



# City of Lake Charles

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

## Meeting Agenda

### Planning and Zoning Commission

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Monday, January 8, 2024

5:30 PM

Council Chambers

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#### OPEN MEETING

#### ROLL CALL

#### MINUTES OF PREVIOUS MEETING

#### SPECIAL ANNOUNCEMENTS

#### COMMISSION BUSINESS

**PREFNL**  
**24-01**

##### **LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** RYAN W. PRICE (RWP HOMESTEAD SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.595-acre tract of land into one (1) residential lot, within a Residential Zoning District. Location of the request is the **Northside 4200 Blk. Lisle Peters Road**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .595 acre tract of land into one (1) residential lot, within a Residential Zoning District, meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**PREFNL**  
**24-02**

##### **LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** SWLA CONSTRUCTORS & DEVELOPMENT (MAE ESTATES)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.30-acre tract of land into two (2) residential lots, within a Residential Zoning District. Location of the request is **919 Henrietta Lane**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .30-acre tract of land into two (2) residential lots, within a Residential Zoning District, meets the minimum lot size and configuration set forth for a Residential Zoning District. Staff recommends approval of the application on the condition applicants adhere to any recommendations by the Department of Engineering and Public Works.

**FNL 23-02**

##### **LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** SAVANNAH LAKES SUBDIVISION LLC (SAVANNAH LAKES SUBDIVISION, PHASE 3)

**SUBJECT:** Applicant is requesting Final Subdivision approval (Sec. 2.4), in order to subdivide a 19.749-acre tract M/L of land into (74) seventy-four residential tracts, within a Mixed Use-X Zoning District. Location of the request is the **Westside 3900 Blk. 5th Avenue**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed final subdivision plat approval meets all development standards for final reviews. The Department of Public Works and Engineering are currently reviewing final punch list items for compliance. Therefore, staff is recommending approval of the application.

**REZONE-MAJ LAKE CHARLES ZONING ORDINANCE NO. 10598**

**-VAR 24-01**

**APPLICANT:** RANDAL BELSHE/SOUTHERN MOBILE PRODUCTS, LLC.  
**SUBJECT:** Applicant is requesting to amend the official zoning map (Sec 5-207) from a Residential Zoning District to a Business Zoning District companioned with a Major Conditional Use Permit (5-302(3)(b)) in order to establish a temporary laydown yard with limestone parking in rear of existing retail strip center. Location of the request is **3620 Gerstner Memorial Drive**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to amend the official zoning map from a Residential District to a Business District companioned with a Major Conditional Use Permit in order to establish a temporary laydown yard with limestone parking in rear of existing retail shopping center. Staff's review revealed this property was also recently included in the Citywide rezoning, recommending changing the zoning from Residential to Business.

**VAR 24-01**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** TODD TOWNSLEY/BLANE SALAMONI  
**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a previously approved commercial accessory parking area with aggregate materials, within a Neighborhood Zoning District. Location of the request is **3120 Enterprise Blvd**.

**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting to utilize aggregate materials to construct a previously approved commercial accessory parking area. The project must be landscaped according to Sec 5-210 of the zoning code.

**VAR 24-02**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** WALTER CRAWFORD  
**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to maintain the placement of a storage container without a principal structure, within a Mixed Use Zoning District. Location of the request is **701 Alamo Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting to maintain an existing accessory storage container without a principal use being located on the property. The applicant is attempting to secure material and equipment used to maintain his property. Staff feels this request is reasonable on the condition the property owner provide a reasonable timeline for establishing a principal use on the development tract.

**VAR 24-03**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** DONALD FRANKLIN SR.  
**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in Variance (Sec. 4-205) in order to maintain an existing privacy fence on lot without a principal structure, within a Neighborhood Zoning District. Location of the request is **2220 Lilly Street**.

**STAFF FINDINGS:** The on-site and site plan review revealed the applicant is requesting to maintain an existing accessory privacy fence without a principal use being located on the property. The applicant is attempting to secure his property from unauthorized use and debris disposal. Staff feels this request is reasonable on the condition the property is not utilized for storage of any materials or equipment.

**VAR 24-04**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** SWLA CONSTRUCTORS & DEVELOPMENT

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to eliminate landscape bufferyard along 15th Street in order to expand parking area, within a Neighborhood Zoning District. Location of the request is **2403 Enterprise Blvd.**

**STAFF FINDINGS:** The on-site and site plan review revealed the applicant obtained variance approval thru Major Conditional Use Permit approved by the Commission in 2022. They are requesting a more intense encroachment into the required landscape area abutting 15th to allow for additional off street parking stalls. This proposal further eliminates any remaining landscaping on the development tract; therefore, staff cannot forward a position of support.

**VAR 24-05**

**LAKE CHARLES ZONING ORDINANCE NO. 10598**

**APPLICANT:** CHRIST BETHEL FELLOWSHIP CHURCH

**SUBJECT:** Applicant is requesting a Variance (Sec. 4-205) in order to construct a church on less than one acre of land, within a Neighborhood Use Zoning District. Location of the request is **2504 Mill Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is constructing a church on .55 acres of land, within a Neighborhood Zoning District. Staff's review of the proposed site plan as submitted revealed applicant will be required to submit for future variances for a proposed continuous curbcut and other site features.

