



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, July 12, 2021

5:30 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

**RES-MAJ
21-26**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: PINU PATEL

SUBJECT: Applicant is requesting to rezone parcel from Residential-X to Mixed Use in conjunction with a Major Conditional Use Permit in order to construct a 153-unit attached residential apartment complex. Location of the request is the **Southside 1100 Blk. E. McNeese Street.**

STAFF FINDINGS: The applicant is requesting to re-zone a Residential-X zoned property to a Mixed Use Zoning District. The applicant is proposing to construct 153-unit multi-family attached dwelling units. The development site meets all development standards and the property is bordered by a similar single-family development abutting to the east; commercial mixed uses to the north; and single-family to the west. This application will be forwarded to the City Council for final action at a later date.

RES 21-27

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Resolution recommending approval of the Capital Improvement Program for 2021-2026 and the succeeding five (5) year Plan for the City of Lake Charles, Louisiana

STAFF FINDINGS: The Capital Improvement Program (CIP) for the City of Lake Charles is a 5-year plan that outlines proposed improvements to streets, drainage, recreation facilities, lakefront and downtown development, waste water and sewer systems, water system, and general public facilities. The fiscal year 2021-2026 Capital Improvement Program is for the upcoming year's budget proposal. The proposal will be presented to the Lake Charles City Council for their approval.

**MAJ-VAR
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) with bufferyard reductions along side property lines, 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 and a landscape strip reduction (see attached site plan). The revised site plan segregates the existing duplex along Melvin Lane from the remainder of the development thereby not meeting the intent of a Planned Development of one acre or more. Staff recommends a thru access with possible reduction of density to lessen the impact along the Public ROWs and taking some of the burden off of the adjacent residential properties. The proposal meets all other development standards for a Planned Residential development. 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-VAR
21-09**

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: TES, LLC (RONNIE SAYE)

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-304(3)(b)(i)) in order to establish a warehouse use and construct an aggregate parking lot, within a Business Zoning District. Location of the request is **124 Ryan Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed the applicants are requesting to re-establish a warehouse distribution facility for TES Distributors that will include an aggregate yard for display and storage areas. The development will include hard surfaced access to parking areas and street access points. Additionally, the applicant will be required to landscape per Sec. 5-210 and screen all storage areas from public view. DOTD will require drainage and access permit reviews for the development.

VAR 21-17

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: B. KYLE ARDOIN

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to expand an existing parking lot thereby eliminating the required 10ft. landscape buffer abutting I-210 corridor, within a Business Zoning District. Location of the request is **340 E. Prien Lake Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the construction of an additional parking area to support the proposed re-construction of LakeSide Funeral Home fails to meet the landscape buffer abutting that portion of the I-210 Corridor. There are similar uses that exhibit non-conforming landscape areas along this corridor.

VAR 21-18

LAKE CHARLES ZONING ORDINANCE NO. 10598

APPLICANT: GEORGES HOMSI

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to maintain a newly constructed metal façade siding, within a Business Zoning District. Location of the request is **2122 Broad Street**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to maintain a vertical metal siding material for a new front office addition to Homsis's Retail Store and Market. The proposed siding is approximately 30% if the front façade of the retail store and the remainder of the facility is CMU brick and other approved materials.

VAR 21-19

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 office facility with off-street parking with a continuous curbcut (non-conforming), within a Mixed Use Zoning District. Location of the request is **2600 Hodges Street**.

STAFF FINDINGS: The on-site and site plan reviews reveal the applicant is requesting to re-construct a commercial plumbing office facility and maintaining the existing parking configuration and building setbacks for the development tract. This proposed reconstruction appears to be consistent with the prior development footprint. Staff feels this is a compatible use of the property companioned with the existing established land uses in the immediate area. Therefore we are recommending approval on the condition a minimum 6' wood fence is installed along the east property line abutting the residential use.

VAR 21-20**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 450' 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 applicants are requesting an increase in the height of the previous approved tower variance 400' (VAR 21-06) to no greater than 450'. The additional height request supports additional EMS equipment and services for numerous public agencies.

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

APPLICANT: DANIEL KNOX

SUBJECT: Applicant is requesting a Variance (Section 4-205) in order to construct an accessory garage over 40% of principal structure, within a Residential Zoning District. Location of the request is **910 Contraband Lane.**

STAFF FINDINGS: The on-site and site plan reviews revealed the re-construction of a detached accessory storage building exceeding the allowable 40% would be inconsistent with the development standards for a Residential Zoning District. The proposed new building that was destroyed by hurricane Laura will exceed the previous building sf. Staff feels this increase is somewhat excessive therefore cannot forward a position of support. The proposed structure meets all setback requirements.

OTHER BUSINESS**ADJOURN**

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 04/23/21

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 FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: TBD McNeese Street Lake Charles, LA.

LEGAL DESCRIPTION: Survey Attached

DESCRIPTION OF JOB: Apartment Complex / Self Storage

WITH PLANS ATTACHED HERETO:

APPLICANT: Pinu Patel (or assigns)

PHONE: 337-274-4280

MAILING ADDRESS: 2402 Fox Hollow St. Lake Charles, LA.

ZIP: 70605

EMAIL ADDRESS: pinupatell@gmail.com

OWNER OF RECORD: BG Enterprises, LLC

ZONING DISTRICT: ☒ RESIDENTIAL X ☐ 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: 1/15/2022

COMMENCEMENT OF CONSTRUCTION: 4/15/2022 EXPECTED COMPLETION: 7/15/2023

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

4/23/21
DATE

Name: Pinu Patel

Address: 2402 Fox Hollow Street, Lake Charles, LA 70605

Location: East McNeese Street.

To whom this may concern:

I hope this letter finds you well in the planning and commission department. We are requesting to see if we can do a mixed use zoning. We are trying to develop an apartments complex with roughly 153 units. We are going to have an ample amount of parking on the property, the parking will be sufficient enough for about 323 vehicles to park. This apartment complex will have a clubhouse and an administration office, along with outdoor activities and a pool for the younger generation to also enjoy. This new development will probably help the housing crisis as well in the lake area.

Sincerely,

A handwritten signature in black ink, appearing to be 'Pinu Patel', with a stylized, cursive-like script.

Pinu Patel

pinupatell@gmail.com

(337) 274-4280



MCNEEL'S PROPERTIES SUBDIVISION LOCATED IN SECTION 20,
TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH,
LOUISIANA PREPARED BY GEORGE A. EVANS, JR. DATED
SEPTEMBER 20, 1999 REVISED MAY 15, 2000.

7. THIS STATEMENT HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SCIENTISTS, EXPERTS, RIGHT OF WAY OR PERMITS AND SHALL NOT BE RESPONSIBLE FOR SUCH ENCUMBRANCES. IN ADDITION, NO ATTEMPT HAS BEEN MADE BY THIS SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.

REBAR AND DISTANCES ARE BASED ON GPS OBSERVATIONS WITH THE FOLLOWING CRITERIA:		LOUISIANA SOUTH 1702
COORDINATE SYSTEM	US STATE PLANE 1983	
PROJECT DATUM	NAD 1983 (2011)	
VERTICAL DATUM	NAVD 88	
COORDINATE UNITS	US FT.	
	ZONE	
	GRID MODEL	GRID/2A
	DIST. AND ELEV. UNITS	US FT.

THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN). AS SAID PROPERTY LIES ON THE 100 YEAR FLOOD INSURANCE RATE MAP FOR CLACKAMIN WASH, LOUISIANA AND INCORPORATED AREAS. MAP NUMBER 22019C0490R, EFFECTIVE DATE: FEBRUARY 18, 2011.

LAWS OF DEVELOPMENT
RIGHT-OF-WAY
UTILITY EASEMENT
CONTINGENT CRUSH
OVERHEAD ELECTRIC
DOWN PIPE
EXISTING GAS PIPING
EXISTING WATER LINE
FEEDING LINE
12-0
8' CORRIDOR
UNDERGROUND TELEPHONE
UTILITY POLE
SOON
TELEPHONE MAST/STA.
FIRE HYDRANT
SOCKET MANHOLE
DEEP HOLE
CATCH BASIN

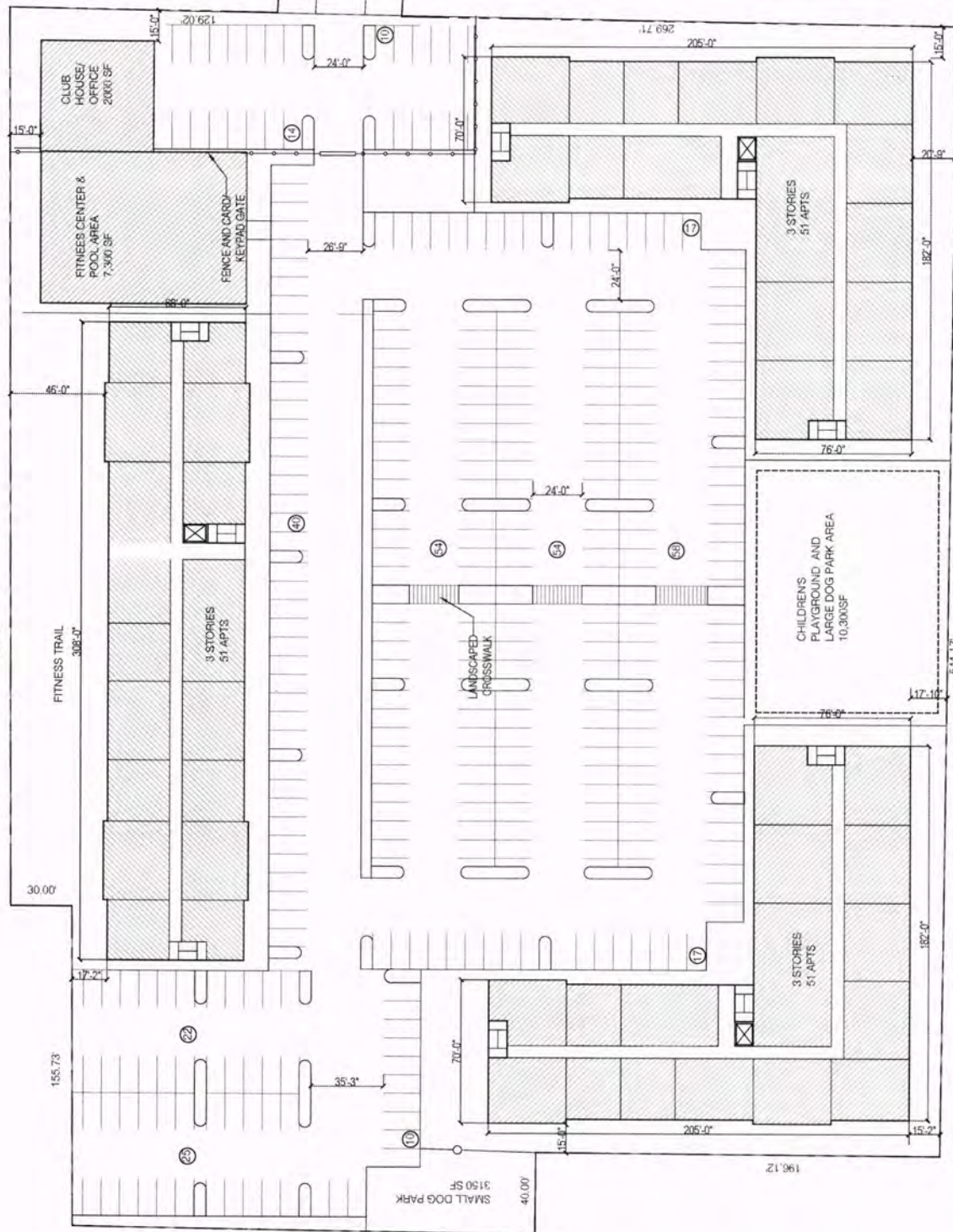
DATE OF PLANS		STORAGE FACILITY PARK PLACE CENTER LAKE CHARLES, LA	
SHEET NO 1		BOUNDARY & TOPOGRAPHICAL SURVEY	
DATE	BY	DATE	BY
1971. 12.	WMS		

PEM **PAUL L. MIERS ENGINEERING, LLC**
 CIVIL ENGINEERS LAND SURVEYORS
 104 WESTHARVE BLVD, SUITE 2A LAFAYETTE, LOUISIANA 70506
 PHONE (337) 881-7782 FAX(337) 881-7797



RESIDENTIAL
LOUISIANA AVENUE (SIDE)

431.58"



344, 17
SOUTHPARK DRIVE (SIDE)

RESIDENTIAL

1 SITE PLAN
SCALE 1" = 20' 0"

BUILDING DATA

APARTMENTS MATRIX

1 BR 10% ③ 750SF 2BR 70% ② 950SF M. 3BR 20% ③ 1250SF
17 UNITS PER FLOOR X 5 FLOORS = 51 APARTMENTS PER BUILDING

PER FLOOR

2 UNITS ONE BR X 750SF = 1,500 SF
12 UNITS TWO BR = 12 UNITS X 900SF = 11,400 SF
3 UNITS THREE BR = 3 UNITS X 1,750SF = 5,250 SF
TOTAL SF = 18,650 X 1.20 MSQ. = 22,380 CARPETS SF PER FLOOR X 3
FLOORS = 67,140 CARPETS SF PER BUILDING

PER BUILDING

6 ONE BEDROOM
36 TWO BEDROOM
9 THREE BEDROOM
51 TOTAL APARTMENTS

PARKING REQUIRED

31 APARTMENTS X 3 APARTMENT BUILDINGS X 2 CARS PER APARTMENT = 306 CARS
ADMINISTRATION BUILDING 2,000 SF / 300 = 7 CARS
CLUBHOUSE 3,000 SF / 300 = 10 CARS
TOTAL CAR PARKING REQUIRED = 323 CARS

