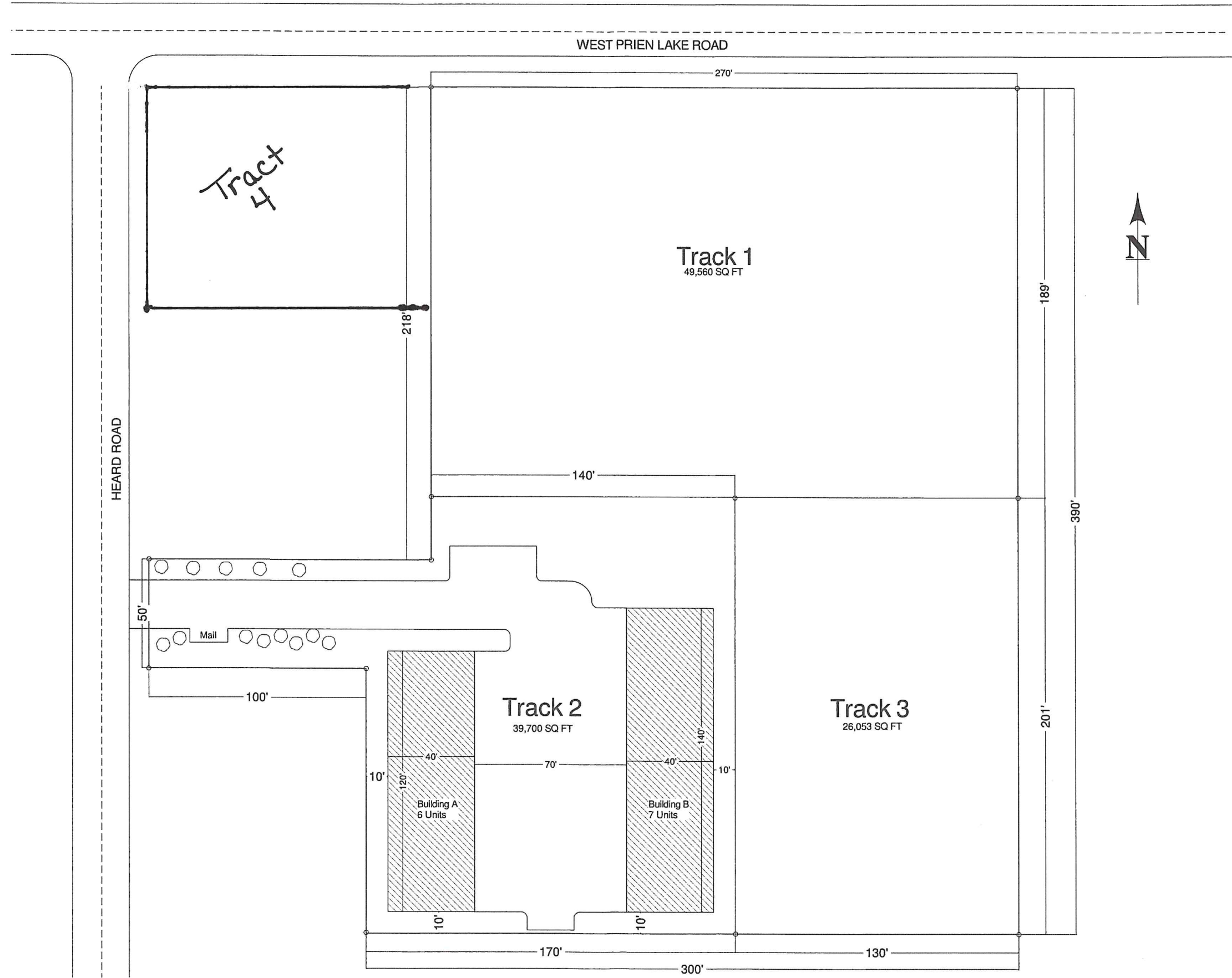
DATE: 1-13-21

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

1. NAME OF SUBDIVISION: JCCT Subdivision
2. NAME OF APPLICANT: JC Properties
ADDRESS: 4131 Canal St ZIP 70605 PHONE 337-540-1266
3. NAME OF AUTHORIZED AGENT: Chad Snider
ADDRESS: 5015 water oak ct ZIP 70605 PHONE 337-540-1266
4. OWNER OF RECORD: JC Properties LLC
ADDRESS: Same ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): _____
ADDRESS: _____ ZIP _____ PHONE _____
6. ATTORNEY: TBD
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: SE Corner Hearsh Rd @ West Prien
8. TOTAL ACREAGE BEING SUBDIVIDED: 2.5
NO. OF LOTS: 34
9. ZONING CLASSIFICATION: Commercial
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:
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, Chad Snider 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: 1-13-21



NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			
PROJECT DESCRIPTION: West Prien Lake Road Proposed Development			
DRAWINGS PROVIDED BY:			
DATE: 1/13/2021			
SCALE:			
SHEET: A-1			