**OTHER BUSINESS**

**ADJOURN**

CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

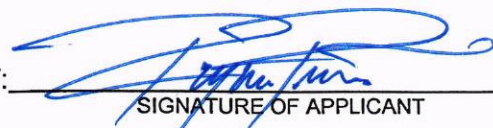
DATE: 11/27/23

APPLICATION FEE: \$ 430.00  
PLAT FILING FEE: \$ \_\_\_\_\_

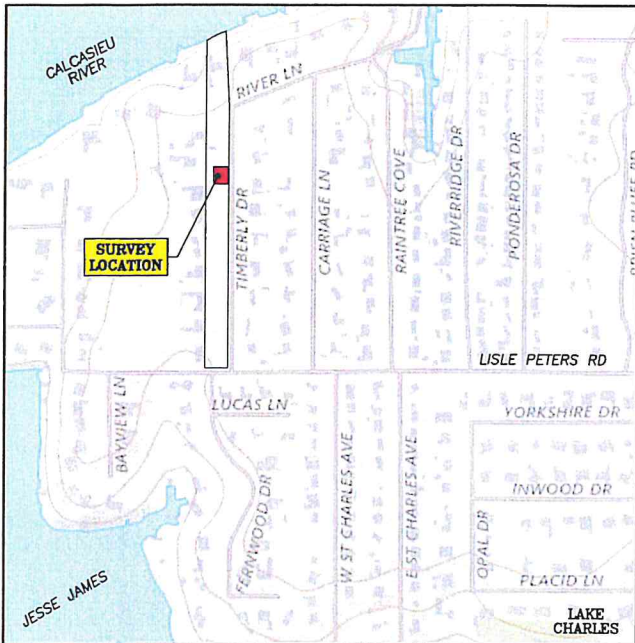
1. NAME OF PROPOSED SUBDIVISION: RWA HOMESTEAD  
*(MUST CREATE NEW NAME)*
2. NAME OF APPLICANT: RYAN W. PRICE  
ADDRESS: P.O. Box 760 ZIP 70669 PHONE 337-302-9605
3. NAME OF AUTHORIZED AGENT: RYAN W. PRICE  
ADDRESS: P.O. Box 760 ZIP 70669 PHONE 337-302-9605
4. OWNER OF RECORD: PRICE MANAGEMENT CO., INC.  
ADDRESS: P.O. Box 760 ZIP 70669 PHONE 337-433-3900
5. ENGINEER (and/or Land Surveyor): D.W. JESSEN / COLE THOMPSON  
ADDRESS: 440 Kirby St. ZIP 70601 PHONE 331-433-0561
6. ATTORNEY: CATHERINE FASTABEND / IRONCLAD TITLE  
ADDRESS: P.O. Box 2065 ZIP 70602 PHONE 337-433-0234
7. SUBDIVISION LOCATION: (ATTACHED SURVEYS)
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.595 +/-  
NO. OF LOTS: ONE
9. ZONING CLASSIFICATION: RESIDENTIAL
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: YES. ONLY ADDING ONE LOT SOUTH OF POOL HOUSE IN ORDER TO BUILD A NEW HOME.
11. DATE OF PRELIMINARY PLAT APPROVAL: \_\_\_\_\_
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES: 22/24 TIMBERLY DR.
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, RYAN W. PRICE HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY:   
SIGNATURE OF APPLICANT

DATE: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

# RYAN PRICE BOUNDARY SURVEY

A BOUNDARY SURVEY OF A TRACT OF LAND LYING IN LOT 10 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT 5:** COMMENCE AT THE SOUTHEAST CORNER OF LOT 10 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N01°10'27"E, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 783.3 FEET TO THE POINT OF BEGINNING; THENCE N89°11'13"W, A DISTANCE OF 140.0 FEET; THENCE N01°10'27"E, A DISTANCE OF 185.0 FEET TO THE EDGE OF AN EXISTING CONCRETE DRIVE; THENCE S89°11'13"E, ALONG SAID CONCRETE DRIVE AND THE EXTENSION THEREOF, A DISTANCE OF 140.0 FEET TO THE EAST LINE OF SAID LOT 10; THENCE S01°10'27"W, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 185.0 FEET TO THE POINT OF BEGINNING. CONTAINING 0.595 ACRES, MORE OR LESS, AND BEING SUBJECT TO A 30-FOOT SERVITUDE OF PASSAGE AS PER CONVEYANCE BOOK 2278, PAGE 110, BEARING CLERK'S FILE NUMBER 2112432, RECORDS OF CALCASIEU PARISH, LOUISIANA.

**PROPOSED 50 FOOT ACCESS SERVITUDE:** COMMENCE AT THE SOUTHEAST CORNER OF LOT 10 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N01°10'27"E, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 783.3 FEET TO THE SOUTHEAST CORNER OF PROPOSED TRACT 5; THENCE N89°11'13"W, ALONG THE SOUTH LINE OF PROPOSED TRACT 5, A DISTANCE OF 140.0 FEET TO THE POINT OF BEGINNING; THENCE N89°11'13"W, A DISTANCE OF 90.4 FEET TO AN EXISTING 30-FOOT SERVITUDE OF PASSAGE AS RECORDED IN CONVEYANCE BOOK 2278 AT PAGE 110, BEARING CLERK'S FILE NUMBER 2112432, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE ALONG THE EAST LINE OF SAID ROADWAY SERVITUDE THE FOLLOWING 2 CALLS: N01°48'59"W, 3.51 FEET; N05°28'09"E, 46.64 FEET; THENCE S89°11'13"E, A DISTANCE OF 87.1 FEET TO THE WEST LINE OF PROPOSED TRACT 5; THENCE S01°10'27"W, ALONG THE WEST LINE OF PROPOSED TRACT 5, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING. CONTAINING 0.102 ACRES, MORE OR LESS.

11"x17" SHEET  
SCALE: 1" = 100'

## GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON LOUISIANA COORDINATE SYSTEM OF NAD83 (2011) SOUTH ZONE.
2. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR SERVITUDES OR RIGHT-OF-WAY RECORDS THAT A CURRENT TITLE SEARCH MY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
3. THE HEREIN DESCRIBED TRACT OF LAND IS LOCATED IN OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOODPLAIN & OTHER AREAS ZONE 'X,' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 22019C0470F, EFFECTIVE FEBRUARY 18, 2011.
4. TOPOGRAPHIC SYMBOLS SHOWN IN THE ENLARGED FOR CLARITY AND ARE NOT ACTUAL SIZE.
5. BLDG. = BUILDING, EX. = EXISTING, FND. = FOUND
6. THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.
7. REFERENCE DRAWINGS:
  - 7.1. BOUNDARY SURVEY FOR ROBERT W. PRICE JR. ET AL. BY D.W. JESSEN AND ASSOCIATES, DATED MAY 15, 1991 AND REVISED MAY 20, 1991. (DWJ FILE NO. 47-052)

## CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46.

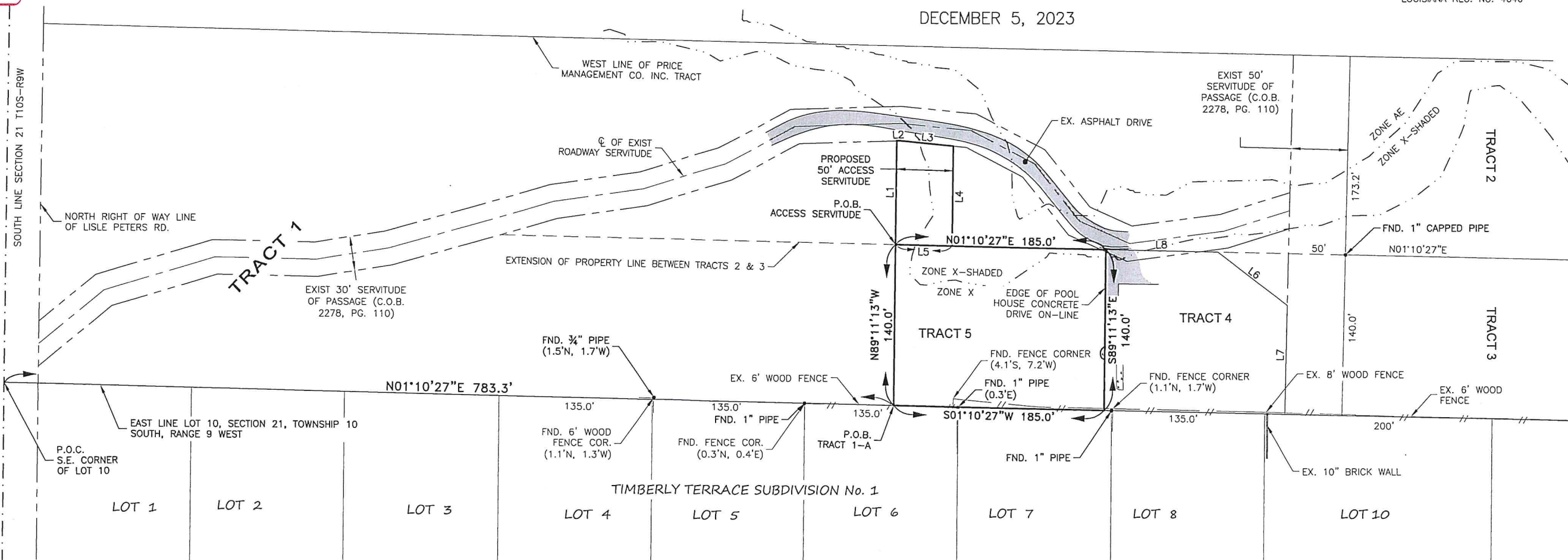
D. W. JESSEN, JR., P.L.S.  
LOUISIANA REG. NO. 4646

**PRELIMINARY**  
THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT  
D. W. Jessen, Jr., P.E., P.L.S.  
P.E. La. Reg. No. 21449  
P.L.S. La. Reg. No. 4646

DECEMBER 5, 2023

LINE #	LENGTH	DIRECTION
L1	90.4	N89°11'13"W
L2	3.51	N01°48'59"W
L3	46.64	N05°28'09"E
L4	87.1	S89°11'13"E
L5	50.0	S01°10'27"W
L6	76.65	N37°15'55"E
L7	94.85	S88°28'33"E
L8	99.04	N01°10'27"E

LEGEND	
	APPROX. LIMITS OF LANDSCAPING
	BASE FLOODPLAIN LINE
	EXIST WOOD FENCE



**D. W. Jessen & Associates, LLC**  
Civil and Consulting Engineers Lake Charles, Louisiana  
440 Kirby Street Lake Charles, LA 70601  
Phone: (337)433-0561 Fax: (337)433-5842  
D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thompson, P.E.

CITY OF LAKE CHARLES  
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 9-8-23

APPLICATION FEE: \$ 200  
PLAT FILING FEE: \$ 230  
430<sup>00</sup>

1. NAME OF PROPOSED SUBDIVISION: Mae Estates  
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: SWLA Constructors & Development, LLC  
ADDRESS: 200 Dairon St. ZIP 70663 PHONE 337-476-5112
3. NAME OF AUTHORIZED AGENT: Tanner Miller  
ADDRESS: 200 Dairon St ZIP 70663 PHONE 337-476-5112
4. OWNER OF RECORD: Paul J. Cox  
ADDRESS: 723 Broad St. ZIP 70601 PHONE 337-436-6611
5. ENGINEER (and/or Land Surveyor): Leo Reddoch  
ADDRESS: 2215 Hodges St. ZIP 70601 PHONE 337-491-9520
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_
7. SUBDIVISION LOCATION: Section 13, Township 10 South, Range 9 West
8. TOTAL ACREAGE BEING SUBDIVIDED: Lot Size 100 x 130  
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Residential
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: \_\_\_\_\_  
\_\_\_\_\_
11. DATE OF PRELIMINARY PLAT APPROVAL: \_\_\_\_\_
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
13. ATTACH FIFTEEN (15) COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

I, \_\_\_\_\_ HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY: [Signature]  
SIGNATURE OF APPLICANT

DATE: 9/22/23



**200 Doiron St.  
Sulphur, LA 70663  
337-476-5112**

September 22, 2023

Letter of Intent

To City of Lake Charles Planning Commission

Project:

Divide Single Lot at: 919 Henrietta  
For two Townhomes  
Lake Charles, La. 70601

Property Owner:

Paul J. Cox  
723 Broad St.  
Lake Charles, La. 70601

Applicant:

Tanner Miller  
SWLA Constructors & Development, LLC  
200 Doiron St.  
Sulphur, La. 70663

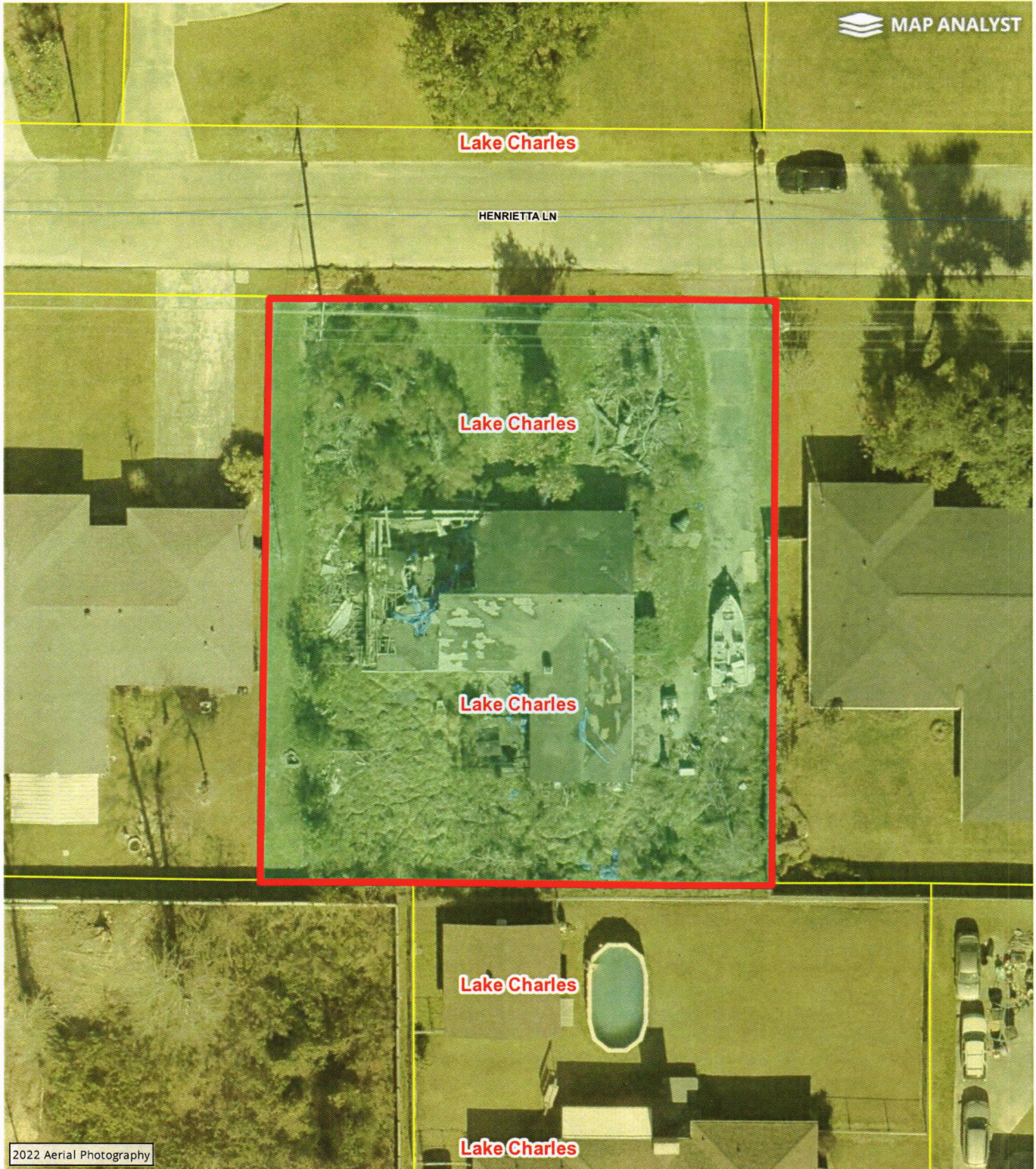
To City of Lake Charles Planning Commission