CITY OF LAKE CHARLES



CAPITAL IMPROVEMENT PROGRAM

FY 21-22 thru FY 25-26

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

Description	Current Fiscal Year	Subsequent Years Projections					
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Sales tax .28% revenue	\$ 7,000,000	\$ 7,280,000	\$ 7,280,000	\$ 7,280,000	\$ 7,280,000	\$ 7,280,000	\$ 7,280,000
2016 Sales tax .25% revenue	1,675,000	1,562,500	1,625,000	1,625,000	1,625,000	1,625,000	1,625,000
Hotel Occupancy Tax	760,000	798,000	829,920	829,920	829,920	829,920	829,920
Riverboat gaming tax available for Capital Projects	5,400,000	5,300,000	5,512,000	5,594,680	5,678,600	5,763,779	5,850,236
Interest earnings	300,000	200,000	225,000	225,000	225,000	225,000	225,000
Wastewater Fund transfer	2,000,000	2,000,000	2,000,000	3,000,000	2,000,000	3,000,000	2,000,000
Facility Renewal Fund	150,000	-	-	-	-	-	-
General Fund transfer	3,500,000	1,500,000	2,000,000	2,000,000	3,000,000	3,000,000	3,000,000
Capital Improvement Fee - water/wastewater fee	1,200,000	1,000,000	1,030,000	1,060,900	1,092,727	1,136,436	1,181,894
Water Fund	5,470,000	4,000,000	3,000,000	2,500,000	2,500,000	2,000,000	2,000,000
Civic Center Capital Fund	200,000	300,000	-	250,000	-	250,000	-
Community Development Block Grant Funds	396,473	325,000	325,000	325,000	325,000	325,000	325,000
LA - Video Poker revenue	525,000	425,000	425,000	425,000	425,000	425,000	425,000
LA Department of Transportation (LTAP Funding)	-	4,500,000	-	-	-	-	-
State of LA - Dept. Culture, Recreation & Tourism	100,000	-	-	-	-	-	-
American Rescue Plan Act	-	8,400,000	8,400,000	-	-	-	-
LA Capital Outlay Funds	200,000	800,000	1,000,000	-	-	-	-
Parish Transportation Fund	-	500,000	500,000	-	500,000	500,000	-
Calcasieu Parish Police Jury	4,400,000	1,600,000	800,000	-	-	-	-
Donations and other miscellaneous revenue	200,000	-	-	-	-	-	-
Capital Project fund balance reserves	1,053,527	-	-	-	-	-	-
Loan Proceeds Department of Health & Hospitals	1,000,000	5,000,000	7,000,000	-	-	-	-
Loan Proceeds-Dept Environment Quality loan	-	3,000,000	6,000,000	6,000,000	3,000,000	-	-
Loan Proceeds - Drainage Initiative	-	10,000,000	10,000,000	-	-	-	-
Total	\$ 35,530,000	\$ 58,490,500	\$ 57,951,920	\$ 31,115,500	\$ 28,481,247	\$ 26,360,135	\$ 24,742,049

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Asphalt Overlay Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Overlay	Road Base	Drainage
Ongoing Program - \$1,000,000							
Ongoing	\$1,000,000	Ongoing: Asphalt Overlay Program			x		
Ongoing	\$250,000	Preventive maintenance of asphalt streets			x		
Ongoing	\$141,200	Riverridge Drive	Lisle Peters Road	Dead End	x	x	
Ongoing	\$1,500,000	River Road - Phase 1	Ryan Street	Dead End	x		x
Ongoing	\$55,000	Commercial Street	N. Lincoln Street	N. Malcolm Street	x		
Ongoing	\$296,000	Hodges Street	Clarence Street	12th Street	x		
Ongoing	\$36,000	East Street	Bilbo Street	Ryan Street	x		
A	\$844,800	Broad Street	Lakeshore Drive	Enterprise Boulevard			
A	\$128,000	East Prien Lake Road - 50% Cost Share with Calcasieu Parish	Parish Limits (before Carver Road)	Curve on East Prien Lake Road	x		
A	\$212,000	Commercial Street (2020 CDBG)	N. Prater Street	N. Lincoln Street	x		
A	\$256,000	N. Grace	Opelousas Street	N. and S. to Dead End	x		
A	\$144,000	N. Railroad Avenue	Kirkman Street	N. Bilbo Street	x		
A	\$31,520	Orrin Street (2020 CDBG)	Harless Street	Knapp Street	x		
A	\$283,200	Central Parkway - East and West	University Drive	South to Dead Ends	x		
A	\$250,000	Plant B/C WW - overlay interior roads			x		
A	\$245,700	Whispering Woods Drive and Lane	Dead Ends		x		
A	\$45,500	Belle Alee Lane	Hollyhill	Dead End	x		
A	\$68,880	Booker Street (2020 CDBG)	Ray Street	Harless Street	x		
A	\$64,000	General Moore Park parking lot and entrance					
A	\$32,000	Mary Belle Williams parking lot			x		
A	\$16,000	Franklin Street	Gieffers Street	St. John Street	x		
A	\$96,000	Pack Road	Old 171	Habibi Center	x		
A	\$86,000	Kinder Street	Hwy 171	East to Dead End	x		
A	\$120,000	N. Grace Street	Kinder Street	Poe Street	x		
A	\$84,000	Colfax Street	Hwy 171	East to Dead End	x		
A	\$84,000	Lynn Street	Hwy 171	East to Dead End	x		
A	\$100,000	Mary Street	Hwy 171	East to Dead End	x		
A	\$120,000	Guinn Street (2020 CDBG)	N. Grace Street	Cathy Street	x		
A	\$96,000	Division Street	Bilbo Street	Lakeshore Drive	x		
A	\$40,950	Macy Street	N. Hodges Street	N. Moss Street	x		
A	\$40,950	Macy Street	N. Ford Street	Kirkman Street	x		
A	\$120,000	Common Street	Kirby Street	Cleveland Street			
A	\$104,000	Country Club Court	Country Club Road	South to Dead End	x		
B	\$108,000	S. Prien Lake Road	Country Club Road	Dead End	x		
B	\$120,000	Fernwood Drive	Lisle Peters Road	Dead End	x		
B	\$32,000	Lucas Lane	Fernwood Drive	Dead End	x		
B	\$132,000	Riverside Drive	Shell Beach Drive	Sallier Street	x		
B	\$320,760	Shellbeach Drive	Lake Street	Marine Street	x		
B	\$92,820	Marine Street	Shell Beach Drive	Sallier Street	x		
B	\$249,600	Mill Street	Enterprise Boulevard	Hodges Street	x		
B	\$805,000	Mill Street	Kirkman Street	Enterprise Boulevard	x		
B	\$64,320	9th Avenue	3rd Street North	Dead End	x		
B	\$64,320	Crockett Street	Highway 171	Ory Street	x		
B	\$55,000	Plant B/C WW - parking for employees			x		
B	\$72,000	S. Division Street	Kirkman Street	Bank Street	x		
B	\$54,000	Maynard Street	N. Cherry Street	N. Booker Street	x		

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

FY21-22 through FY25-26 Asphalt Overlay Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Overlay	Road Base	Drainage
B	\$144,000	Pear Street	Commercial Street	Gieffers Street	x		
B	\$176,000	N. Franklin Street	Gieffers Street	N. Railroad Avenue	x		
B	\$56,000	Sally Mae Street	Cessford Street	Commercial Street	x		
B	\$21,600	Prater Street	Cline Street	Elder Street	x		
B	\$38,000	Franklin Street	Gieffers Street	St. John Street			
C	\$805,000	Ford Street	Division Street	Pryce Street	x		
C	\$70,240	Booker Street	Opelousas Street	Jackson Street	x		
C	\$63,280	Opelousas Street	Bank Street	Kirkman Street	x		
C	\$100,386	Kirkman Street	Fournet Street	Dead End	x		
C	\$48,720	N. Lincoln Street	Channel Street	Dead End	x		
C	\$680,000	Kirkman Street	Opelousas Street	7th Street	x		

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
Ongoing	\$100,000	Ongoing: Citywide misc. Intersection Improvements			x		x			x							
Ongoing	\$100,000	Ongoing: Misc. Bridge Replacements and Repairs					x										
Ongoing	\$75,000	Ongoing: Citywide striping - bike paths									x						
Ongoing	\$1,250,000	Ongoing: Citywide street striping															
Ongoing	\$250,000	Preventive maintenance of streets															
Ongoing	\$75,000	Upgrade Traffic Signal Sensor Systems															
Ongoing	\$20,837,176	W. Prien Lake Road (Parish Participation)	Cove Lane	Ihles Road	x				x							x	x
Ongoing	\$2,710,257	Sale Road	Rue Chan Ann	Prien Lake Road	x				x		x						
Ongoing	\$715,000	Install street lights on Nelson Road extension bridge										x					
Ongoing	\$750,000	2nd Street	6th Avenue	8th Avenue				x	x		x						
Ongoing	\$420,000	Sally Mae Street	Medora Street	Dead End				x	x								
Ongoing	\$4,200,000	Enterprise Boulevard	Broad Street	12th Street			x		x								
Ongoing	\$500,000	Sale Road at Ryan Street	Intersection				x			x	x						
Ongoing	\$11,000,000	Sallier Street	Lake Street	Marine Street			x		x	x						x	x
Ongoing	\$2,000,000	Ryan Street at Sallier/12th Street	Intersection							x							
Ongoing	\$12,000,000	Ihles Road (Parish Participation)	Ihles Road	Country Club Road (384)	x				x							x	x
Ongoing	\$1,740,000	6th Avenue	6th Street	3rd Street			x		x								
Ongoing	\$425,000	Kirkman Street at Opelousas Street	Intersection				x			x							
Ongoing	\$882,155	Clooney Street	Louie Street	Rosalie Street			x		x								
Ongoing	\$260,000	Louisiana Avenue Bridge Rehabilitation															
A	\$2,400,000	Bridge: Kirkman Street Rebuild	Kirkman Street on Contraband Bayou				x										
A	\$814,800	Commercial Street	Prater Street	Booker Street				x	x								
A	\$1,008,000	North Lyons Street	St. John Street	Jackson Street				x	x		x						
A	\$175,000	Bauer Street @ Bank Street	Intersection							x							
A	\$1,000,000	City major corridor beautification program	Ryan, Broad, 14, Prien														
A	\$6,000,000	Fitzenreiter Road widening	Highway 171	Goos Boulevard	x				x								
A	\$100,000	Repair Kirkman Street crossing at RR Avenue															
A	\$258,750	Division Street	Bank Street	Reid Street			x										
A	\$400,000	Clement Street	Reid Street	Louisiana Avenue			x										
A	\$500,000	Chennault Infrastructure Contribution				x	x										
A	\$2,000,000	Bridge: 18th Street Rebuild	W. 18th Street				x										

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

FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
A	\$98,500	Railroad Crossing on Jackson Street								x							
A	\$930,500	Reconstruct 18th Street	Lake Street	Creole Street			x				x						
A	\$517,500	Reconstruction - Ford Street	Division Street	Pine Street			x										
A	\$2,587,500	Reconstruction - 12th Street	Enterprise Boulevard	Ryan Street			x										
B	\$40,000,000	Enterprise Boulevard (complete extension)	Katherine Street	Highway 171/MLK	x		x		x		x					x	x
B	\$350,000	Re-time all traffic signals in the city										x					
B	\$450,000	Bridge: W. Sale Road Rehabilitation	East Fork of Contraband Bayou				x										
B	\$750,000	Install right-turn lane on Southpark Drive	McNeese Street		x												
B	\$1,647,459	12th Street	Ryan Street	1st Avenue			x	x									
B	\$201,000	N. Adams Street	Moeling Street	Commercial Street				x	x								
B	\$194,400	N. Adams Street	Opelousas Street	Dead End				x	x								
B	\$433,800	N. Grace Street	Medora Street	Poe Street				x	x								
B	\$945,588	Sale Road	Lake Street	Common Street			x		x		x						
B	\$1,000,000	N. Lyons Street	Jackson Street	St. Johns Street				x	x								
B	\$385,200	Sallier Street at Lake Street Intersection	Intersection		x					x							
B	\$134,000	Ann St connection to I-10 service road	Intersection							x							
B	\$403,800	Commercial Street	Lincoln Street	N. Malcolm Street				x	x								
B	\$150,000	Commercial Street	Enterprise Blvd	1st Avenue				x	x								
B	\$4,233,600	W. Prien Lake Road	Cove Lane	Nelson Road	x		x		x							x	x
B	\$364,420	Hagan Street	Highway 171/MLK	Graham Street				x	x								
B	\$325,000	Blackwell Street	N. Grace Street	Highway 171/MLK				x	x								
B	\$349,200	Harless Street	Goos Blvd	Dead End				x	x								
B	\$508,875	Drew Street	Kirkman Street	Moss Street			x										
B	\$805,000	Mill Street	Kirkman Street	Hodges Street			x										
B	\$500,000	Opelousas Street @ Bank Street	Intersection							x							
B	\$685,975	10th Street	Common Street	Bilbo			x		x								
B	\$200,000	Realign 1st Ave. at 12th Street	Intersection							x							
B	\$2,400,000	Barbe Street	Sallier Street	Shell Beach Drive			x		x				x		x		
B	\$500,000	Install right-turn lane on Sale Road at Nelson	Intersection														
B	\$1,516,275	Orchid Street	4th Avenue	7th Avenue			x										
B	\$755,550	15th Street	5th Avenue	7th Avenue			x										
B	\$738,875	18th Street	4th Avenue	7th Avenue			x										
B	\$258,400	7th Avenue	2nd Street	Dead End				x	x								
B	\$193,800	4th Street	Rosteet	Dead End				x	x								
B	\$316,250	10th Street	Hodges Street	Bilbo Street			x										
B	\$8,372,000	Prien Lake Road	Kirkman Street	5th Avenue			x										