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

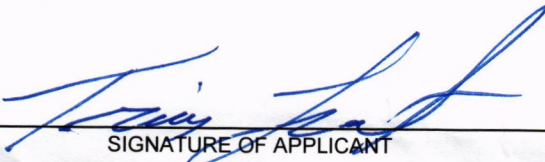
DATE: March 10, 2021

APPLICATION FEE: \$ 1038
PLAT FILING FEE: \$ 230

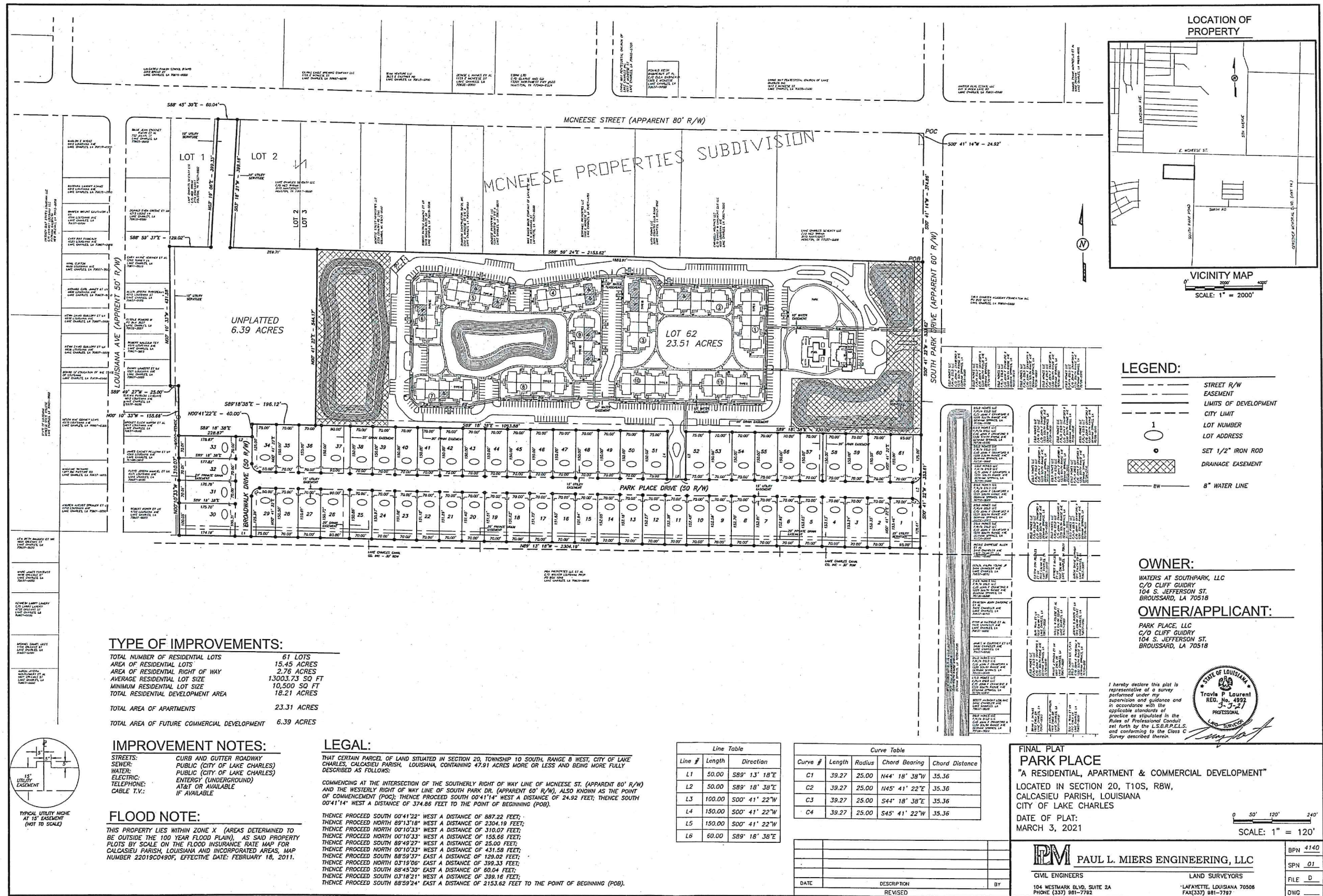
1. NAME OF SUBDIVISION: Park Place, LLC c/o Cliff Guidry
2. NAME OF APPLICANT: Park Place, LLC
ADDRESS: 104 Jefferson St. ZIP 70518 PHONE 337-962-3274
3. NAME OF AUTHORIZED AGENT: Cliff Guidry
ADDRESS: 104 S. Jefferson St ZIP 70518 PHONE 337-962-3274
4. OWNER OF RECORD: Park Place, LLC & Waters at South Park, LLC
ADDRESS: 104 S. Jefferson St ZIP 70518 PHONE 337-962-3274
5. ENGINEER (and/or Land Surveyor): Paul L. Miers Engineering, LLC
ADDRESS: 104 Westmark Blvd ZIP 70518 PHONE 337-962-3274
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: South Park Dr
8. TOTAL ACREAGE BEING SUBDIVIDED: 41.52
NO. OF LOTS: 62
9. ZONING CLASSIFICATION: Residential-X
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: Yes, one residential lot was added
11. DATE OF PRELIMINARY PLAT APPROVAL: 06-11-2018 MCU-18-20
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, Travis Laurent 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: March 10, 2021



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3-3-21TOTAL FEE: \$ 250⁰⁰

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

PROPERTY ADDRESS/LOCATION: ~~1001~~ East Side of 600 Block of Enterprise Blvd.LEGAL DESCRIPTION: AttachedDESCRIPTION OF JOB: Commercial Warehouse / Manufacturing Building

WITH PLANS ATTACHED HERETO:

APPLICANT: Chris BreauPHONE: 337 304 9494MAILING ADDRESS: 1003 Bank St. Lake Charles, LA ZIP: 70601EMAIL ADDRESS: Chris.W.BREAU@gmail.com

OWNER OF RECORD:

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☐ N/A

☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____
☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____

EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

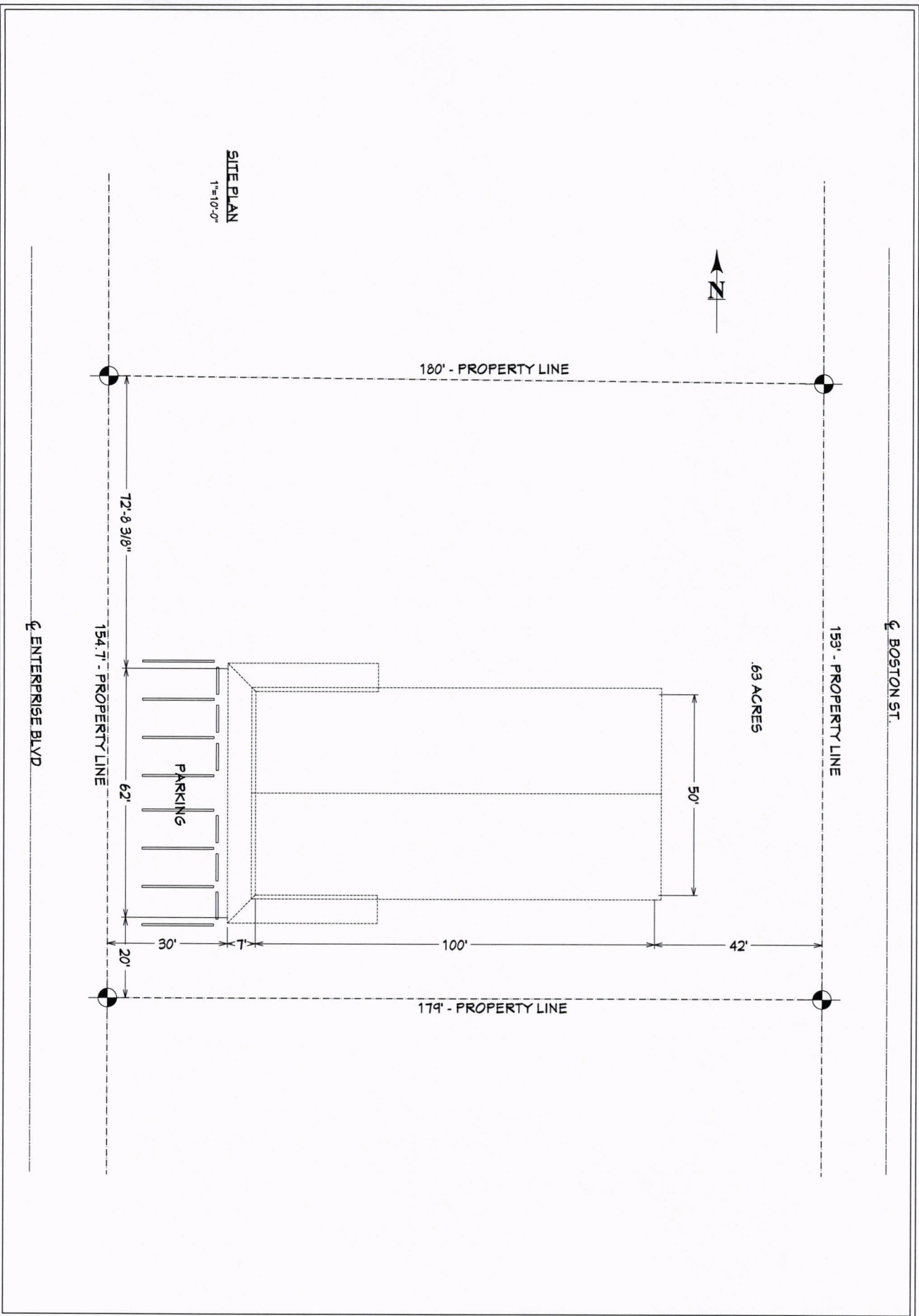
DATE

Chris Breau
3/3/2021

February 25, 2021

Letter of Intent

Please accept this letter on behalf of, Chris Breaux and Nick Abshire as formal intent to purchase and build a commercial warehouse/manufacturing building located at 641 Enterprise Blvd. Lake Charles, La. 70601



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 03/11/2021TOTAL FEE: \$ 250.00

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

PROPERTY ADDRESS/LOCATION: 120 West 11th Street, 1811 Elm Street, 1815 Elm St. & 1815 1/2 Elm St.

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Build a 22 unit apartment complex

WITH PLANS ATTACHED HERETO:

APPLICANT: Beau FlavinPHONE: 318-426-1533MAILING ADDRESS: P.O. Box 6027, Lake Charles, LA ZIP: 70606EMAIL ADDRESS: beauflavin@gmail.comOWNER OF RECORD: The Flavin organization, LLC

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

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

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO. _____
☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____

EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

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

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

DATE

3/11/2021

Letter of Intent

The Flavin Organization, LLC

4865 Ihles Rd.

Lake Charles, LA 70605

March 11th, 2021

City of Lake Charles

326 Pujo St.—P.O. Box 900

Lake Charles, LA 70602-0900

Dear City of Lake Charles Planning Department,

We plan to build a twenty-two-unit apartment complex. The apartment complex units will be one bedroom and one bathroom. The location of the development will be at 120 West 11th Street, 1811 Elm Street, 1815 Elm Street, and 1815 Elm Street.

Sincerely,

Beau T. Flavin

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/11/2021

TOTAL FEE: \$ 250.00

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

PROPERTY ADDRESS/LOCATION: 3629 Kirkman Street Lake Charles, LA 70601

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: Thomas Claiborne Self PHONE: 337.654.5499

MAILING ADDRESS: 628 E. Prien Lake Road Lake Charles, LA ZIP: 70601

EMAIL ADDRESS: claiborne@ccself.com

OWNER OF RECORD: 2 K Development, Inc.

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

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

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☐ PLANNED DEVELOPMENT CASE NO.
☐ WITH ZONING DISTRICT AMENDMENT: CASE NO.