The property located at 919 Henrietta Ln Lake Charles, La. Has been purchased by Paul J. Cox. The property is currently vacant and at this time Mr. Cox would like to split the single lot into two separate lots to build single family patio homes. The proposed plans for construction, fall within the City of Lake Charles' zoning requirements. We intend to build as soon as permits can be obtained. Construction should last between 6 months to 1 year.

With Kindest Regards,

A handwritten signature in blue ink, appearing to read "Tanner Miller", is written over a blue circular stamp.

Tanner Miller  
SWLA Constructors & Development, LLC





**BASIS OF BEARINGS:**  
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PERFORMED ON (INSERT DATE SURVEYED).

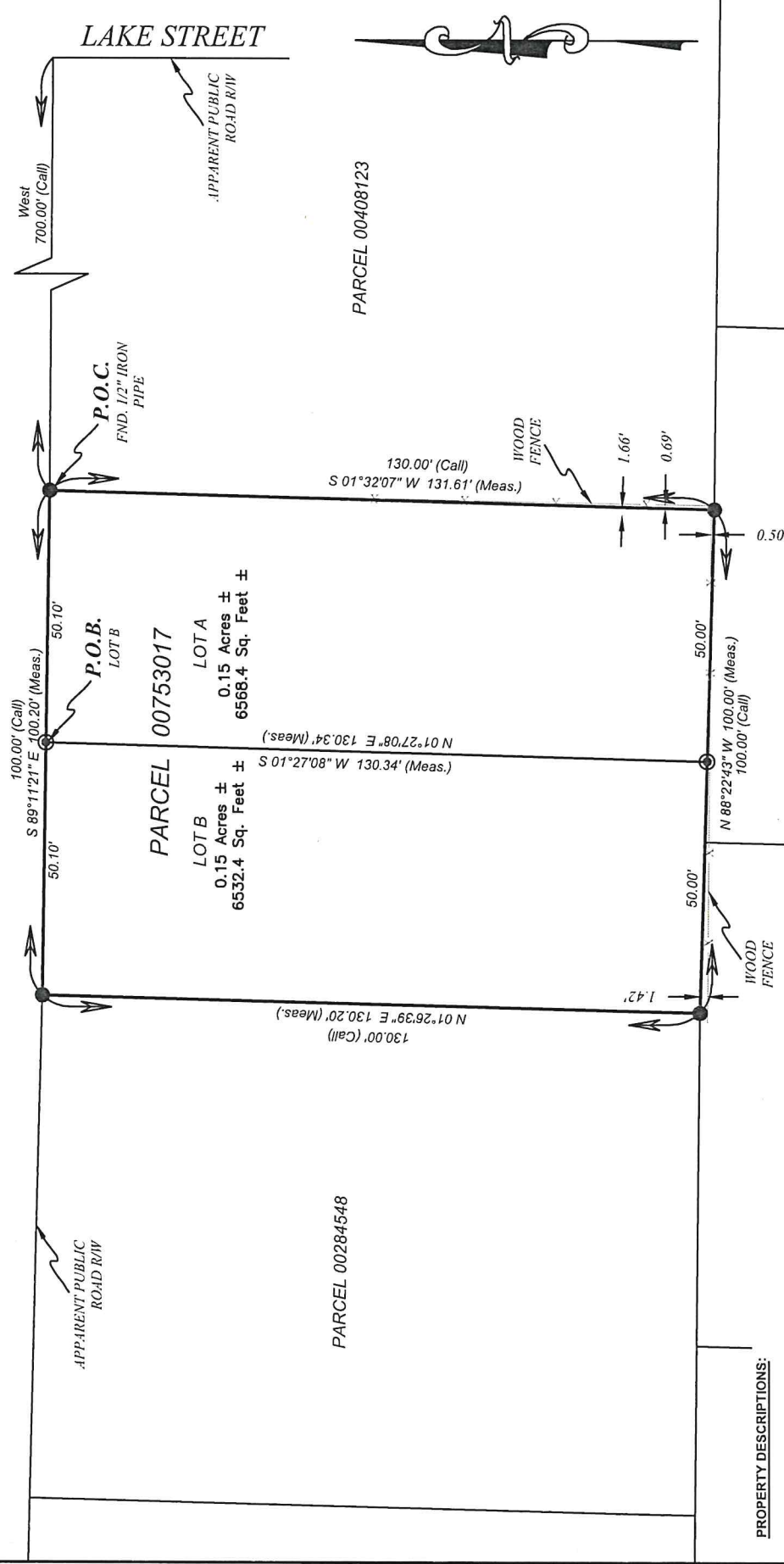
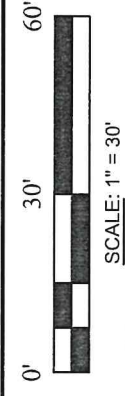
**NOTE:**  
PARCEL ASSESSMENT NUMBERS ARE LISTED PER CALCASIEU PARISH POLICE JURY WEBSITE: <https://cppl.louisiana.gov/>

# PLAT OF SUBDIVISION PERFORMED FOR: MAE ESTATES

LOCATED IN:  
SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST,  
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,  
CALCASIEU PARISH, LOUISIANA