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

FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
B	\$765,063	1st Avenue	See Street	Dead End			x										
B	\$747,500	Kirkman Street	Opelousas Street	N. Railroad Avenue			x										
B	\$8,000,000	Sallier Street	Lake Street	Ryan Street			x		x		x						
B	\$431,250	Repair Bilbo Street	Transit Center	Kirby Street			x										
B	\$800,000	Opelousas Street	Kirkman Street	Bank Street			x		x								
B	\$500,000	Install left turn lane (WB) on Power Centre Parkway at Highway 14															
B	\$2,500,000	Bridge: Louisiana Avenue Rebuild	Louisiana Avenue on Contraband Bayou				x										
B	\$2,400,000	Bridge: Henderson Bayou Road Rebuild	Henderson Bayou Road on Henderson Bayou				x										
B	\$1,860,000	Reconstruct 18th Street	Creole Street	Ryan Street			x				x						
B	\$792,000	Donateil Street	Dead End	Dead End					x		x						
B	\$1,008,000	Griffin Street	North Lincoln Street	Highway 171				x	x		x						
B	\$1,512,000	North Adams Street	North Woodard Street	Medora Street				x	x		x						
B	\$747,500	Reconstruction - Walters Street	Louisiana Avenue	Kirkman Street			x										
B	\$2,472,500	Reconstruction - 18th Street	Ryan Street	Lake Street			x										
B	\$9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road			x										
B	\$4,945,000	Reconstruction- Sallier Street	Ryan Street	Lake Street			x										
B	\$2,530,000	Reconstruction - Sale Road	Ryan Street	Lake Street			x										
B	\$864,000	North Grace Street	Opelousas Street	South to Dead End				x	x		x						
B	\$780,000	Griffin Street	Highway 171/MLK	N. Lincoln Street				x	x								
B	\$1,440,000	Guinn Street	North Grace Street	Carney Street				x	x		x						
B	\$324,000	Tasca Street	Medora Street	Guinn Street				x	x		x						
B	\$540,000	North Grace Street	Medora Street	Poe Street				x	x		x						
B	\$630,000	Poe Street	Highway 171	Walker Street				x	x		x						
B	\$792,000	Mary Street	Graham Street	Highway 171				x	x		x						
B	\$882,000	Mary Street	Highway 171	East to Dead End				x	x		x						
B	\$1,200,000	River Road - Phase 2	The Curve	Dead End				x	x								
BD	\$1,750,000	Install traffic circle at E. Prien and Derek Drive				x											
C	\$690,000	Orrin Street	Opelousas Street south	Dead End			x		x								
C	\$474,375	13 th Street	2nd Avenue	3rd Avenue			x										
C	\$473,800	13 th Street	3rd Avenue	4th Avenue			x										
C	\$770,500	13 th Street	4th Avenue	5th Avenue			x										
C	\$414,000	Courtney Street	North Goos Blvd	Prater Street				x	x								

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

FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
C	\$603,000	N. Adams Street	Gieffers Street North	Dead End				x	x								
C	\$243,000	N. Adams Street	Gieffers Street South	Dead End				x	x								
C	\$765,000	Commercial Street	Booker Street	Lincoln Street				x	x								
C	\$414,000	Hagan Street	N. Goos Blvd	Prater Street				x	x								
C	\$492,200	Ernest Street	Glen Street	W. 18th Street			x										
C	\$867,000	Woodard Street	N. Goos Blvd	Pear Street				x	x								
C	\$9,500,000	Goos Boulevard	Harless Street	Fitzenreiter Road		x					x					x	x
C	\$613,200	N. Booker Street	Ray Street	Dead End				x	x								
C	\$1,297,775	St. Mary Drive (Loop)	Shattuck	Shattuck			x		x								
C	\$307,800	Boston Alley	Broad Street	Mill Street			x	x									
C	\$626,750	Winnie St.	Sallier St.	Louie St.			x										
C	\$189,750	8th Street	Ford Street	Kirkman Street			x										
C	\$1,076,975	Common Street	Prien Lake	Alamo			x				x						
C	\$780,000	Hagan Street	Prater Street	Shattuck Street				x	x								
C	\$649,200	N. Grace Street	Highway Street	Medora Street				x	x								
C	\$888,000	Guinn Street	N. Grace Street	Carney Street				x	x								
C	\$247,200	Tasca Street	Guinn Street	Medora Street				x	x								
C	\$189,000	Carney Street	Carney Street	onateil to Guinn Street				x	x								
C	\$7,000,000	5th Avenue	McNeese Street	Prien Lake Road			x										
C	\$488,750	Legion Street	4th Avenue	Dead End													
C	\$330,000	9th Avenue	2nd Street	3rd Street				x	x								
C	\$1,000,000	School Street at Ryan Street Intersection Alignment					x										
C	\$532,800	Walker Street	Poe Street	Medora Street				x	x		x						
C	\$360,000	Blackwell Street	Highway 14	North Grace Street				x	x		x						
C	\$4,860,000	Mill Street	Enterprise Boulevard	Ryan Street			x		x		x						
C	\$1,296,000	Ford Street	Belden Street	Division Street				x	x		x						
C	\$4,860,000	Pryce Street	Enterprise Boulevard	Ryan Street			x		x		x						
C	\$1,944,000	Kirkman Street	Belden Street	Broad Street				x	x		x						
C	\$1,800,000	North Kirkman Street	Opelousas Street	Belden Street				x	x		x						
C	\$486,000	N. Junior Street	Katherine Street	Moeling Street				x	x		x						
C	\$252,000	Woodard Street	North Simmons Street	North Adams Street				x	x		x						
C	\$234,000	North Booker Street	North Adams Street	North Booker Street				x	x		x						
C	\$234,000	Ray Street	North Adams Street	North Booker Street				x	x		x						
C	\$1,890,000	Hagan Street	North Booker	Highway 171				x	x		x						

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
C	\$648,000	North Malcolm Street	Hagan Street	Mary Street				x	x		x						
C	\$468,000	Poe Street	North Malcolm Street	Highway 171				x	x		x						
C	\$756,000	Lynn Street	Highway 171	East to Dead End				x	x		x						
C	\$1,890,000	Hagan Street	Highway 171	East to Dead End				x	x		x						
C	\$756,000	Coffax Street	Highway 171	East to Dead End				x	x		x						
C	\$756,000	Kinder Street	Highway 171	East to Dead End				x	x		x						
C	\$1,512,000	Fitzenreiter Road	Highway 171	East to Dead End				x	x		x						
C	\$648,000	Brammer Lane	Opelousas Street	South to Dead End				x	x		x						
C	\$468,000	Byrne Street	North Grace Street	East to Dead End				x	x		x						
C	\$1,008,000	North Grace Street	Opelousas Street	Cessford Street				x	x		x						
C	\$468,000	Cessford Street	North Grace Street	East to Dead End				x	x		x						
C	\$270,000	Casey Street	Opelousas Street	North to Dead End				x	x		x						
C	\$864,000	Belden Street	Highway 171	East to Dead End				x	x		x						
C	\$864,000	Church Street	Highway 171	East to Dead End				x	x		x						
C	\$270,000	Center Drive	Belden Street	Church Street				x	x		x						
C	\$486,000	Railroad Avenue	Holmes Street	Armstrong Street				x	x		x						
C	\$792,000	Holmes Street	Railroad Avenue	Fruge Street				x	x		x						
C	\$792,000	South Grace Street	Railroad Avenue	Fruge Street				x	x		x						
C	\$792,000	Armstrong Street	Railroad Avenue	Fruge Street				x	x		x						
C	\$450,000	Malcolm Street	Fruge Street	North to Dead End				x	x		x						
C	\$792,000	Shasta Street	Pamco Road	Dead End				x	x		x						
C	\$504,000	Timberline Drive	Dead End	Dead End				x	x		x						
C	\$360,000	Leblanc Lane	Varney Circle	West to Dead End				x	x		x						
C	\$1,476,000	Varney Circle	Broad Street	Dead End				x	x		x						
C	\$234,000	Liles Lane	Falconer Lane	West to Dead End				x	x		x						
C	\$720,000	Falconer Lane	Broad Street	Dead End				x	x		x						
C	\$810,000	Calcasieu Street	Opelousas Street	Jackson Street				x	x		x						
C	\$810,000	North Lincoln Street	Opelousas Street	Jackson Street				x	x		x						
C	\$432,000	North Jake Street	I-10 Service Road	Jackson Street				x	x		x						
C	\$720,000	Jackson Street	Calcasieu Street	North Simmons Street				x	x		x						
C	\$216,000	North Simmons Street	Jackson Street	I-10 Service Road				x	x		x						
C	\$223,200	Maynard Street	North Booker Street	I-10 Service Road				x	x		x						
C	\$486,000	Maynard Street	North Cherry Street	North Booker Street				x	x		x						
C	\$234,000	Adams Street	Opelousas Street	Clarinda Street				x	x		x						

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

FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Sidewalks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
C	\$216,000	North Simmons Street	Opelousas Street	I-10 Service Road				x	x		x						
C	\$720,000	North Booker Street	Opelousas Street	Jackson Street				x	x		x						
C	\$936,000	North Cherry Street	Opelousas Street	Dead End				x	x		x						
C	\$450,000	Clarinda Street	North Booker Street	I-10 Service Road				x	x		x						
C	\$486,000	Jackson Street	North Cherry Street	North Booker Street				x	x		x						
C	\$504,000	Spencer Street	Clarinda Street	Jackson Street				x	x		x						
C	\$1,944,000	Harless Street	North Shattuck Street	North Booker Street				x	x		x						
C	\$666,000	North Shattuck Street	Harless Street	North to Dead End				x	x		x						
C	\$432,000	Hagan Street	North Shattuck Street	North Goos Boulevard				x	x		x						
C	\$306,000	Ruley Street	Hagan Street	Dead End				x	x		x						
C	\$648,000	Rena Street	Theriot Street	Harless Street				x	x		x						
C	\$468,000	Hagan Street	North Goos Boulevard	North Prater Street				x	x		x						
C	\$468,000	Courtney Street	North Goos Boulevard	North Prater Street				x	x		x						
C	\$1,476,000	Theriot Street	North Goos Boulevard	North Booker Street				x	x		x						
C	\$828,000	Woodard Street	North Goos Boulevard	Pear Street				x	x		x						
C	\$756,000	South Pack Road	Dead End	Dead End				x	x		x						
C	\$1,044,000	Pack Road	Old Highway 171	South Pack Road				x	x		x						
C	\$1,440,000	Old Highway 171	Conoco Street	North to Dead End				x	x		x						
C	\$306,000	Old Highway 171	Highway 171	Conoco Street				x	x		x						
C	\$756,000	Conoco Street	Ory Road	Wingate Street				x	x		x						
C	\$540,000	Wingate Street	Hager Street	Dead End				x	x		x						
C	\$5,256,000	Fitzenreiter Road	Highway 171	West to Dead End				x	x		x						
C	\$5,807,500	Reconstruction - Common Street	Prien Lake Road	Kirby Street			x										
C	\$6,325,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street			x										
C	\$4,600,000	Reconstruction - Ernest Street	18th Street	Sale Road			x										
C	\$9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road			x										
CD	\$25,000,000	Country Club Road	Big Lake Road	Ihles Road	x				x		x					x	x
CD	\$15,000,000	Country Club Road	Ihles Road	Weaver Road	x				x		x					x	x
CD	\$30,000,000	Country Club Road	Nelson Road	Lake Street	x				x		x					x	x
CD	\$30,000,000	Big Lake Rd	Country Club Road	Gauthier Road	x				x		x					x	x
CD	\$10,000,000	W. Prien Lake Road Bridge	Contraband Bayou	Holly Hill Traffic Circle	x						x						
CD	\$15,500,000	Enterprise Boulevard	Katherine Street	Goos Blvd		x					x					x	x

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Side-walks - Bikes	Signals	Overlay	Road Base	Drainage	Water Lines	Sewer Lines
CD	\$15,500,000	Elliott Road	Country Club Road	Ham Reid Road	x				x		x						
CD	\$16,000,000	Lake Street	Country Club Road	Ham Reid Road	x				x		x						x
CD	\$14,010,450	E. Prien Lake St.	Ryan St.	Hwy 14			x		x	x	x						

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Water and Wastewater Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Water Projects				
Ongoing	\$1,000,000	Ongoing: Citywide Water System Improvements		
Ongoing	\$1,000,000	Ongoing - Extend Water Services		
Ongoing	\$1,000,000	Upgrade electrical cabinets at all water plants		
Ongoing	\$500,000	Install security measures at all water plants		
Ongoing	\$8,000,000	Disaster Recovery - Water Facilities		
Ongoing	\$21,202,000	SE - New 6.0 MGD Water Plant		
Ongoing	\$6,000,000	SE - New 6.0 MGD Water Plant Distribution Lines		
Ongoing	\$943,106	GW - Enlarge Transmission Lines Leaving Site		
Ongoing	\$1,500,000	Center - Overhaul filter media beds		
Ongoing	\$500,000	CH - Overhaul filter media beds		
Ongoing	\$700,000	GW - Chemical feed system improvements		
Ongoing	\$1,640,000	McN - Sedimentation Basin and controls		
A	\$850,000	Corbina Waterline Extension	McNeese Street	E. Prien Lake Road
A	\$300,000	Install water loop on W. Prien Lake Road	Burton Lane	Swanson Street
A	\$1,250,000	Chennault Water	Legion Street	East Prien Lake Road
A	\$650,000	CH - Chlorine Containment		
A	\$800,000	SW - Chemical feed system improvements		
A	\$1,000,000	McN - Overhaul filter media beds		
A	\$350,000	Purchase Ryan Street property near GW water plant		
A	\$750,000	SW - Replace water well		
A	\$500,000	SW - Backwash recovery system improvements		
A	\$550,000	GW - Backwash recovery system improvements		
A	\$300,000	McN - Replace emergency generator		
A	\$300,000	Center - Replace emergency generator		
A	\$200,000	SW - Install ATS on generator and SCADA signal (2)		
A	\$200,000	Upgrade Water Systems' SCADA System		
A	\$410,000	CenterW - Starter and Controls upgrade		
AD	\$400,000	Extend water to parish area along Big Lake Road, Lafanette, and Nelson		
B	\$650,000	GW - Chlorine Containment		
B	\$780,000	GW - Replace transmission lines near HSPS and WTP		