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION:

EXTENSION GRANTED:

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER

2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

3/11/2021
DATE

2K Development, Inc
628 E Prien Lake Rd
Lake Charles, LA 70601

March 11, 2021

City of Lake Charles

Letter of Intent

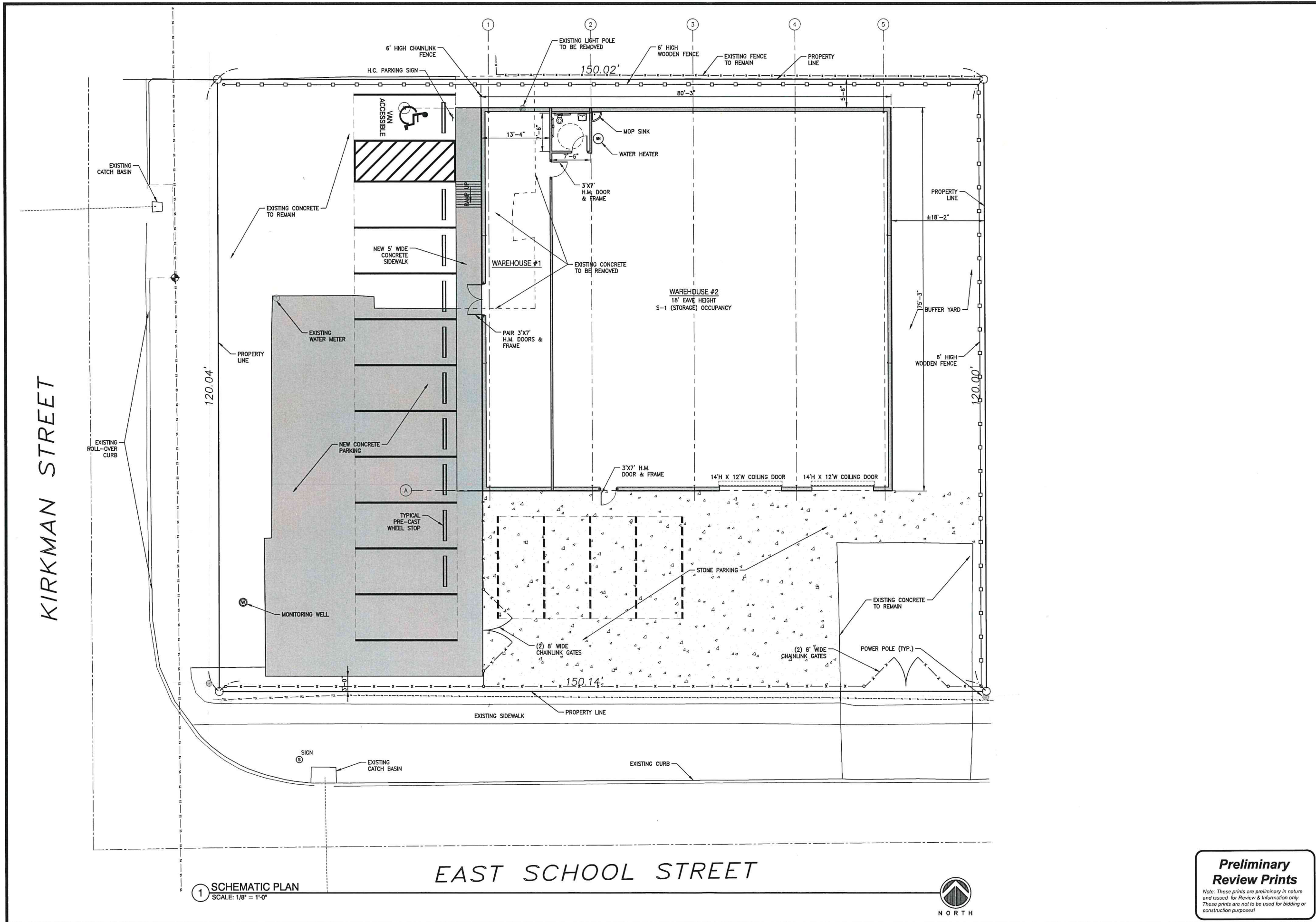
Our warehouse used for offsite storage for CC's Pawn Superstore was collapsed during Hurricane Laura. The building could not be restored and was e demolished and removed.

We intend to replace the old warehouse with. a smaller more efficient and much more attractive building. We will use the building for storage of larger items and overstock merchandise in support of our store on E Prien Lake Road. No personnel will spend significant time at the site. We will retrieve items as needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Claiborne Self', with a long horizontal line extending to the right.

Thomas Claiborne Self



DATE 2-23-2021
DRWN. BY MC
CHKD. BY SS

REVISIONS:

PROPOSED WAREHOUSE FOR
2K DEVELOPMENT, INC. PROPERTY
LAKE CHARLES, LA.
SCHEMATIC PLAN

V&G Architects
VINCENT / SHOWS / GAUTREAU, APALLC
1302 South Huntington Street
Sulphur, Louisiana 70663
(337) 527-9137
vgarchitects.com

NOT FOR BID,
PERMIT OR
CONSTRUCTION

FOR REVIEW &
COMMENT ONLY

**Preliminary
Review Prints**
Note: These prints are preliminary in nature
and issued for Review & Information only.
These prints are not to be used for bidding or
construction purposes!

SHEET
1
OF 1
PROJECT # 2112

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/12/21TOTAL FEE: \$ 250.00

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

PROPERTY ADDRESS/LOCATION: N/S 1600 BLK
~~1711~~ Mignonne Ln : 1605 Melvin Ln

LEGAL DESCRIPTION: Lot 8 blk 2 and Lot 5 blk 2 (less 550') Mrs Christina Sweeney Sub.

DESCRIPTION OF JOB: PUD request, see attached site plan

WITH PLANS ATTACHED HERETO:

APPLICANT: Berkeley Investments LLC PHONE: 337-263-4932

MAILING ADDRESS: 6410 Sweetleaf Ct, LC LA ZIP: 70605

EMAIL ADDRESS: chrisdglilb@icloud.com

OWNER OF RECORD: Chris D. Glibbey / Berkeley Investments

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

HISTORIC DISTRICT: ☐ CHARPENTIER ☐ MARGARET PLACE ☒ N/A

☐ MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT
☐ MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: ☐ MINOR ☐ MAJOR ☒ PLANNED DEVELOPMENT CASE NO. _____

☐ WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____

EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: ☐ "X" ☐ "A" ☐ "AE" ☐ "D" ☐ OTHER _____

2.) ELEVATION CERTIFICATE REQUIRED: ☐ YES ☐ NO

3.) BASE FLOOD ELEVATION: _____ MSL

4.) FLOODWAY: ☐ IN ☐ OUT

REMARKS OR SPECIAL CONDITIONS:

☐ APPROVE ☐ DENY

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

PLANNING DIRECTOR

CHAIRMAN

APPLICANT

DATE

DATE

DATE

3.12.21

March 12, 2021

Attn: Doug Burguières
Department of Planning &
Economic Development
326 Pujo St.
P.O. Box 900
Lake Charles, LA 70601

RE: Letter of Intent and Verification of Ownership


Property Address / Legal Description:

~~1711~~ Mignonette Ln and 1605 Melvin Ln, Lake Charles, LA 70605

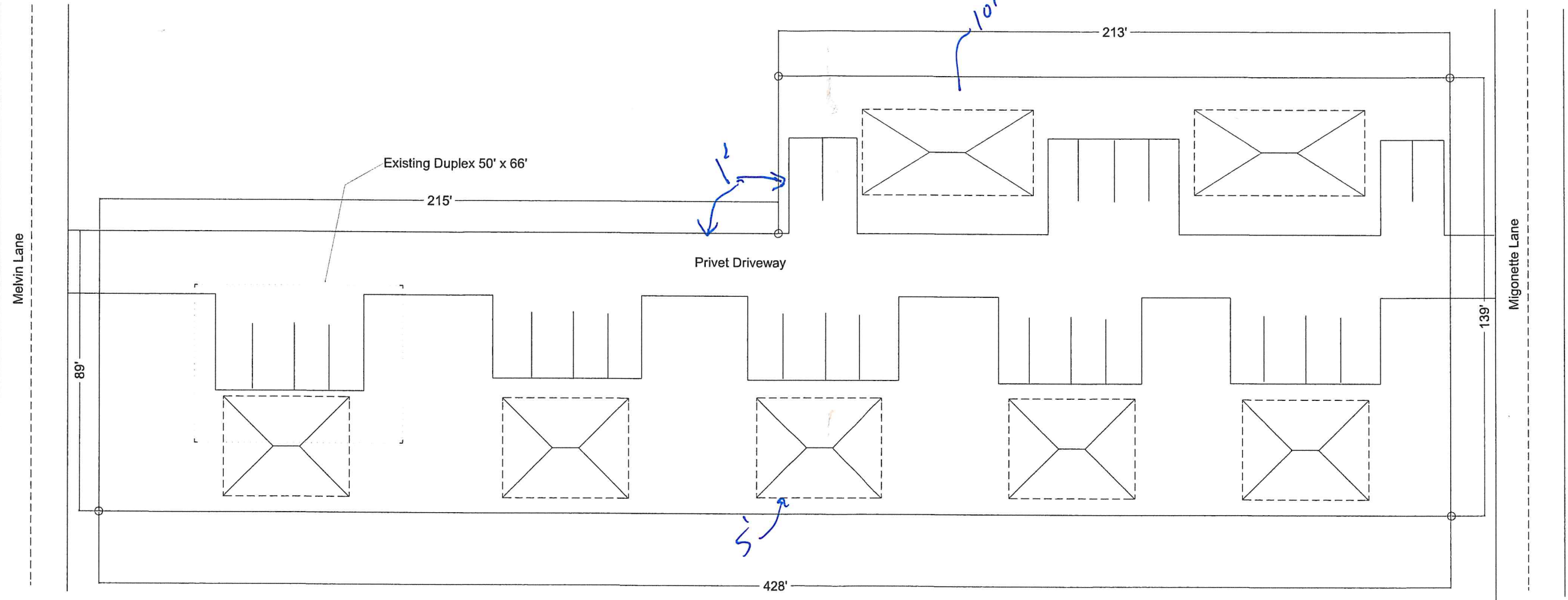
Lot 8 Block 2 Mrs Christina Sweeney Sub / Lot 5 Block 2 Mrs Christina Sweeney Sub, less East 52 feet.

Proposed Use:

Applicant is requesting approval of a Planned Unit Development to construct seven 2-story duplex dwellings upon a 1.12 acre site, as shown on the attached site plan.



Chris D. Glibbery
Berkeley Investments, LLC
Owner / Applicant



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION: 1711 Mignonette Lane & 1605 Melvin Lane
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DRAWINGS PROVIDED BY:

DATE:

3/15/2021

SCALE:

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SHEET:

A-1

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 3/11/21TOTAL FEE: \$ 250.00

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: 1017 6th AVENUE, LAKE CHARLESLEGAL DESCRIPTION: ✓ ATTACHEDDESCRIPTION OF REQUEST: PARCEL # 01349145
MAJOR CONDITIONAL USE PLANNED DEVELOPMENTAPPLICANT: EMPIRE OF THE SEED, RICK RICHARD PHONE: (337) 310-0405MAILING ADDRESS: 949 RYAN ST. #200, LAKE CHARLES LA ZIP: 70601OWNER OF RECORD: THRONE OF GRACE FELLOWSHIP PHONE: _____MAILING ADDRESS: 2401 6th ST, LAKE CHARLES, LA 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.

APPLICANT SIGNATURE [Signature]DATE 3/11/21

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE: [] MINOR [] MAJOR []
[] SPECIAL EXCEPTION [] VARIANCE []ZONING DISTRICT: [] RESIDENTIAL [] MIXED USE [] INDUSTRIAL [] NEIGH
[] T-4 URBAN TRANSECT [] T-5 URBAN CENTER TRANSECT [] T-6 URBAN CO

HISTORIC DISTRICT: [] CHARPENTIER [] MARGARET PLACE [] N/A (if not in)

REMARKS OR SPECIAL CONDITIONS:

REVIEWED BY _____

DATE _____

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING _____

DATE _____

c/o Bill Barry
1501 Hillcroft
L.C. LA
70605
applicant

Empire of the Seed
949 Ryan Street, Suite 200
Lake Charles, LA 70601

Mr. Mike Huber,
Director of Planning and Engineering
City of Lake Charles Planning Department
Office of Zoning & Land Use
326 Pujo St.
Lake Charles, LA 70601

Re: Letter of Intent & Application for Public Hearing
Planned Development for 1017 6th Avenue, Lake Charles, LA 70601-4705

Dear Mr. Huber,

Enclosed with this letter of intent is our Application for Public Hearing and Zoning Board approval of a proposed Major Conditional Use Planned Development of Parcel #01349145 at 1017 6th Avenue. The property is currently owned by Throne of Grace Fellowship.