## HENRIETTA LANE

APPARENT 50' PUBLIC ROAD R/W



**PROPERTY DESCRIPTIONS:**

**LOT A:**  
A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE (P.O.C.) BEING 700 FEET WEST (CALL) OF THE INTERSECTION OF THE SOUTH APPARENT RIGHT OF WAY LINE OF LAKE STREET, THENCE MEASURED SOUTH 01°32'07" WEST A DISTANCE OF 131.61 FEET; THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 50.00 FEET; THENCE MEASURED SOUTH 01°27'08" WEST A DISTANCE OF 130.34 FEET; THENCE MEASURED SOUTH 01°27'08" WEST A DISTANCE OF 50.00 FEET; THENCE MEASURED SOUTH 01°27'08" WEST A DISTANCE OF 130.34 FEET; THENCE MEASURED SOUTH 01°27'08" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

**LOT B:**  
A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE (P.O.C.) BEING 700 FEET WEST (CALL) OF THE INTERSECTION OF THE SOUTH APPARENT RIGHT OF WAY LINE OF LAKE STREET, THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 130.34 FEET; THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 50.00 FEET; THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 50.00 FEET; THENCE MEASURED NORTH 88°22'43" WEST A DISTANCE OF 130.34 FEET; THENCE MEASURED NORTH 01°26'39" EAST A DISTANCE OF 50.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.15 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

**GENERAL NOTES:**

THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF LAKE CHARLES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO DO SO.

NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE CAVENAR THE SURVEYOR'S CERTIFICATION HEREON.

THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY DOES NOT WARRANT THE FENCES AS TITLE AND LEGAL BOUNDARIES BETWEEN CONTIGUOUS PARCELS OF LAND. REFER TO THE PROPERTY LINE METES AND BOUNDS DESCRIPTIONS FOR THE TRUE BOUNDARIES.

**DEDICATION:**

THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.

**SEWERAGE DISPOSAL:**

NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF THE CITY OF LAKE CHARLES.

**CERTIFICATION:**

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:XXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW.

**FLOOD ZONE NOTE:**

DETERMINED BY GRAPHICAL METHODS ONLY, I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X(19) OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480P DATED: 02-16-2011

MUNICIPAL ADDRESS: 919 HENRIETTA LANE, LAKE CHARLES, LOUISIANA 70605

**LEGEND**

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



ELDER L. REDDOCH, III, P.L.S.  
REGISTERED LAND SURVEYOR  
NO. 4446 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.  
2125 HODGES STREET  
LAKE CHARLES, LA 70601  
(337)491-9520  
[reddochlandsurveying@yahoo.com](mailto:reddochlandsurveying@yahoo.com)

OWNER \_\_\_\_\_

DATE \_\_\_\_\_

CITY OF LAKE CHARLES

DATE \_\_\_\_\_

**DRAWN BY:**  
ACR

**CHECKED BY:**  
ELR

**SCALE:**  
1" = 30'

**DATE OF PLAT:** SEPTEMBER 15, 2023

**PROJECT VICINITY MAP** SCALE: N.T.S.



**SURVEY PERFORMED FOR:**  
SWLA CONSTRUCTORS & DEVELOPMENT LLC

**PROPERTY LOCATED IN:**  
SECTION 13,  
TOWNSHIP 10 SOUTH,  
RANGE 9 WEST,  
SOUTHWESTERN LAND DISTRICT,  
LOUISIANA MERIDIAN,  
CALCASIEU PARISH, LOUISIANA