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

FY21-22 through FY25-26 Water and Wastewater Projects

B	\$400,000	GW - Install new Distribution office building and facilities		
B	\$2,230,000	CH - Sedimentation Basin and Filters		
B	\$450,000	GW - Demolition of abandoned clearwell and HSPS		
B	\$450,000	GW - Install Generator		
B	\$2,000,000	McN - MCC/Pump and Cl2 buildings and chlorine containment		
B	\$11,550,000	CH - New 4 mgd plant		
B	\$10,000,000	Install electronic water meters		
B	\$900,000	SW - Overhaul elevated storage tank		
B	\$1,000,000	McN - Replace original sedimentation tank system		
B	\$2,000,000	Water - Southpark Water Extension	Red Davis Road	North to Water Main
B	\$1,500,000	Water - Cove Lane Water Extension	Cove Lane	Golden Nugget Entrance
B	\$1,500,000	Rebuild administration building		
B	\$100,000	Upgrade flouride storage systems to eliminate corrosion		
B	\$650,000	Center - Chlorine Containment		
B	\$60,000	CH - Remodel building		
B	\$60,000	Center - Remodel building		
B	\$1,500,000	Upgrade water service lines in Henry Heights area (Harvard, Center, Auburn)		
B	\$1,500,000	Upgrade water service lines in Enterprise area (9th, 10th, 11th: 1st Ave to Kirkman)		
B	\$750,000	CH - Install new water well		
B	\$3,000,000	Water - New Tower on Ham Reid Road		
B	\$2,500,000	McN - Install Water Tower		
B	\$500,000	Water - Assume Port of LC Water Tower		
C	\$500,000	McN - Shut down water production		
C	\$500,000	CH - Shut down water production		
C	\$10,220,000	Center - Build new 6 MGD plant		
C	\$650,000	McN - Install Generator		
C	\$500,000	Install alternate water supply to River Road		
C	\$5,000,000	GW - Convert to 480 volt power		
C	\$12,000,000	Water - New Corbina Road Water Plant		
Wastewater Projects				
Ongoing	\$1,000,000	Ongoing: Citywide sewer collection rehab		
Ongoing	\$1,000,000	Ongoing: Citywide wastewater system improvements (LS)		
Ongoing	\$1,000,000	Ongoing - Extend Sewer Services		
Ongoing	\$14,000,000	Disaster Recovery - Wastewater Facilities		
Ongoing	\$4,000,000	University Place Basins: sewer line rehabs		
Ongoing	\$2,000,000	Basin A-7 rehab		
Ongoing	\$1,400,000	Esplanade LS: re-build/expand		
Ongoing	\$19,250,000	Install Southern Loop WW extension		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Water and Wastewater Projects

Ongoing	\$1,400,000	Line Holly Hill LS WW Line	Holly Hill LS	Holly Hill Traffic Circle
Ongoing	\$2,200,000	Morganfield lift station upgrade		
Ongoing	\$100,000	Contraband LS Generator		
A	\$1,300,000	Plant A - UV Retrofit		
A	\$1,300,000	Plant D - UV Retrofit		
A	\$900,000	Install sewage lines on W. Prien Lake Road	Nelson Road	Burton Lane
A	\$700,000	Install lift station system near Prien Lake and Heard Roads		
A	\$5,000,000	Chennault Sewage - Phase 1	Mallard Drive	East Prien Lake Road
A	\$3,500,000	WWTP A Influent wetwell and Pump Rehab		
A	\$190,000	Install sewerage: Salene, Lawrence, and A Miller roads		
A	\$660,000	18th Street - Line sewerage trunk	Lake Street	BC Treatment Plant
A	\$4,500,000	Plant D - Install coarse (bar) feed screens		
A	\$500,000	Plant A - rebuild clarifier chain and flights		
A	\$1,000,000	Install sewerage: along Country Club Road	Nelson Road	Prien Lake Road
A	\$1,000,000	Install sewerage in Lafanette Road area	Elliott Road	S. Prien Lake Road
A	\$1,000,000	Install sewerage in Westridge Subdivision		
A	\$500,000	Plant A - replace final clarifier wiers		
A	\$250,000	Plant B/C - Install auger spreader system at belt presses		
A	\$2,500,000	Upgrade electrical systems at lift stations		
B	\$5,000,000	Reroute Chennault and Broad Street lift stations to Southern Loop		
B	\$2,250,000	WWTP A Final Clarifier Upgrade		
B	\$250,000	Timberly Terrace sewage improvements	Raintree Cove	Carriage Lane
B	\$1,340,000	Lake Street - Line sewerage trunk	College Street	18th Street
B	\$200,000	Enlarge Nelson Road LS forcemain	Ham Reid LS	30 inch force main
B	\$10,000,000	Plant A - Install circular clarifiers		
B	\$300,000	Install sewerage on Arvilla Lane		
B	\$1,000,000	Install sewerage in Turnberry, Fairway Lane area		
B	\$1,500,000	Reroute force main from Ryan Street to Front Street		
B	\$250,000	Plant B/C - Install Equipment Storage Pole Barn		
B	\$1,500,000	Plant D - redesign and build grit system		
B	\$60,000,000	Plant A - Rebuild Plant to new standards		
B	\$5,000,000	Chennault Sewage - Phase 2	Legion Street	Mallard Drive
BD	\$21,000,000	Plant D - Phase 2 to enlarge capacity to ease other plants		
BD	\$10,000,000	Install sewerage: along Red Davis Road	Highway 14	Common Street
C	\$20,000,000	Basins: A-1 through A-11, minus A-4 and A-3		
C	\$5,000,000	Oak Park area: sewer line rehab		
C	\$1,500,000	St. Pat's area: sewer line rehab		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Water and Wastewater Projects

C	\$500,000	Extend sewerage: River Road housing	Ryan Street	Dead End
C	\$250,000	Extend sewerage to west end Lisle Peters		
C	\$275,000	Install sewerage in Kara Bay subdivision		
C	\$500,000	Plant B/C - Install second sludge thickener tank system		
C	\$1,750,000	Plant D - Install fine feed screens		
Water/Wastewater Projects				
Ongoing	\$5,000,000	Water/wastewater extensions and loopings		
B	\$5,000,000	Extend water and sewerage to LNG area		
C	\$260,000	Adrienne Lane - Install water and sewerage		

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Drainage Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$1,000,000	Ongoing: Citywide misc. drainage improvements		
Ongoing	\$1,000,000	Ongoing: Citywide Ditch and Drainage Lateral Maintenance		
Ongoing	\$1,000,000	Ongoing: Detention Ponds, Drainage Initiatives		
Ongoing	\$1,000,000	Ongoing: Citywide CCTV work on stormwater drains		
Ongoing	\$500,000	Ongoing - Detention Pond Maintenance		
Ongoing	\$25,000,000	Disaster Recovery - Drainage		
Ongoing	\$1,400,000	4th Avenue - replace drainage lateral	1st Street	6th Street
Ongoing	\$220,000	River Road drainage	Ryan Street west	
Ongoing	\$433,000	Replace Kirkman Street drainage outfall	Kirkman/Opelousas Intersection	River
Ongoing	\$300,000	3rd Avenue	S. of Oak Park Boulevard	
Ongoing	\$800,000	Oak Park Boulevard Lateral (2nd Avenue) - Repairs		
Ongoing	\$600,000	Drainage project - Louisiana Avenue	McNeese Street	s. to dead end
A	\$400,000	Kirkman Street Drainage Outfall Study and Repairs		
A	\$325,000	West Oak Lane Drainage		
A	\$245,050	Enterprise Blvd Drainage - Phase 1	12th Street	15th Street
A	\$200,000	Barbe Street Drainage Rehabilitation		
A	\$172,500	End of 1st Avenue off Mitchell Street		
A	\$1,500,000	Legendre Street Drainage Phase 3		
A	\$75,000	Improve Drainage on Riverview Drive		
AD	\$350,000	Install detention pond at Louisiana Avenue		
B	\$300,000	Goos Blvd and Mill Street	Intersection	
B	\$250,000	7th Avenue	2nd Street	Dead End
B	\$1,250,000	Common Street	College Street	Prien Lake Road
B	\$473,800	Morgan & Shaw Street	Grein	8th Street
B	\$1,600,800	3rd Street	Rosteet Street	6th Avenue
B	\$250,000	Improve drainage near Opelousas and Jake Streets	Opelousas Street Interchange	Jake Street
B	\$250,000	Improve drainage at Enterprise Boulevard and Mill Street		
B	\$350,000	Michael Debakey Drive at Griffith Coulee lateral crossing		
B	\$400,000	Opelousas Outfall	Jackson Street	Kirkman/Opelousas Intersection
B	\$371,800	Enterprise Blvd Drainage - Phase 2	16th Street	Alamo Street

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

FY21-22 through FY25-26 Drainage Improvement Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
B	\$321,100	Enterprise Blvd Drainage - Phase 3	Alamo Street	Prien Lake Road
B	\$275,000	Improve drainage on River Lane	Timberly Drive	Raintree Cove
BD	\$750,000	Repair Missouri-Pacific Lateral Erosion	Highway 14	Russell Street
C	\$1,000,000	Foster Street	Michael Debakey Drive	Shell Beach Drive
C	\$2,357,500	3rd Avenue and 2nd Street - 11th Street		

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Downtown and Lakefront Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Civic Center Area Projects				
Ongoing	\$1,500,000	Ongoing: Civic Center facility and grounds improvements		
Ongoing	\$5,000,000	Civic Center Plaza and Boardwalk Extension		
Ongoing	\$440,000	Replace Rosa Hart Theatre rigging systems and fire curtain		
B	\$3,300,000	Civic Center Westside Festival Plaza -Bord du Lac Blvd.		
B	\$250,000	Upgrade Rosa Hart Theatre lighting to LED		
C	\$3,500,000	Bord du Lac Park Amphitheatre		
C	\$500,000	Civic Center Eastside Entrance - lighting, landscaping, fountain upgrade, irrigation		
C	\$20,000,000	Parking Garage for the DT/Civic Center area		
Road and Pedestrian Projects				
Ongoing	\$250,000	Ongoing: Beautification of Interstate Exchanges	Cove Lane, Holly Hill, I-10 Ryan St off-ramp	
A	\$300,000	Econ. Dev. - I-10 Corridor		
A	\$300,000	Econ. Dev. - Enterprise Boulevard		
A	\$60,000	Landscaping - State at University streets		
B	\$100,000	Gill Street	Ryan Street	Lakeshore Drive
B	\$2,200,000	Lakeshore Drive Traffic Calming (Phase 2): Beautification - medians, turn lanes, lights	Clarence Street	Broad Street
B	\$2,000,000	Additional Downtown Streetscaping Projects		
C	\$1,500,000	East Civic Center Dr. - connector	Lakeshore Drive	Bord du Lac
C	\$1,500,000	North Civic Center Dr. - connector	Lakeshore Drive	Bord du Lac
C	\$1,500,000	Tract One A: South Civic Center Dr./ Kirby St. connector	Kirby Street	Civic Center
C	\$2,500,000	Pine St. and Pryce St. connector including storm drainage	Veteran's Memorial	Lakefront
C	\$1,500,000	North Bord du Lac Dr. reconfigure		
Other Downtown/Lakefront Projects				
Ongoing	\$3,500,000	Port Wonder		
Ongoing	\$2,500,000	Lakefront/Downtown Improvements		
A	\$100,000	Econ. Dev. - Lakefront District (Hotel Tax)		
A	\$2,200,000	Lakefront Boardwalk Phase 2		
B	\$200,000	Christmas lighting for Downtown		
B	\$5,000,000	Raise Elevation on Pinnacle Tract		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Downtown and Lakefront Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
BD	\$400,000	Community Incubator in NLC		
C	\$1,250,000	Pithon Coulee Walking Trail	Common Street	Ryan Street
C	\$20,000,000	Harbor/Marina		

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

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Pedestrian Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	CS - CDBG
Trail Projects					
Ongoing	\$16,000	1st Avenue Trail (Phase 3)	Broad Street north	10 Service Road	
B	\$2,000,000	Pedestrian & Bike Trail - Phase 2 Citywide			
BD	\$54,000	Rock trail south of Crest Subdivision	Corbina Road	E. approx. 1200 feet	
Sidewalk Projects					
Ongoing	\$1,200,000	Ongoing: Sidewalks new construction - citywide			
Ongoing	\$400,000	Ongoing: Sidewalk repairs - citywide			
Ongoing	\$50,000	Ongoing: Install, restripe street pedestrian crossings			
Ongoing	\$350,000	Safe Routes Program	Barbe Elementary		
Ongoing	\$22,947	Frugé St. South Side	Malcolm St	Hwy 14	
Ongoing	\$241,626	1st Ave. West Side	12th St	E. Prien Lake	
Ongoing	\$196,470	Sale Road	Lake Street	Ryan Street	
Ongoing	\$58,950	Madeline St South Side	Common Street	Kirkman Street	
Ongoing	\$46,712	Illinois St. South Side	Brentwood	Walton	
Ongoing	\$72,780	Kirkman St East Side 2	Walters	McCall St	
Ongoing	\$241,617	Weaver Rd. West Side	McNeese St	Country Club Rd	
Ongoing	\$75,000	Bilbo Street	Clarence Street	Kirby Street	
Ongoing	\$250,000	E. McNeese Street (North Side)	Corbina Road	Lake Crest Blvd	
Ongoing	\$124,425	Canal Street	Sale Road	W. McNeese Street	
Ongoing	\$45,000	Nelson Road (west side)	McNeese south	Apartment Complex	
Ongoing	\$247,620	W. Sale Rd North Side	W. Prien	Existing Sidewalk	
Ongoing	\$556,250	W. Sale Rd South Side	W. Prien	Existing Sidewalk	
A	\$121,500	Power Center Parkway	5th Avenue	Highway 14	
A	\$65,295	Mt Taibot St South Side	McNabb St	Ball Fields	
A	\$321,480	Kirkman St West Side	Prien Lake Road	Walters Street	
A	\$81,000	Nelson Road	Evergreen Apts	Country Club Road	
B	\$135,000	Rebuild sidewalks as necessary on Broad Street	Enterprise Blvd	Highway 14	
B	\$20,025	Pear St. East Side	Knapp St	Harless	
B	\$13,578	VE Washington Ave West Side	I-10 Service Road	Belden St	
B	\$20,389	University Dr. West Side	McNeese St	Existing Sidewalk	
B	\$150,000	Bilbo Street	Broad Street	Belden Street	
B	\$529,403	Lisle Peters Road	E. Saint Charles	Riverview Lane	
B	\$31,500	Sidewalk Extension	Anita Drive	6th Street	
B	\$600,000	Lisle Peters Road sidewalks - Phase 2	E. St. Charles	west to end of road	
B	\$308,595	Lake Street	Country Club Road South (east side)	South to City Limits	
C	\$117,000	Nelson Rd - north	Prien Lake Road	Contraband Bayou	