The property sits within a Mixed Use Zoning District. Across 6th Ave is a Residential District.

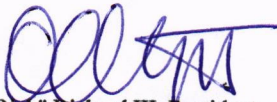
The development of this property will enable Catholic Charities of Southwest Louisiana to increase their services to the people of Lake Charles and better provide assistance to those in need. The uses include an emergency shelter for the homeless, a storage warehouse and related charitable services.

The development fully rehabilitates the existing former school building on the property, and in time supplements that facility with several additions. The project would begin within 12 months of City approval. Proposed new construction is mostly to the rear of the existing building. In front, facing 6th Avenue, improvements include landscaping, parking and a new covered entry the entry on 6th Avenue.

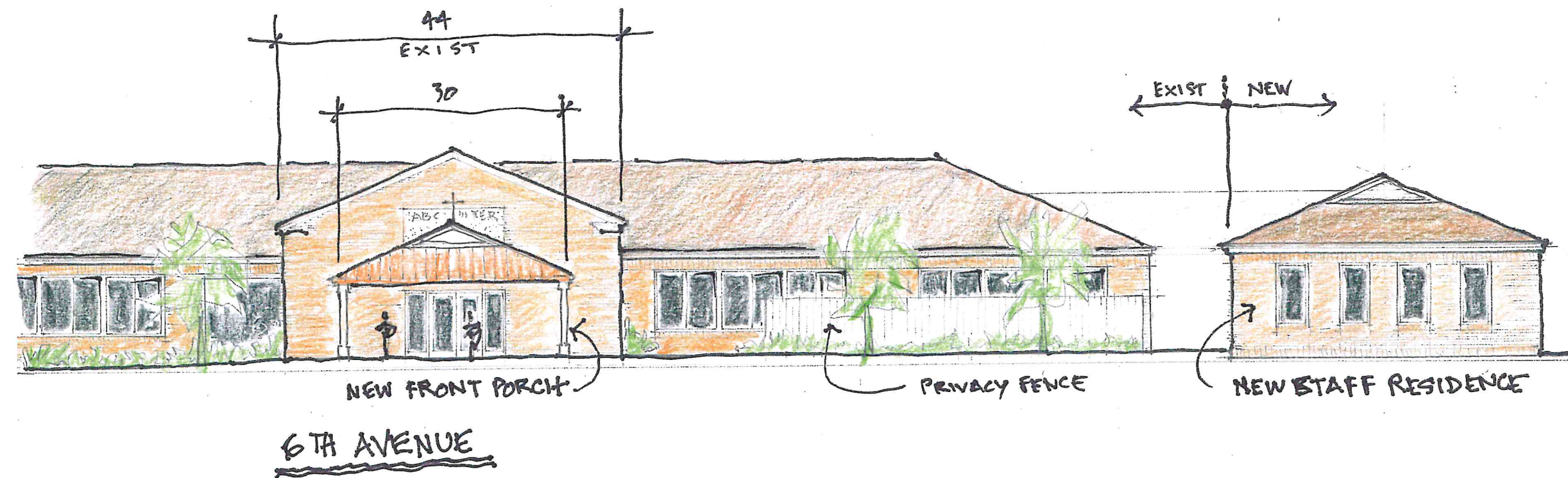
Along 3rd, the new additions are set back from the street with parking and landscaping. Activities and services for guests at the shelter are internal to the site and they include laundry, interim guidance, food services and sleeping. Storm water runoff will be managed via in-pipe detention to avoid increases in rate of flow into the city system.

Preparing this application is Bill Barry of Heritage Planning & Design of Mandeville, LA who can be reached at (617) 543-8530 or wgbarryjr@gmail.com.

Thank you for considering this application for the April 12th agenda.



Oliver G. "Rick" Richard III, President

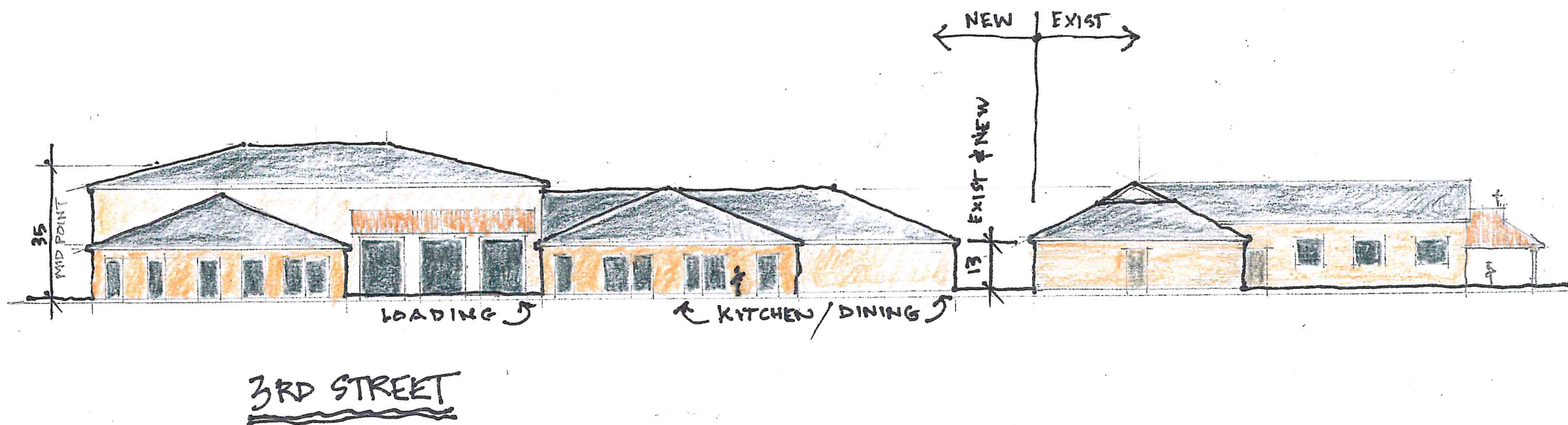


The development of this property seeks to expand the existing facility utilizing similar roof pitches, eave heights and building massing found in the existing building.