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

DATE: 10/12/2023

APPLICATION FEE: \$ \$500.00  
PLAT FILING FEE: \$ \$230.00

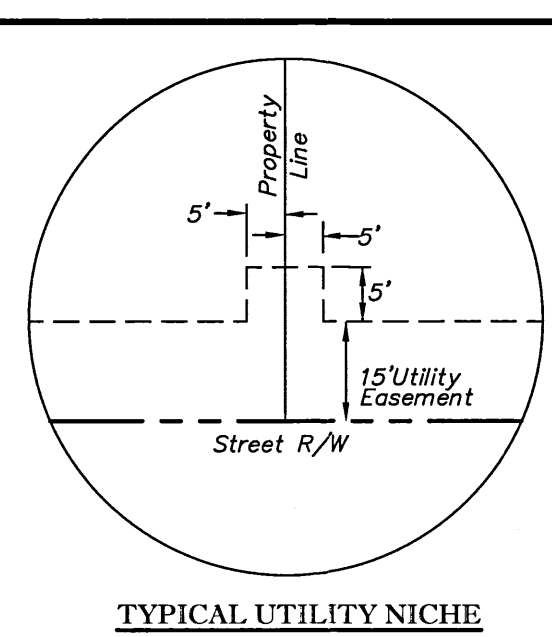
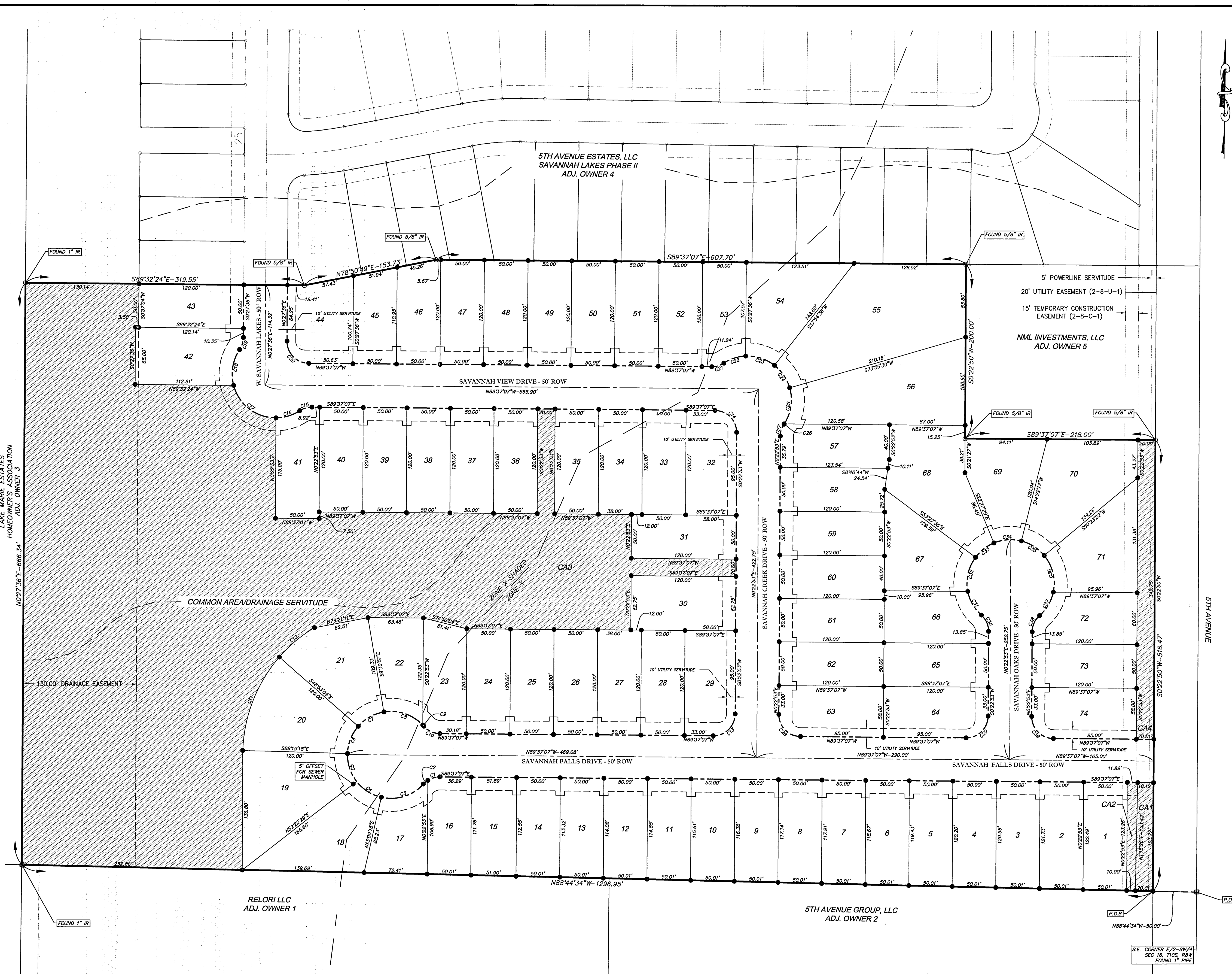
1. NAME OF SUBDIVISION: Savannah Lakes Phase 3
2. NAME OF APPLICANT: Savannah Lakes Subdivision, LLC  
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
3. NAME OF AUTHORIZED AGENT: David Hensgens  
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
4. OWNER OF RECORD: Savannah Lakes Subdivision, LLC  
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-581-8270
5. ENGINEER (and/or Land Surveyor): Adam Meche  
ADDRESS: 1611 W University Ave Lafayette, LA ZIP 70506 PHONE 337-371-5179
6. ATTORNEY: Tammy Scelfo Kean Miller LLP  
ADDRESS: 600 Jefferson Street Suite 1101 ZIP 70501 PHONE 337-422-3646
7. SUBDIVISION LOCATION: 4101 5th Avenue Lake Charles, LA 70507
8. TOTAL ACREAGE BEING SUBDIVIDED: 19.749  
NO. OF LOTS: 74
9. ZONING CLASSIFICATION: Mixed Used
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: NO
11. DATE OF PRELIMINARY PLAT APPROVAL: 5/9/2022
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
13. ATTACH **FIFTEEN (15)** COPIES OF THE FINAL PLAT.
14. ASSURANCES OF COMPLIANCE WITH REGULATIONS AS STATED.