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

FY21-22 through FY25-26 Pedestrian Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	CS - CDBG
C	\$119,351	N. Simmons St. East Side 2	Medora St.	Fitzenreiter	
C	\$26,775	Woodring St North Side	N Booker St	N. Simmons	
C	\$26,775	Woodring St South Side	N Booker St	N. Simmons	
C	\$58,268	Medora St. North Side	N. Prater St.	N. Booker	
C	\$85,255	N. Blake St. East Side	Moeling St	Gieffers	
C	\$126,000	N. Booker St. East Side	Moeling St.	Knapp St	
C	\$59,265	Katherine St South Side	N Prater St	N. Booker	
C	\$60,660	N. Blake St. West Side	Commercial St	Gieffers	
C	\$26,010	N. Shattuck St. East Side	Moeling St.	Martha	
C	\$117,316	N. Simmons St. West Side	Moeling	Opelousas	
C	\$117,465	N. Simmons St. East Side	Moeling	Opelousas	
C	\$46,350	Griffin St South Side	N. MLK Hwy	Sally Mae	
C	\$17,767	Pine St. South Side	Bank St	Louisiana Ave	
C	\$3,737	Connecting Pedestrian Path	N. Shattuck	Fournet	
C	\$26,730	N. Ryan St East Side	S Railroad Ave	Jackson	
C	\$19,305	Church St. North	Ford St	Kirkman	
C	\$47,221	Fitzenreiter Rd South Side	N. Lincoln	Hwy 171	
C	\$28,466	Courtney St. South Side	N. Goos Blvd	N. Prater	
C	\$57,956	N. Goos Blvd. East Side	Courtney St	Existing Sidewalk	
C	\$96,165	Fournet St North Side	N. Enterprise Blvd	N. Shattuck	
C	\$134,595	Jackson St South Side	N. Bank	N. Ryan	
C	\$237,600	1st Ave. East Side 2	Broad St	12th Street	
C	\$60,300	Evans St South Side	S Shattuck St.	Prater St	
C	\$41,811	12th St. North Side	1st Ave	2nd Ave	
C	\$121,500	Winterhalter St. South Side	S. Shattuck St	Albert	
C	\$9,029	I-10 Srv. Rd North	Belden St	Albert	
C	\$33,570	Cline St South Side	Holmes St	S MLK Hwy	
C	\$29,102	6th St. North Side 2	5th Ave	6th Ave	
C	\$99,120	S Shattuck St East Side	Belden St	Carter St	
C	\$12,243	Broad St. North Side	VE Washington	1st Ave	
C	\$9,429	Broad St. North Side 2	S Lyon	Existing Sidewalk	
C	\$53,150	12th St. North Side 2	Gerstner Memorial Dr	Russell St	
C	\$51,317	12th St. South Side	Gerstner Memorial Dr	Russell St	
C	\$47,618	6th Ave. East Side	6th St	9th St	
C	\$56,241	6th Ave. East Side 2	Legion St	12th Street	
C	\$117,847	3rd St. North Side	6th Ave	Gerstner Memorial	
C	\$118,074	3rd St. South Side 2	6th Ave	Gerstner Memorial	
C	\$56,070	3rd St South Side 3	Gerstner Memorial Dr	McNabb St	
C	\$339,153	5th Ave West Side	College St	E. McNeese	
C	\$270,540	Hwy 14 West Side 2	Rail Road Tracks	Taylor	
C	\$274,800	Gerstner Memorial Dr East Side 2	E. Prien	McNeese Farm	
C	\$165,240	E Prien Lake Rd North Side 4	5th Ave	Hwy 14	
C	\$232,076	Hwy 14 West Side	Coolidge	McNeese St	

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Pedestrian Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	CS - CDBG
C	\$115,466	Gerstner Memorial Dr. East Side	Broad St	4th St	
C	\$179,746	Gerstner Memorial Dr. West Side	Broad St	Existing Sidewalk	
C	\$317,847	E McNeese St. North Side	Gerstner Memorial Dr	Existing Sidewalk	
C	\$28,980	Louisiana Ave West Side	Division St	Clements St	
C	\$18,900	Division St South Side	Bank St	Louisiana Ave	
C	\$8,328	5th St. South Side	Louisiana Ave	Existing Sidewalk	
C	\$267,440	Common St. West Side	Clarence St	17th St	
C	\$75,600	2nd St South Side	Enterprise Blvd	2nd Ave	
C	\$14,524	4th St. South Side	Louisiana Ave	Enterprise Blvd	
C	\$19,314	6th St North Side	Bank St	Louisiana Ave	
C	\$35,902	6th St South Side	Bank St	Enterprise Blvd	
C	\$226,695	Common St. East Side	6th St	17th St	
C	\$186,647	W. Sallier St. North Side	Lake St	Ryan St	
C	\$129,076	E. Sallier St. North Side	Ryan St	Kirkman St	
C	\$113,101	3rd St. South Side	Enterprise Blvd	3rd Ave	
C	\$42,882	E. Sallier St. North Side 2	Bank St	Enterprise Blvd	
C	\$176,967	Burton Ln. West Side	W. Prien	W. Sale Rd	
C	\$177,191	Burton Ln. East Side	W. Prien	W. Sale Rd	
C	\$16,811	Enterprise Blvd. East	Broad St	Existing Sidewalk	
C	\$92,820	Cypress St West Side	Louie St	18th St	
C	\$92,820	Cypress St East Side	Louie St	18th St	
C	\$11,467	Enterprise Blvd. West Side 2	Broad St	Existing Sidewalk	
C	\$45,300	Hazel St West Side	W. 18th St	Penn St	
C	\$45,300	Hazel St East Side	W. 18th St	Penn St	
C	\$73,934	Broad St. South Side	1st Ave	Louisiana Ave	
C	\$254,940	Prien Lake Rd. North Side	Lake St	Ryan St	
C	\$317,340	W. Prien Lake Rd. South Side 2	Lake St	Nelson Rd	
C	\$235,753	W. Prien Lake Rd. East Side	W. Prien	W. Sale Rd	
C	\$313,558	W. Prien Lake Rd South Side	Nelson Rd	W. Prien Lake	
C	\$556,250	Nelson Rd. West Side	W. Prien	Country Club Rd	
C	\$66,050	Nelson Rd. East Side	W. Prien	W. Prien Lake	
C	\$172,821	Bank St. West Side	Gulf St	12th Street	
C	\$62,271	Moss St. East Side	12th St	15th Street	
C	\$172,341	Bank St. East Side	Gulf St	12th Street	
C	\$63,423	18th St. South Side	Ryan St	Common St	
C	\$63,277	18th St. North Side	Ryan St	Common St	
C	\$62,368	Moss St. West Side	12th St	15th Street	
C	\$106,423	13th St. North Side	Enterprise Blvd	Moss St	
C	\$106,322	13th St South Side	Moss	Enterprise Blvd	
C	\$58,500	Azalea St South	Kirkman St to Existing Sidev	Louisiana Ave	
C	\$118,684	15th St. North Side	Hodges St	Bank St	
C	\$118,860	15th St. South Side	Hodges St	Bank St	
C	\$196,470	W. Sale Rd. North Side 2	Lake St	Ryan St	

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Pedestrian Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two	CS - CDBG
C	\$43,980	14th St North Side	Bank St	Enterprise Blvd	
C	\$43,787	14th St South Side	Bank St	Enterprise Blvd	
C	\$48,953	Creole St. East Side	W. College	Julius St	
C	\$62,274	W. LaGrange St. North Side	Lake St	Creole St	
C	\$41,700	E Prien Lake Rd North Side 2	Kirkman St.	Existing Sidewalk	
C	\$155,220	E Prien Lake Rd North Side 3	Buston	2nd Ave	
C	\$92,820	Kirkman St West Side 2	Gayle	McCall St	
C	\$81,756	E. McNeese St South Side	Ryan St	Common St	
C	\$312,125	W. McNeese St. North Side 3	Lake St	Ryan St	
C	\$255,805	W. McNeese St South Side 4	Lake St	Ryan St	
C	\$35,505	Overhill Dr North Side	Central Pkwy	Existing Sidewalk	
C	\$35,505	Overhill Dr South Side	Central Pkwy	Existing Sidewalk	
C	\$30,825	Jefferson Dr North Side	Existing Sidewalk to Nelson	University Dr	
C	\$145,319	University Dr South Side	Lake St	Jefferson Dr	
C	\$241,827	Weaver Rd. East Side	McNeese Street	Country Club Rd	
C	\$244,909	Ihles Rd. East Side	W. Sale	Country Club Rd	
C	\$126,459	W. McNeese St. North 2	Eileen St	Nelson Rd	
C	\$1,155,582	Country Club Rd. North Side	Jefferson Dr.	Big Lake Rd	

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Recreation Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$450,000	Ongoing: Recreation facility renovations & improvements		
Ongoing	\$200,000	Partners in Parks		
Ongoing	\$10,000,000	Disaster Recovery - Recreation Facilities		
Ongoing	\$2,000,000	Install club house, cart barn, road, parking lot at Mallard Golf Club		
Ongoing	\$500,000	Nellie Lutcher District Linear Park (CDBG 2019)	Enterprise Boulevard @ S. Division Street	
A	\$200,000	Storage facility/ maintenance barn on Goodman Road		
A	\$300,000	Install parking at Goosport Recreation Center		
A	\$400,000	North Beach - Replace Restrooms		
A	\$42,400	Tuten Park - overlay parking lot		
AD	\$300,000	New park near Anita Drive, partner with Ward 3 and Housing Authority		
B	\$950,000	North Beach Improvements (sand)		
B	\$75,000	General Moore Park - Install new restrooms		
B	\$400,000	Henry Heights - Lighting, concession, restrooms		
B	\$150,000	College Oaks - Renovate concession		
B	\$500,000	New park for SW LC		
B	\$200,000	Riverside Park Erosion - Relocate Trail		
C	\$250,000	Riverside Rec Center - outdoor deck		

FY21-22 through FY25-26 Bike Path Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
A	\$10,000	Install bike lanes on Mill Street	Veteran's Memorial Dr	Highway 171/MLK
B	\$5,000	Install bike lanes on Hodges Street	Alamo Street	Belden Street
B	\$50,000	Install bike lanes on Kirby Street	Ryan Street	Louisiana Avenue
B	\$300,000	Install bike lanes on 7th Street	Ryan Street	4th Avenue
B	\$5,000	Install bike lanes on 11th Street	Ryan Street	4th Avenue
B	\$10,000	Install bike lanes on 18th Street	Common Street	Highway 14

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

FY21-22 through FY25-26 City Building Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$1,000,000	Ongoing City technology upgrades		
Ongoing	\$150,000	Misc. City Hall Improvements		
Ongoing	\$12,000,000	Disaster Recovery - Public Works Facilities		
Ongoing	\$20,000,000	Disaster Recovery - City Buildings		
Ongoing	\$250,000	Disaster Recovery - Trees and Plants		
Ongoing	\$100,000	Transit Passenger Shelters		
Ongoing	\$250,000	Concrete Transit Storage Building access drives		
A	\$1,250,000	Historic City Hall waterproofing/repairs		
A	\$500,000	Waterproof exterior of City Hall		
A	\$3,200,000	Public Works complex improvements		
A	\$150,000	Transit Surveillance and Security Equipment		
B	\$600,000	Replace City Hall Elevators		
B	\$300,000	Citywide Alarm System Improvements		
B	\$1,500,000	Locate a police substation in SLC		
B	\$5,000,000	Civic Center Walk Way Evaluation/Replacement		
C	\$15,000,000	New City Hall		

FY21-22 through FY25-26 Fire Protection Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
Ongoing	\$1,000,000	Ongoing: Fire equipment purchases		
Ongoing	\$1,000,000	Misc. Fire Station Improvements		
Ongoing	\$6,000,000	Disaster Recovery - Fire Facilities		
A	\$1,600,000	Fire Station Expansion - Enterprise Blvd		
AD	\$2,250,000	Fire Station - Ham Reid Road		
B	\$2,250,000	Fire Station - Morganfield		
C	\$2,250,000	Firestation - Southpark area		
C	\$2,500,000	Firestation - NLC + Land		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY21-22 through FY25-26 Major Projects

CIP Category	Estimated Project Cost	Project	Limit One	Limit Two
> \$5 Million CIP Long-term Projects (Previously Listed)				
B	\$60,000,000	Plant A - Rebuild Plant to new standards		
AD	\$40,000,000	Enterprise Boulevard (complete extension)	Katherine Street	Highway 171/MLK
CD	\$30,000,000	Country Club Road	Nelson Road	Lake Street
CD	\$30,000,000	Big Lake Rd	Country Club Road	Gauthier Road
Ongoing	\$25,000,000	Disaster Recovery - Drainage		
CD	\$25,000,000	Country Club Road	Big Lake Road	Ihles Road
Ongoing	\$21,202,000	SE - New 6.0 MGD Water Plant		
BD	\$21,000,000	Plant D - Phase 2 to enlarge capacity to ease other plants		
Ongoing	\$20,000,000	Disaster Recovery - City Buildings		
C	\$20,000,000	Basins: A-1 through A-11, minus A-4 and A-3		
C	\$20,000,000	Harbor/Marina		
C	\$20,000,000	Parking Garage for the DT/Civic Center area		
Ongoing	\$19,537,176	W. Prien Lake Road (Parish Participation)	Cove Lane	Ihles Road
Ongoing	\$19,250,000	Install Southern Loop WW extension		
CD	\$16,000,000	Lake Street	Country Club Road	Ham Reid Road
CD	\$15,500,000	Enterprise Boulevard	Katherine Street	Goos Blvd
CD	\$15,500,000	Elliott Road	Country Club Road	Ham Reid Road
C	\$15,000,000	New City Hall		
CD	\$15,000,000	Country Club Road	Ihles Road	Weaver Road
CD	\$14,010,450	E. Prien Lake St.	Ryan St.	Hwy 14
Ongoing	\$14,000,000	Disaster Recovery - Wastewater Facilities		
Ongoing	\$12,000,000	Ihles Road (Parish Participation)	Ihles Road	Country Club Road (384)
Ongoing	\$12,000,000	Disaster Recovery - Public Works Facilities		
C	\$12,000,000	Water - New Corbina Road Water Plant		
B	\$11,550,000	CH - New 4 mgd plant		
Ongoing	\$11,000,000	Sallier Street	Lake Street	Marine Street
C	\$10,220,000	Center - Build new 6 MGD plant		
Ongoing	\$10,000,000	Disaster Recovery - Recreation Facilities		
B	\$10,000,000	Plant A - Install circular clarifiers		
B	\$10,000,000	Install electronic water meters		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