Currently the entrance to the facility is unclear and unwelcoming. On 6th Avenue, a new front porch replaces one of the existing damaged entrances.

The new staff residence will not only match the massing of the existing facility, it will seek to utilize similar materials and detailing.

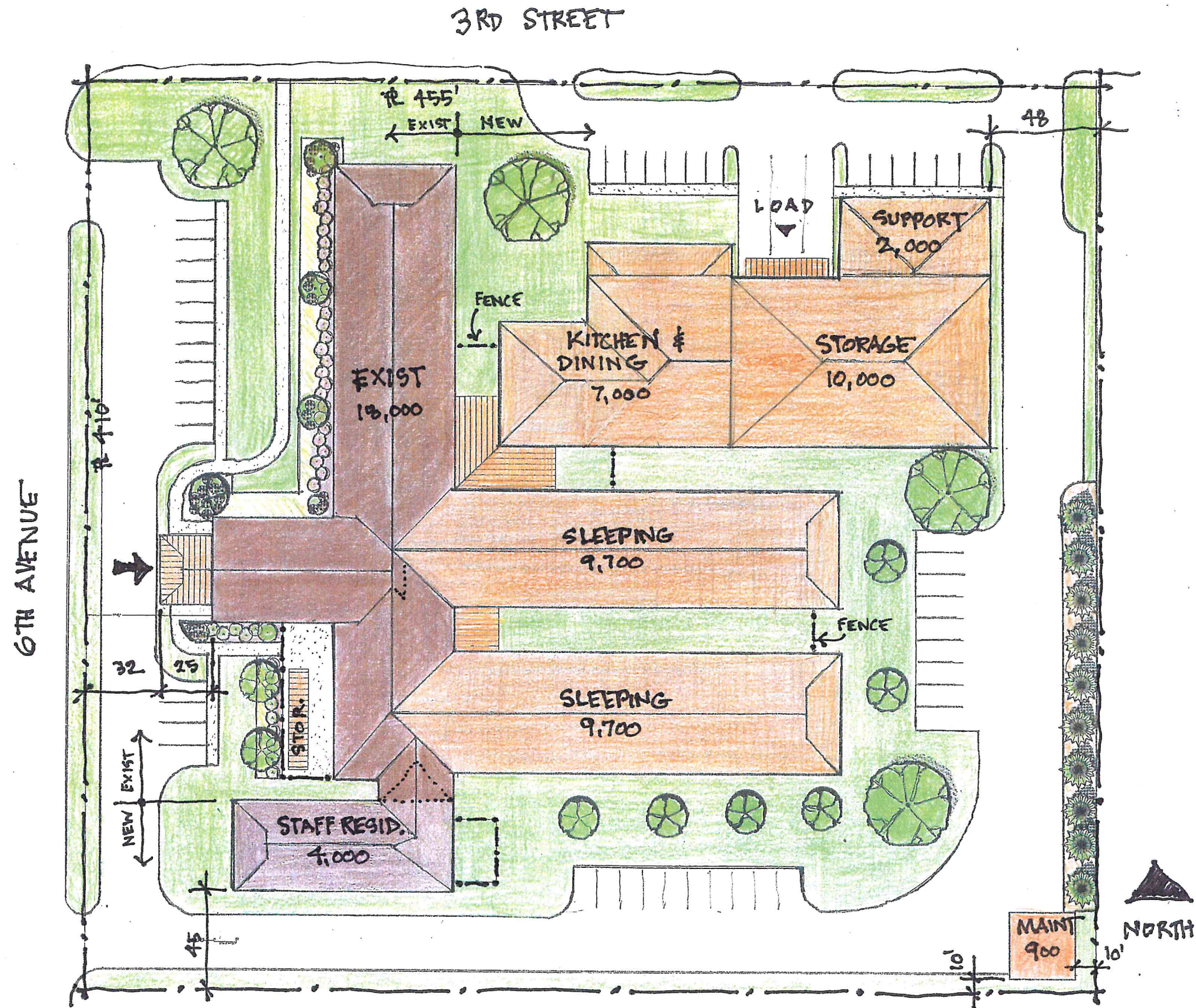
The new warehouse on 3rd Street is a larger building requiring a higher space. The kitchen and dining facility do not require additional height and so they seek to ease the transition to the larger warehouse. The warehouse is set back from the street, and the lower height construction for support services provides a smaller mass in front.



RENDERINGS

1017 6th Avenue, Lake Charles
Parcel # 01349145

William Barry
Heritage Planning & Design
wgbarryjr@gmail.com



The development of this property includes an emergency overnight shelter for the homeless, a storage warehouse and related support services.

The development fully rehabilitates the existing former school building on the property and adds a small staff residence wing to the south. The plan then supplements that facility with several additional expansions for a kitchen/dining facility, additional sleeping capacity and a warehouse for storing and distributing emergency provisions.

Proposed new construction is mostly to the rear of the existing building. In front, facing 6th Avenue, improvements include landscaping, parking and a new covered entry the entry on 6th Avenue. Along 3rd Street, the new additions are set back from the street with parking and landscaping.

Activities and services for guests at the shelter are internal to the site and they include laundry, interim guidance, food services and sleeping. There are low height outdoor storage units in front of the existing building behind a privacy fence.

Storm water runoff will be managed via in-pipe detention to avoid increases in rate of flow into the city system.