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

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

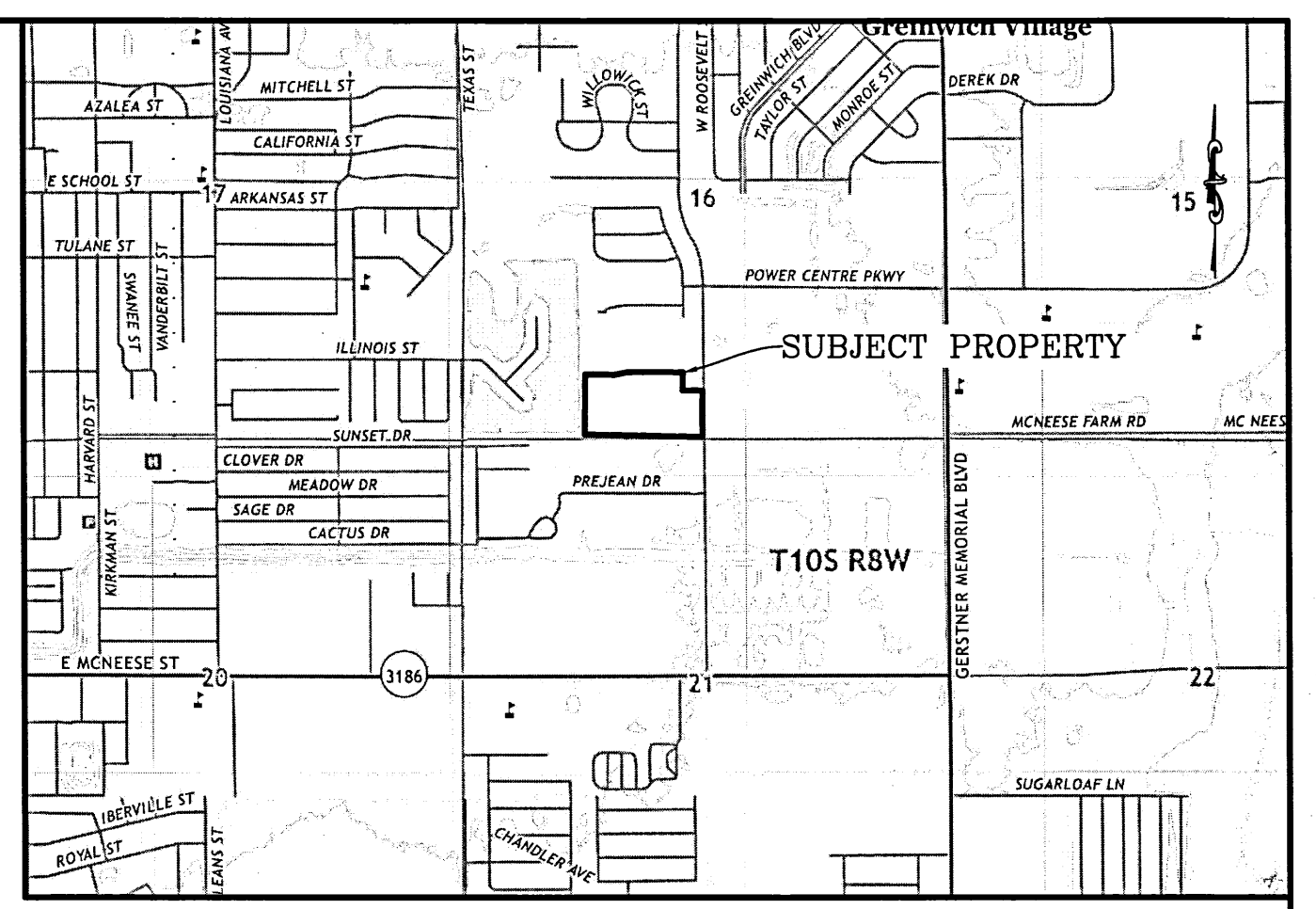
BY:   
SIGNATURE OF APPLICANT

DATE: 10-12-23

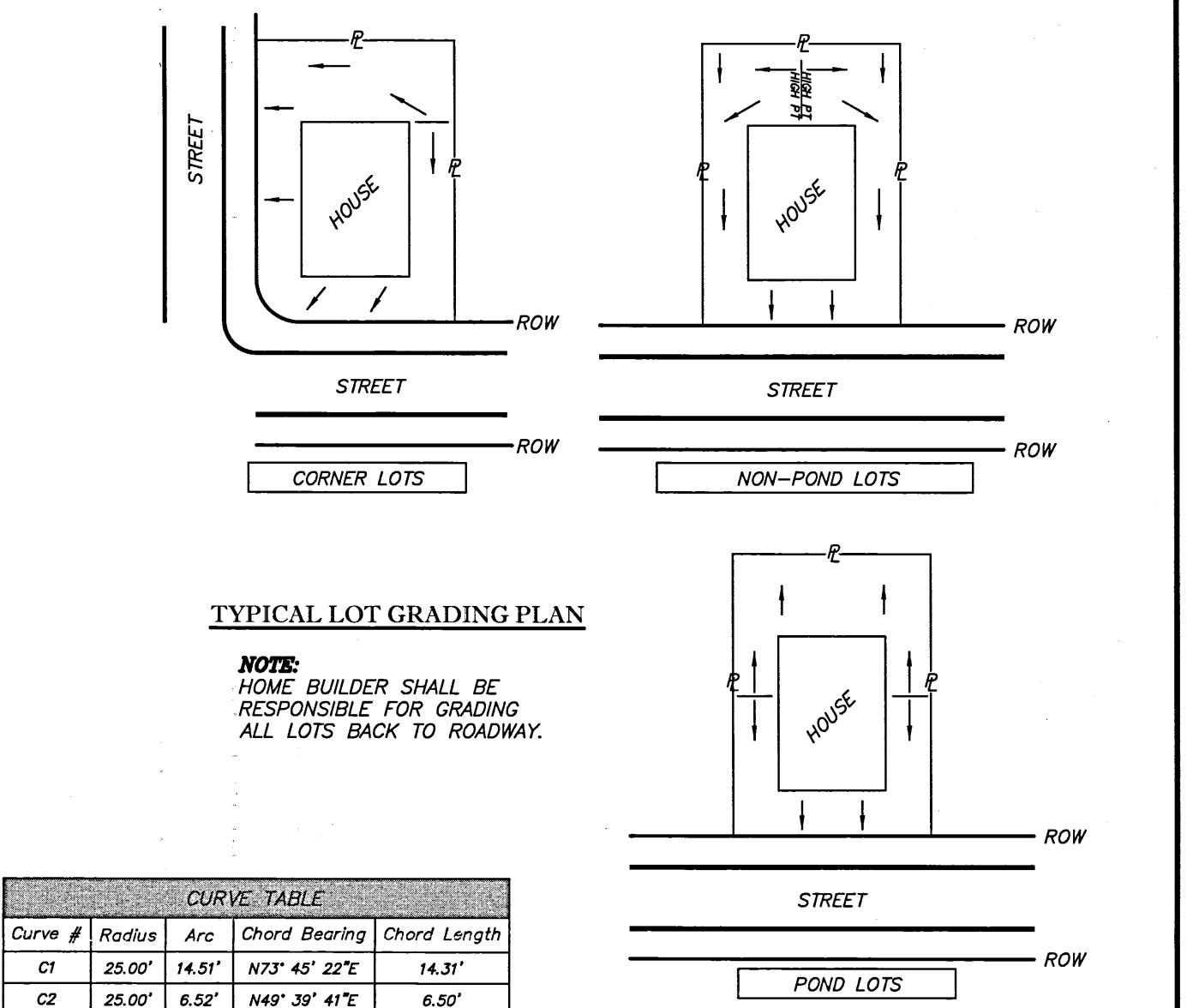


**Lot Area Table**

LOT #	SQ. FT.
CA4	6,857
CA2	1,350
CA1	2,356
CA3	233,589
1	6,144
2	6,106
3	6,067
4	6,028
5	5,991
6	5,953
7	5,914
8	5,876
9	5,838
10	5,800
11	5,761
12	5,723
13	5,685
14	5,647
15	5,620
16	5,581
17	5,668
18	5,593
19	10,768
20	9,070
21	8,609
22	5,964
23	6,241
24	6,000
25	6,000
26	6,000
27	6,000
28	6,000
29	6,828
30	7,530
31	6,000
32	6,828
33	6,000
34	6,000
35	6,000
36	6,000
37	6,000
38	6,000
39	6,000
40	6,000
41	6,000
42	7,598
43	6,003
44	6,943
45	5,292
46	5,799
47	6,000
48	6,000
49	6,000
50	6,000
51	6,000
52	6,000
53	5,744
54	8,988
55	19,790
56	14,343
57	6,223
58	6,043
59	6,000
60	6,000
61	6,000
62	6,000
63	6,828
64	6,828
65	6,000
66	8,852
67	7,937
68	11,974
69	7,998
70	10,829
71	6,876
72	6,852
73	6,000
74	6,828