FY21-22 through FY25-26 Major Projects

BD	\$10,000,000	Install sewerage: along Red Davis Road	Highway 14	Common Street
CD	\$10,000,000	W. Prien Lake Road Bridge	Contraband Bayou	Holly Hill Traffic Circle
C	\$9,500,000	Goos Boulevard	Harless Street	Fitzenreiter Road
C	\$9,315,000	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road
B	\$9,200,000	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road
Ongoing	\$8,500,000	Disaster Recovery - Police Facilities		
B	\$8,372,000	Prien Lake Road	Kirkman Street	5th Avenue
Ongoing	\$8,000,000	Disaster Recovery - Water Facilities		
B	\$8,000,000	Sallier Street	Lake Street	Ryan Street
C	\$7,000,000	5th Avenue	McNeese Street	Prien Lake Road
C	\$6,325,000	Reconstruction - Kirkman Street	Prien Lake Road	Broad Street
Ongoing	\$6,000,000	SE - New 6.0 MGD Water Plant Distribution Lines		
Ongoing	\$6,000,000	Disaster Recovery - Fire Facilities		
A	\$6,000,000	Fitzenreiter Road widening	Highway 171	Goos Boulevard
C	\$5,807,500	Reconstruction - Common Street	Prien Lake Road	Kirby Street
C	\$5,256,000	Fitzenreiter Road	Highway 171	West to Dead End
Ongoing	\$5,000,000	Civic Center Plaza and Boardwalk Extension		
Ongoing	\$5,000,000	Water/wastewater extensions and loopings		
A	\$5,000,000	Chennault Sewage - Phase 1	Mallard Drive	East Prien Lake Road
B	\$5,000,000	Extend water and sewerage to LNG area		
B	\$5,000,000	Reroute Chennault and Broad Street lift stations to Southern Loop		
B	\$5,000,000	Civic Center Walk Way Evaluation/Replacement		
B	\$5,000,000	Raise Elevation on Pinnacle Tract		
B	\$5,000,000	Chennault Sewage - Phase 2	Legion Street	Mallard Drive
C	\$5,000,000	Oak Park area: sewer line rehab		
C	\$5,000,000	GW - Convert to 480 volt power		

Ongoing: Design, bid, or construction

A-1st or 2nd year

B-3rd to 5th year

C- 6th or later year

D-contingent on external funding

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/51600 BUK
~~1711~~ Mignonne Ln : 1605 Melvin Ln

LEGAL DESCRIPTION: Lot 8 blk 2 and Lot 5 blk 2 (less 50') 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: chrishglib@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 Chris Glibbey

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

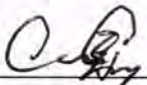
Property Address / Legal Description:

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

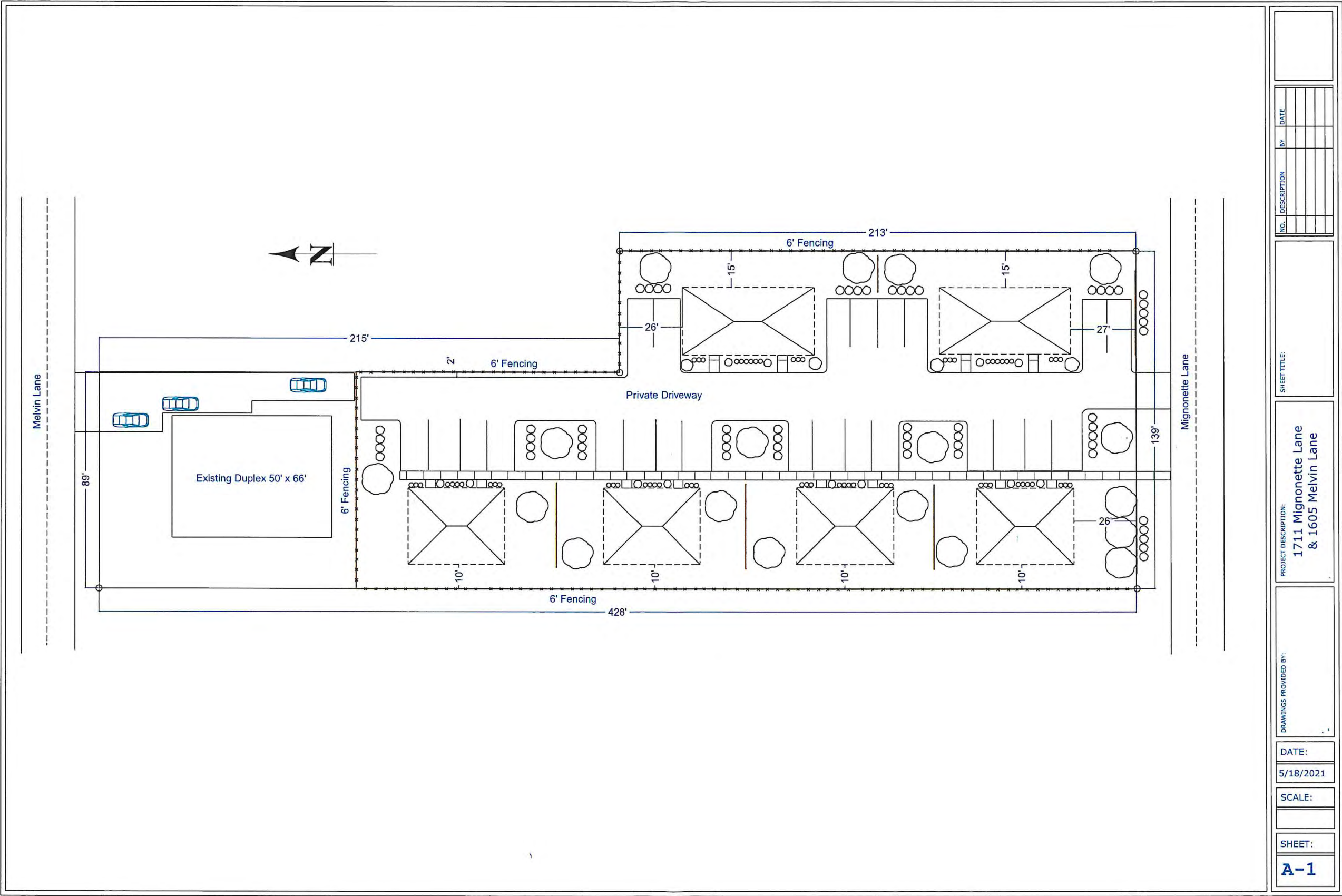
Lot 8 Block 2 Mrs Christina Sweeney Sub / Lot 5 Block 2 Mrs Christina Sweeney Sub, less East 52 feet.

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



DRAWINGS PROVIDED BY:		PROJECT DESCRIPTION: 1711 Mignonette Lane & 1605 Melvin Lane		SHEET TITLE:	
DATE: 5/18/2021		NO.		DESCRIPTION	
SCALE:		BY:		DATE	
SHEET: A-1					

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 6-10-21TOTAL 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: 124 North Ryan StreetLEGAL DESCRIPTION: [X] ATTACHEDDESCRIPTION OF REQUEST: Warehouse UseAPPLICANT: TES, LLC by Ronnie Saye PHONE: 713 303 1314MAILING ADDRESS: 19615 Suergen Road, Cypress, Texas ZIP: 77433OWNER OF RECORD: Jim Mistretta PHONE: 337-912 0342MAILING ADDRESS: 1826 Campfire Rd, LC, 70611 ZIP: 70611

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.

X Ronnie Saye for TES, LLC
APPLICANT SIGNATURE

X
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: Nellie Latcher

Warehouse Development

REVIEWED BY _____

DATE _____

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING _____

DATE _____

3. a. TES, LLC (Ronnie Saye)

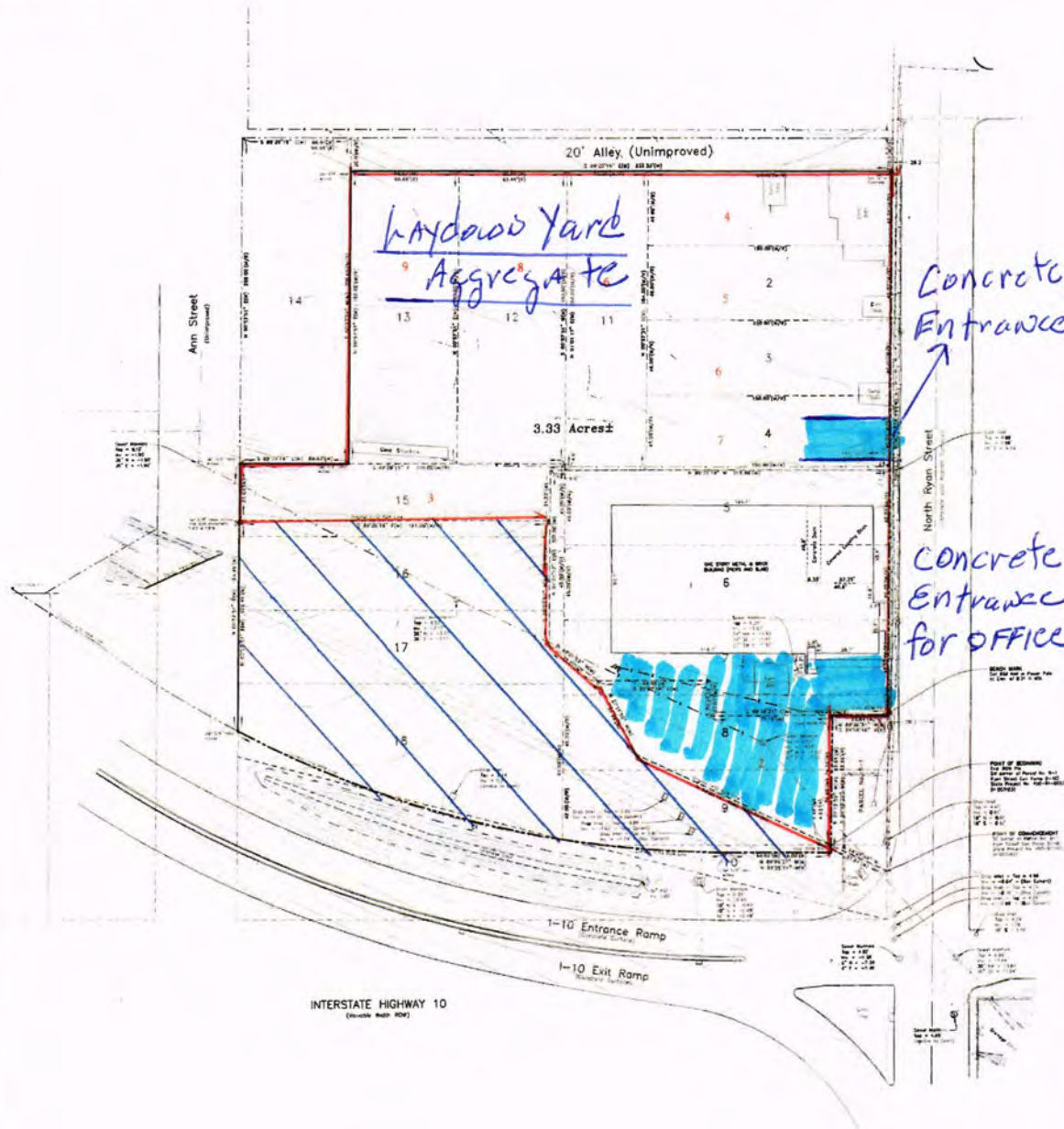
19615 Swerger Road
Cypress, Texas 77433

b. 124 North Ryans ST.
Lake Charles, LA. 70601

Business OFFICE AND Warehouse for my Company

c. Ronnie Saye for TES LLC.

MARTIN and McCOY SUBDIVISION OF BLOCK 20 OF BILBO ANN LAWRENCE
SUBDIVISION, IN THE CITY OF LAKE CHARLES, AND BING IN SECTION 31,
TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA.



Haydon Yard
Aggregate

Concrete paved
Entrance and Exit

Concrete Paved
Entrance and Exit
for OFFICE STAFF
Parking

INTERSTATE HIGHWAY 10
(Variable RAMP RDM)

CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRC
C1	27 12' 17"	650.59'	312.23	310.30	N 75 32' 18" E

[illegible]

University of Illinois, Urbana-Champaign

The University of Illinois at Urbana-Champaign is a public research university. It is one of the largest universities in the United States, with over 40,000 students and 10,000 faculty members. The university is known for its research in various fields, including agriculture, engineering, and social sciences. It is also known for its commitment to public service and its role in the development of the state of Illinois.

The university is located in Urbana, Illinois, and has a main campus in Urbana and a smaller campus in Champaign. The main campus is home to the majority of the university's departments and programs. The Champaign campus is home to the majority of the university's research facilities and is also home to several departments and programs.

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[illegible]

THE WIDGEST OF
BOB HOLLAND
CREATED BY

SECTION 12 AND LOTS 15 AND 16 OF WARDEN &
JOHN SUBDIVISION OF BLOCK 20 OF THOMAS BRAD &
AND LANNING SUBDIVISION IN THE CITY OF LAKE
CHARLES AND IN SECTION 34, TOWNSHIP 5 SOUTH,
RANGE 6 WEST, SOUTHWESTERN LAND DISTRICT,
LOUISIANA WARDEN, CALCADES PARISH, I.A.