SITE PLAN 1"=50'

1017 6th Avenue, Lake Charles
Parcel # 01349145

William Barry
Heritage Planning & Design
wgbarryjr@gmail.com

APPLICATION FOR PUBLIC HEARING**CITY OF LAKE CHARLES, LOUISIANA**DATE: March 10, 2021

TOTAL FEE: \$ _____

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, 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: 706 Enterprise BoulevardLEGAL DESCRIPTION: Existing ☐ ATTACHEDDESCRIPTION OF REQUEST: Request for variance to re-construct hurricane destroyed communications tower
no greater than 400' in height.APPLICANT: Jeff Kudla, AIA PHONE: 337.436.3650MAILING ADDRESS: 429 Kirby Street, Lake Charles LA 70601 ZIP: 70601OWNER OF RECORD: City of Lake Charles PHONE: 337.491.1394MAILING ADDRESS: 326 Pujo Street 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
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APPLICANT SIGNATURE _____

DATE _____

PLANNING & DEVELOPMENT REVIEW ONLYAPPLICANT 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 3/10/2021

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING _____

DATE _____

March 10, 2021

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601

Re: 706 Enterprise Boulevard 400' Communications Tower

Doug,

I am seeking a variance to re-construct a communications tower of no more than 400' in height on the site. The previous tower was destroyed by Hurricane Laura.

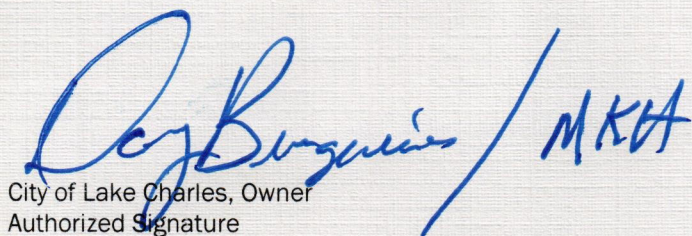
This correspondence is intended to serve as the intent as well as authorization by the property owner to act on his behalf.

I trust that this is the information you require. Let me know if you need anything else.

Regards,

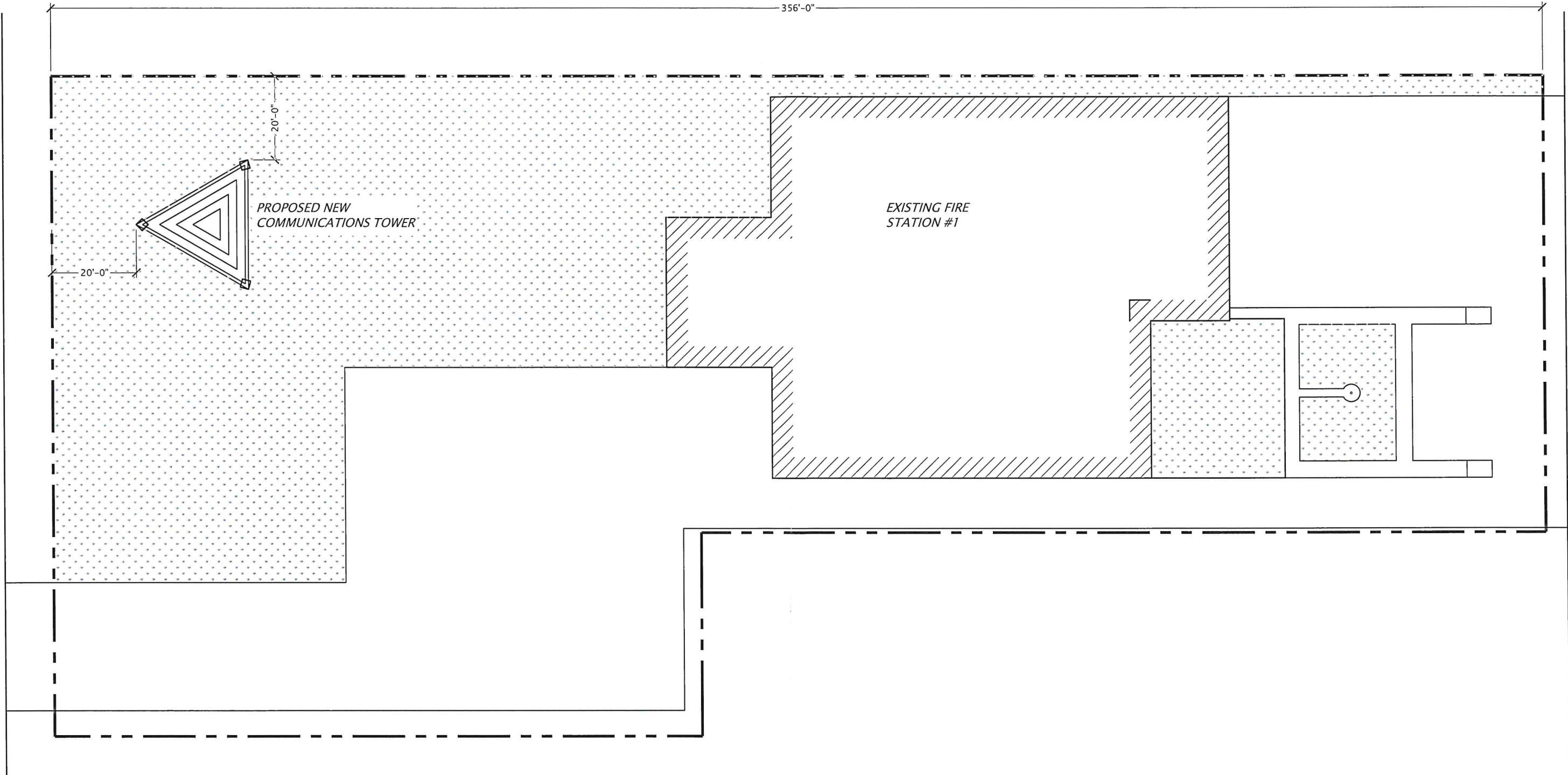


Jeff Kudla



City of Lake Charles, Owner
Authorized Signature

LOUISIANA AVE.



ENTERPRISE BLVD.