COLLINS
LAND
SURVEYORS

1230 2nd Street
Lake Charles, LA 70601
337-682-6870 office
337-682-6813 fax

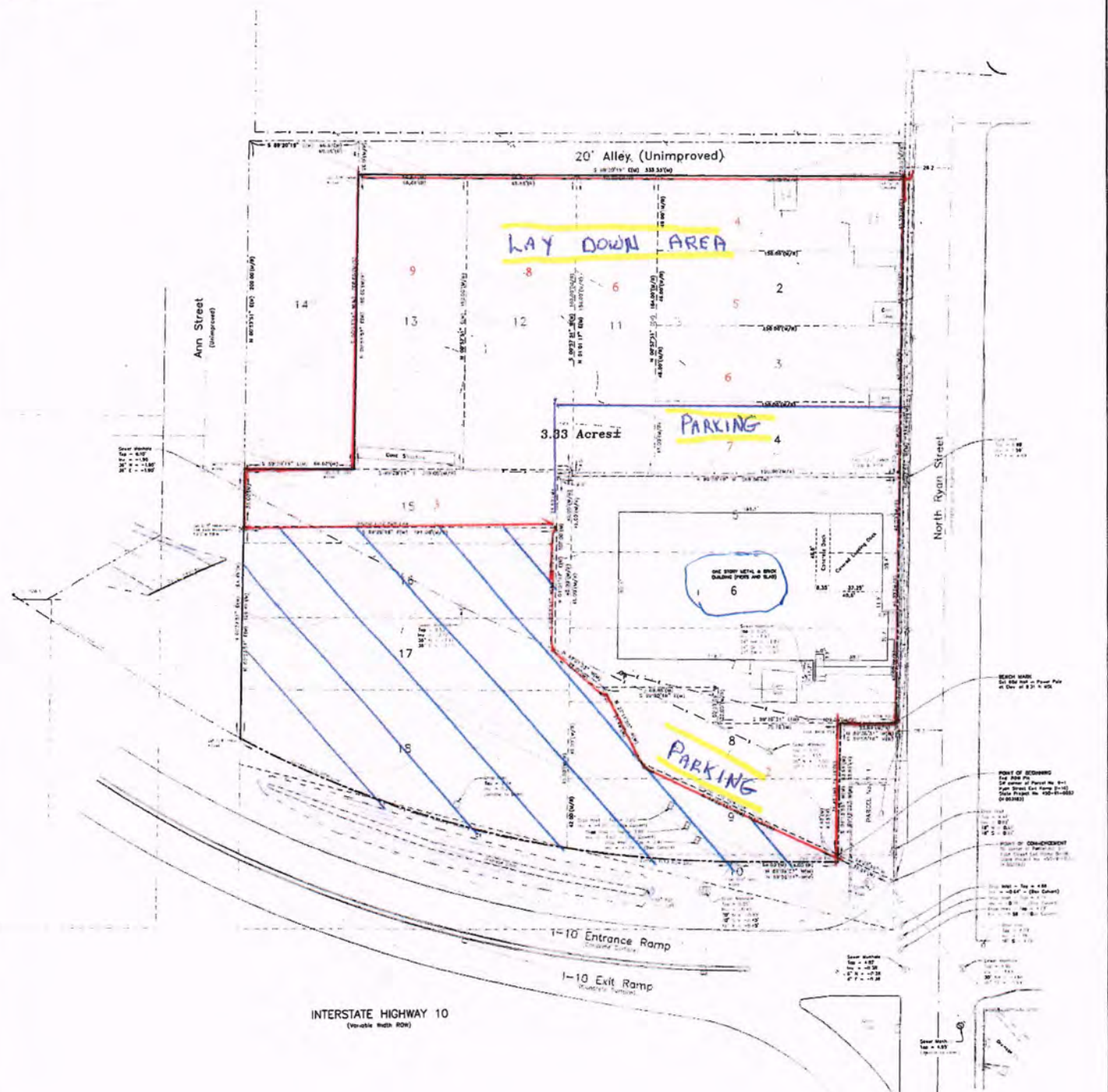
COPIES SET ON 04/09/2018

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.
05/15/2018	1"=30'	FILE	GAE	GAE	219003	219003-MAD

3. **THE SERVICE REQUIREMENTS FOR A**
PLANT OR SUBSISTENCE TO BE **AND**
WHICH STANDARDS FOR PLANT OR SUBSISTENCE **SHOULD**

BOUNDARY & TOPOGRAPHIC SURVEY

Situated in:
MARTIN and McCOY SUBDIVISION OF BLOCK 20 OF BILBO ANN LAWRENCE
SUBDIVISION, IN THE CITY OF LAKE CHARLES, AND BING IN SECTION 31,
TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA.



NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEG.
C1	27° 12' 17"	659.69'	313.23'	310.30'	N 75° 33' 18" W

Legend of Symbols & Abbreviations

— Dead or Record Line	— Underground Electric	DE Electric Box	CE Clay Anchor
— Encumbrance or Right of Way	DE Transformer	SD Storm Drain Manhole	RE Measure
— Interior and Adjacent Lines	DE Electric Meter	SE Storm Drain	RE Record
— Fire Hydrant	DE Telephone Pedestal	SE Storm Drain	RE Calculated
— UP Light Pole	DE Bell Pole	SE Power Pole	RE Found
— Gas Valve	DE Sign	SE Water Meter	RE Set 3/8" Meter w/Valve
— Water Valve	DE Handicap Parking	DE Gas Meter	RE Feet
— Sewer Manhole	DE Overhead Electric	DE Impression or Ligature	RE Inches or Seconds
— Right-of-Way	DE Overhead Telephone	DE Centeline	RE Feet or Meters
— Water Manhole		DE Signal Pole	RE Degrees
— Telephone Pole			

NOTE: THE ABOVE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS ARE BASED ON THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE DATA PROVIDED BY THE CLIENT.

DATE: 05/15/2019 **SCALE:** 1" = 30' **NOTES:** FILE **DRAWN BY:** GAE **CHECKED BY:** GAE **JOB NO.:** 219003 **PLAT NO.:** 219003-NAD03

COLLINS LAND SURVEYORS
1230 2nd Street
Lake Charles, LA 70601
337-402-0090
337-402-0013 Fax

VARIANCE APPLICATION FORM

DATE: 6/8/21

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 ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 340 E. Prien Lake Rd. LA LA 70661

LEGAL DESCRIPTION: Lots 6, 7 Blk 8 College Park Plat No 2 NE NE 18.10.8

DESCRIPTION OF JOB: Parking Lot Paving

WITH PLANS ATTACHED HERETO:

APPLICANT: B. Kyle Ardoin PHONE: 337-831-1016

MAILING ADDRESS: 340 E. Prien Lake Rd. LA LA ZIP: 70661

EMAIL ADDRESS: Kyle @ Lakesidefh.com

OWNER OF RECORD: Ardoin Holding Group 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 | <u>No</u> |
| (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? | <u>Yes</u> | No |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | <u>Yes</u> | 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? | <u>Yes</u> | 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 | <u>No</u> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes | <u>No</u> |

REMARKS OR SPECIAL CONDITIONS:

Lot is too narrow to Accomodate anything But Parking & Driveway.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE 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 ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

B. Kyle Ardoin
APPLICANT
6/8/21
DATE

LAKE SIDE FUNERAL HOME

City of Lake Charles
Planning and Development

Re: Parking Lot Landscape Variance Application

Ardoin Holding Group, LLC
DBA Lakeside Funeral Home
340 East Prien Lake Road
Lake Charles, LA 70601

Please accept this letter as my formal request for a variance on the landscape requirements for the parking area on the east side of the Lakeside Funeral Home.

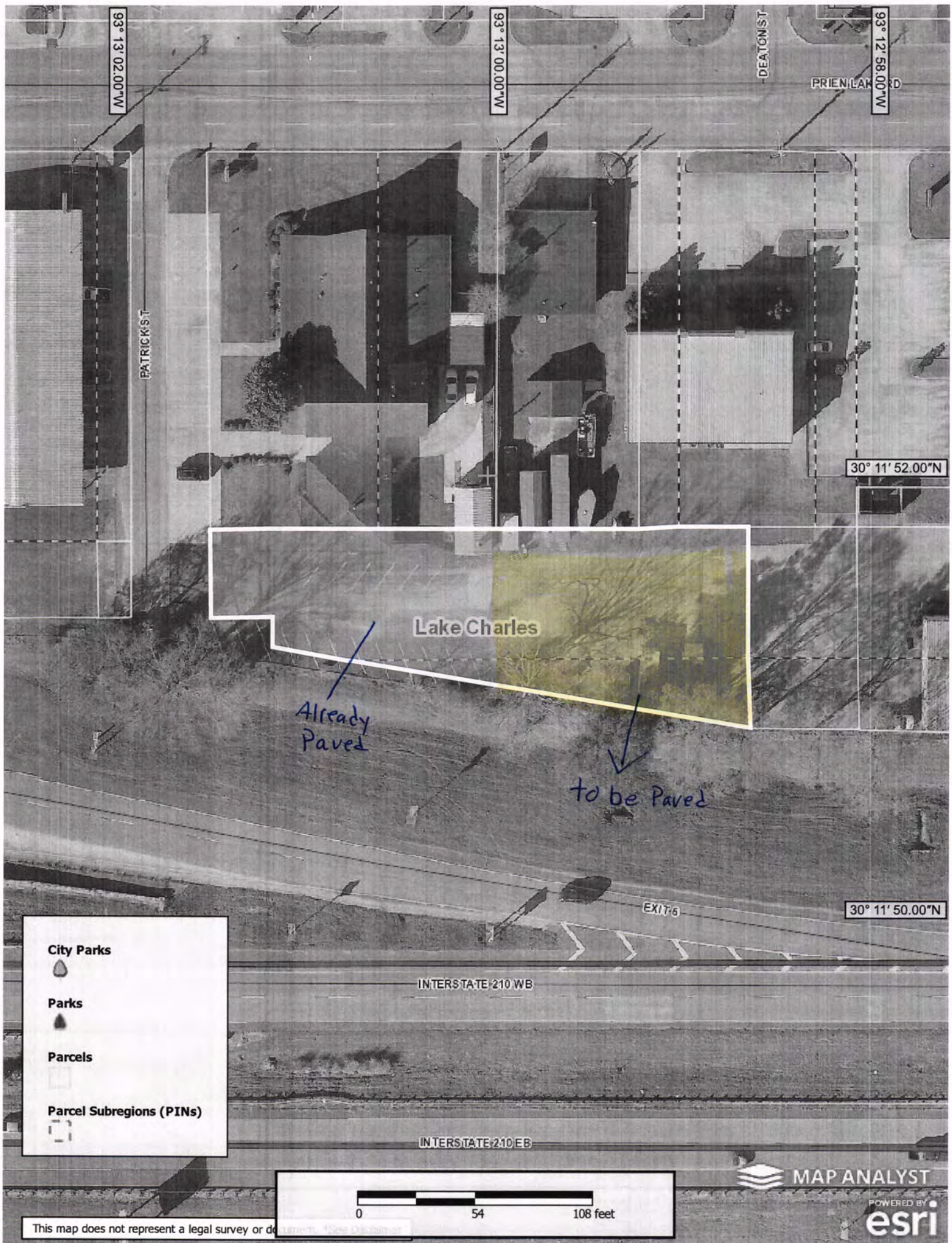
Lakeside Funeral Home was destroyed by Hurricane Laura and is being rebuilt, to meet current parking regulations, we will pave the far east side of the existing paved parking area. This section borders interstate 210 right of way to the south, Pousson's Tools and Fasteners to the east and a vacant and overgrown lot and Boudreaux's New Drug Pharmacy both to the north. The parking area is out of direct view of Prien Lake Road, Patrick Street, Ryan Street, Hodges Street, and Interstate 210.

We respectfully request a variance on the parking lot landscaping requirements to facilitate maximizing the parking area.

Respectfully Submitted



B. Kyle Ardoin
Owner
Ardoin Holding Group, LLC
DBA Lakeside Funeral Home



VARIANCE APPLICATION FORM

DATE: 6-10-2021

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 ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2122 Broad St.

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Metal siding

WITH PLANS ATTACHED HERETO:

APPLICANT: George Hamsi PHONE: 337 540 2615

MAILING ADDRESS: 2122 Broad St ZIP: 70601

EMAIL ADDRESS: hamsi-Tobacco@bellsouth.net

OWNER OF RECORD: George & Sam Hamsi

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 type="checkbox"/> No <input checked="" type="checkbox"/> |
| (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 <input type="checkbox"/> |
| (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| (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 type="checkbox"/> No <input checked="" type="checkbox"/> |
| (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 type="checkbox"/> No <input checked="" type="checkbox"/> |
| (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR A VARIANCE 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 ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

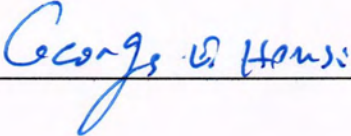
George Hamsi
APPLICANT

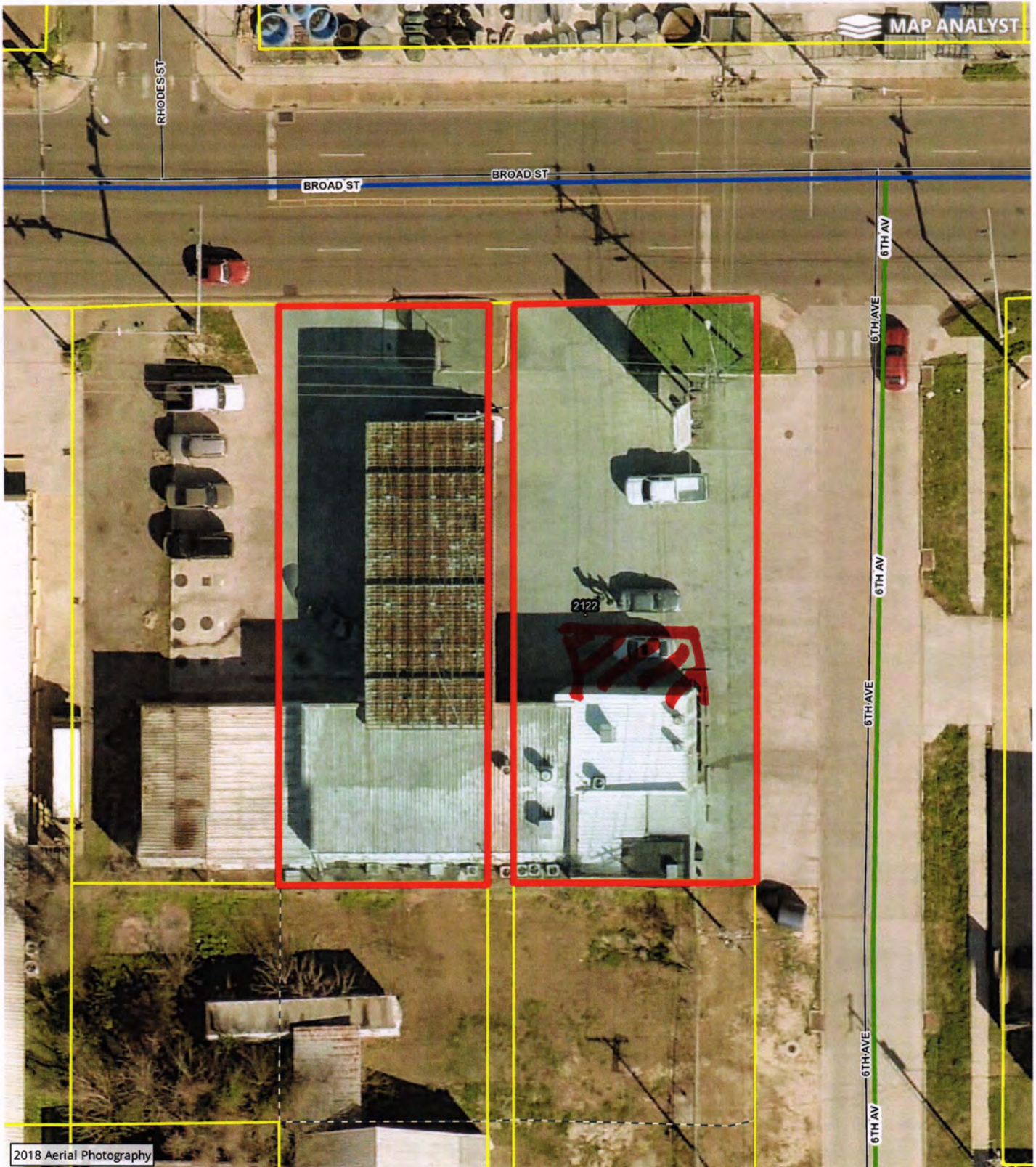
6/10/21
DATE

June 10th , 2021

I am requesting to maintain a metal façade siding at my business location 2122 Broad Street. The existing metal siding is less than 20% of the old façade facing the Broad Street Corridor. I am requesting to maintain the siding that was installed for the office addition.

George Homsy





2018 Aerial Photography

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: June 11 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: 2600 Hodges Street

LEGAL DESCRIPTION: existing ☐ ATTACHED

DESCRIPTION OF REQUEST: request to maintain "dive in" parking for re-constructed storm damaged facility

APPLICANT: Jeff Kudla, AIA PHONE: 3374363650

MAILING ADDRESS: 429 Kirby Street, Lake Charles LA 70601 ZIP: _____

OWNER OF RECORD: Robert Keith Chiasson & Chiasson Rentals LLC PHONE: 3374396799

MAILING ADDRESS: 2600 Hodges Street ZIP: _____

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

6/11/2021

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

June 10, 2021

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601

Re: 2600 Hodges Street "Dive In" Parking Exception

Doug,

I am seeking a variance to provide "dive in" parking at the to be re-constructed office / shop at 2600 Hodges Street. The facility is storm damaged and will be reconstructed. The owner seeks to maintain a similar parking configuration to what has always been there.

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.

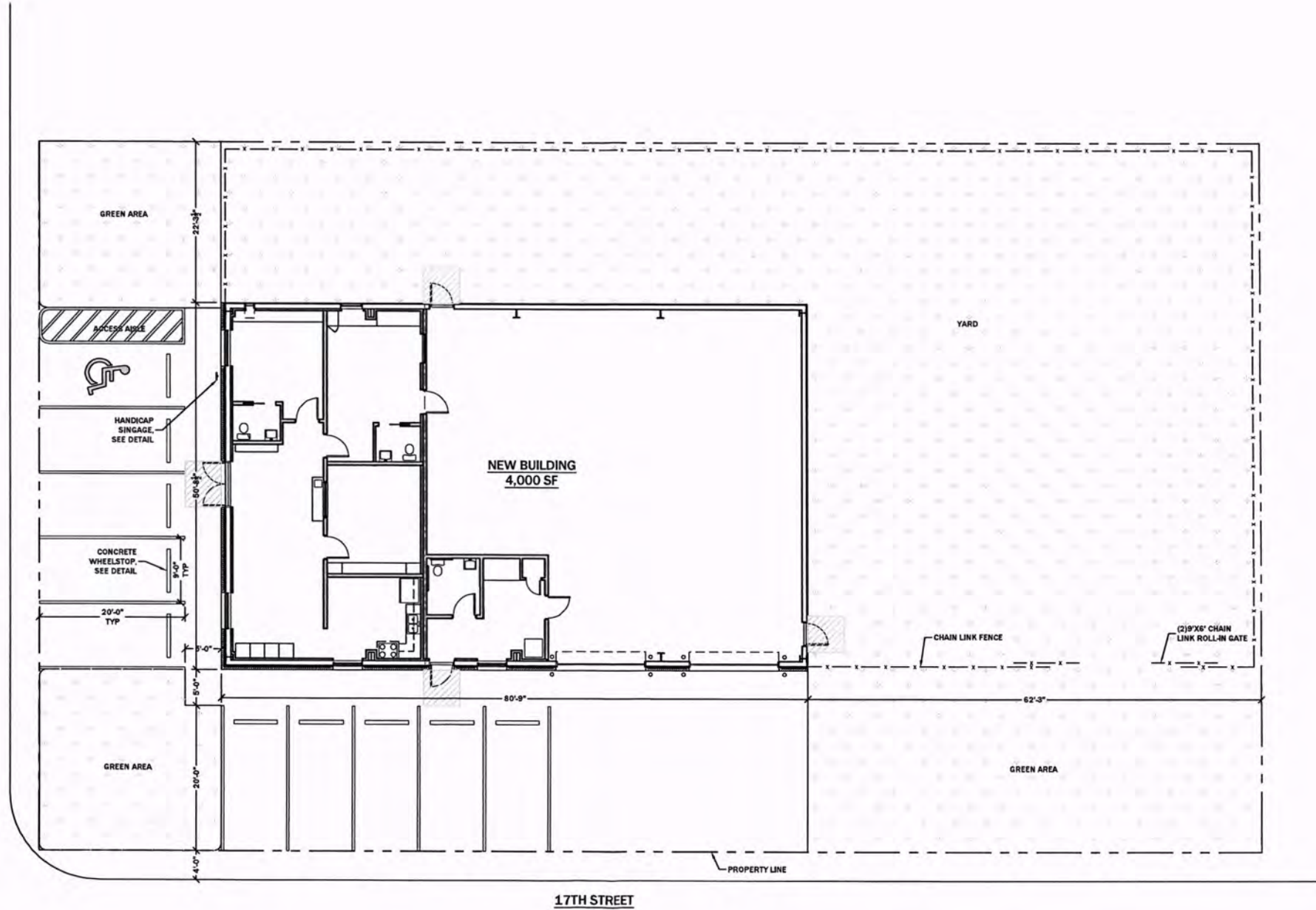
Regards,



Jeff Kudla

Robert Keith Chiasson, Owner

HODGES ST



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: June 11 2021

TOTAL FEE: \$

200-

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

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 706 Enterprise Boulevard

LEGAL DESCRIPTION: existing [] ATTACHED

DESCRIPTION OF REQUEST: request to ammend previous exception for tower height up to 450'

APPLICANT: Jeff Kudla, AIA

PHONE: 3374363650

MAILING ADDRESS: 429 Kirby Street, Lake Charles LA 70601

ZIP:

OWNER OF RECORD: City of LC

PHONE: 3374911394

MAILING ADDRESS: 326 Pujo Street

ZIP:

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

6/11/2021

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

June 10, 2021

City of Lake Charles
326 Pujo Street
Lake Charles LA 70601

Re: 706 Enterprise Boulevard 400' Communications Tower
Request to Ammend Exception to Allow Tower up to 450'

Doug,

I am seeking a variance to re-construct a communications tower of no more than 450' 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.

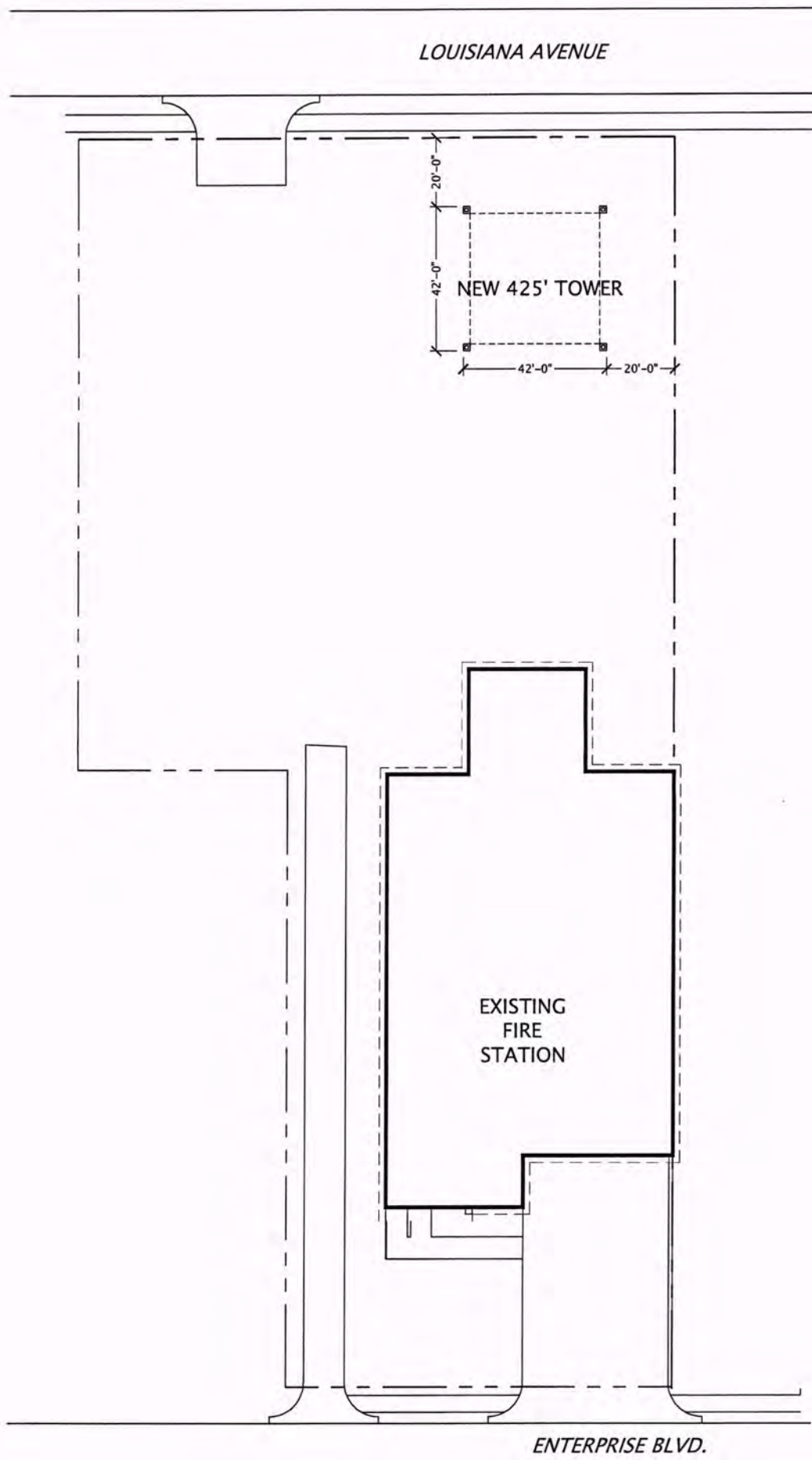
Regards,



Jeff Kudla



City of Lake Charles, Owner
Authorized Signature



VARIANCE APPLICATION FORM

DATE: 6/10/2021

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 ZONING ORDINANCE 10598 AND ALL OTHER APPLICABLE CODES AND ORDINANCES OF THE CITY OF LAKE CHARLES, THE UNDERSIGNED PARTY HEREBY APPLIES FOR A VARIANCE FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 910 Contraband Lane Lake Charles, LA 70605

LEGAL DESCRIPTION: _____

DESCRIPTION OF JOB: Garage build 30x80x20

WITH PLANS ATTACHED HERETO:

APPLICANT: Daniel Knox Knox PHONE: 337-936-3744

MAILING ADDRESS: 910 Contraband Lane Lake Charles, LA ZIP: 70605

EMAIL ADDRESS: d.knox1129@yahoo.com

OWNER OF RECORD: Daniel Knox

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? | <input checked="" type="radio"/> Yes | <input 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? | <input checked="" type="radio"/> Yes | <input 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 | <input 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 A VARIANCE 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 ZONING ORDINANCE NO. 10598 WILL RENDER THE PERMIT NULL AND VOID.

X
PLANNING DIRECTOR

DATE

X
APPLICANT

X
DATE

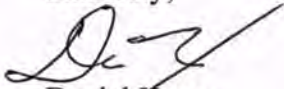
June 7th, 2021

Daniel Knox
910 Contraband Lane
Lake Charles, LA 70605

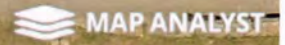
To whom it may concern,

After having my 12x30 storage shed destroyed from Hurricane Laura, I am trying to build a garage to house things that were being stored in the storage shed, as well as my automobiles, ATV's, lawn equipment, Camper, boat, and a few other large items in my new garage I am wanting to build. The garage size is a 30x80 building that will be able to house everything, especially when bad weather hits. The garage will be located 17 feet off the property line from my next door neighbor on the west and 13 feet off of the back property line that backs up to I-210. Having this building will help tremendously in making sure my belongings stay safe in bad weather, as well as create somewhat of a sound barrier from the interstate. We used to have trees between the interstate and our property that helped out a lot with the traffic sound, but 3 years ago the state cleared out all the trees and it has made the noise very loud. Thank you for your consideration.

Sincerely,



Daniel Knox



13 ft off
Back Property
Line

Interstate
X OLD storage shed was 12x30 ft.

910 Contraband Lane
3/4 Acre

Proposed
30x80x20
~~Garage~~

17 ft off west
Property line

1 Bed
1 Bath
guest
house

1000
sq.
ft.

House
Peak
21 ft.

Main
House

3500

sq.
ft.

4 Bed/
2 Bath

Car Port

75 ft
from
Road

15 ft from
East Property Line

50
ft from
Road

Contraband Lane ~~Address~~