**VICINITY MAP**  
SCALE: 1" = 2000'

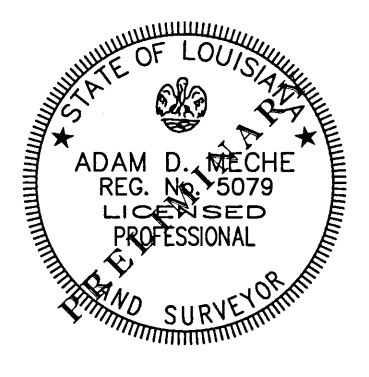


**TYPICAL LOT GRADING PLAN**  
NOTE: HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

**CURVE TABLE**

Curve #	Radius	Arc	Chord Bearing	Chord Length
C1	25.00'	14.51'	N73°45'22"E	14.31'
C2	25.00'	6.52'	N49°39'41"E	6.50'
C3	50.00'	53.07'	N72°35'53"E	50.61'
C4	50.00'	34.36'	S57°18'38"E	33.69'
C5	50.00'	34.36'	S17°58'24"E	33.69'
C6	50.00'	34.36'	S21°25'49"W	33.69'
C7	50.00'	34.36'	S60°48'02"W	33.69'
C8	50.00'	48.95'	N71°28'11"W	47.02'
C9	50.00'	1.74'	N42°25'37"W	1.74'
C10	25.00'	21.03'	N65°31'26"W	20.41'
C11	170.00'	116.81'	N21°25'49"E	114.53'
C12	170.00'	52.81'	N50°00'54"E	54.37'
C13	25.00'	39.27'	S45°22'53"W	35.36'
C14	25.00'	39.27'	S44°37'07"E	35.36'
C15	25.00'	14.64'	N73°38'09"E	14.43'
C16	50.00'	28.91'	N73°23'10"E	28.51'
C17	50.00'	65.63'	S52°28'50"E	61.02'
C18	50.00'	42.64'	S09°35'14"W	41.36'
C19	25.00'	14.64'	S17°14'19"W	14.43'
C20	25.00'	39.30'	N44°34'48"W	35.36'
C21	25.00'	14.64'	S73°38'09"W	14.43'
C22	50.00'	26.61'	S72°04'07"W	26.29'
C23	50.00'	35.43'	N72°23'17"W	34.69'
C24	50.00'	31.43'	N34°04'58"W	30.91'
C25	50.00'	43.16'	N08°40'00"E	41.85'
C26	50.00'	0.46'	N33°40'25"E	0.46'
C27	25.00'	14.64'	N17°09'38"E	14.43'
C28	25.00'	39.27'	N44°37'07"W	35.36'
C29	25.00'	39.27'	S45°22'53"W	35.36'
C30	25.00'	21.03'	S23°42'49"E	20.41'
C31	50.00'	32.24'	S29°20'15"E	31.68'
C32	50.00'	41.37'	S19°50'14"W	40.20'
C33	50.00'	47.05'	S52°00'28"W	46.23'
C34	50.00'	32.14'	S85°57'24"W	31.59'
C35	50.00'	31.43'	N67°37'11"W	30.92'
C36	50.00'	44.71'	N13°59'28"W	43.24'
C37	50.00'	32.24'	N30°05'58"E	31.68'
C38	25.00'	21.03'	N24°28'34"E	20.41'
C39	25.00'	39.27'	N44°37'07"W	35.36'

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ADOPTED BY LAELS AT THE TIME OF THIS SURVEY.



ADAM D. MECHE, PLS NO 5079

**A FINAL PLAT OF SAVANNAH LAKES PHASE 3 A SINGLE FAMILY RESIDENTIAL DEVELOPMENT**

LOCATED IN SECTION 16-T105 - R8W CITY OF LAKE CHARLES CALCAEU PARISH LOUISIANA

SCALE: 1" = 60'  
DATE OF PLAT: OCTOBER 11, 2023

PREPARED BY PIONEER SURVEYING, LLC 1611 WEST UNIVERSITY AVENUE LAFAYETTE, LOUISIANA 70506 TEL. (337) 371-5179

**LEGAL DESCRIPTION**  
A CERTAIN PARCEL OF LAND BEING 19.749 ACRES SITUATED IN SECTION 16 TOWNSHIP-10-SOUTH, RANGE-8-WEST, CITY OF LAKE CHARLES, CALCAEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF E-2-SW/4, SECTION 16, T105, R8W, THENCE NORTH 89°44'34" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.),  
THENCE PROCEED NORTH 89°44'34" WEST FOR A DISTANCE OF 1,296.55 FEET;  
THENCE PROCEED NORTH 02°32'24" EAST FOR A DISTANCE OF 666.34 FEET;  
THENCE PROCEED SOUTH 89°32'24" EAST FOR A DISTANCE OF 319.55 FEET;  
THENCE PROCEED NORTH 78°50'49" EAST FOR A DISTANCE OF 153.73 FEET;  
THENCE PROCEED SOUTH 89°37'07" EAST FOR A DISTANCE OF 607.70 FEET;  
THENCE PROCEED SOUTH 02°25'00" WEST FOR A DISTANCE OF 200.00 FEET;  
THENCE PROCEED SOUTH 89°37'07" EAST FOR A DISTANCE OF 218.00 FEET;  
THENCE PROCEED SOUTH 02°25'00" WEST FOR A DISTANCE OF 516.47 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.).

- ADJACENT PROPERTY OWNERS**
1. RELORI LLC  
P.O. BOX 3735  
LAKE CHARLES LA 70603-3735
  2. FIFTH AVENUE GROUP LLC  
230 W. SALLE RD.  
LAKE CHARLES LA 70605-0000
  3. LAKE MARIE ESTATE HOMEOWNERS ASSOCIATION  
C/O INEZ GRAM  
1721 ILLINOIS ST.  
LAKE CHARLES LA 70607-0000
  4. 5TH AVENUE MANAGEMENT LLC  
3004 N. WINDMILLS LN.  
LAS VEGAS NV 89123-0000
  5. NML INVESTMENTS LLC  
4452 RYAN ST.  
LAKE CHARLES LA 70605-0000
  6. MACH ENTERPRISES LLC  
P.O. BOX 5382  
LAFAYETTE LA 70505
  7. CARC INC  
400 SEN J BENNETT JOHNSTON  
LAKE CHARLES LA 70615-0000
  8. PC WILSHIRE LLC  
4956 NORTH 300 WEST STE 300  
PROVO UT 84604-0000
  9. CALCAEU PARISH PUBLIC TRUST AUTHORITY  
ATTN: ADMINISTRATIVE SECRETARY  
P.O. BOX 1453  
LAKE CHARLES LA 70605-0000

- LEGEND**
- SUBJECT PROPERTY BOUNDARY
  - PROPOSED UTILITY EASEMENT LINE
  - PROPOSED STREET RIGHTS-OF-WAY
  - COMMON AREA / DRAINAGE SERVITUDE
  - LOT LINE
  - CL ROADWAY
  - SET 1/2" IRON ROD
  - FOUND PROPERTY MONUMENT

- REQUESTED SETBACKS**
- |              | HOUSE | GARAGE |
|--------------|-------|--------|
| FRONT:       | 20'   | 20'    |
| SIDE:        | 5'    | 5'     |
| REAR:        | 10'   | 10'    |
| CORNER/SIDE: | 12'   | 20'    |
- REFERENCES**
1. A MAP OF SURVEY SHOWING SAVANNAH LAKES PHASE 2B PREPARED BY GARRY J. JOHNSON OF ACCU-LINE SURVEYING, INC. DATED MAY 12, 2020, RECORDED IN FILE NUMBER 3389736
  2. A MAP OF SURVEY SHOWING SAVANNAH LAKES PHASE 1 PREPARED BY GARRY J. JOHNSON OF ACCU-LINE SURVEYING, INC. DATED JUNE 12, 2017, RECORDED IN FILE NUMBER 3279220

**OWNER**  
STILLWATER DEVELOPMENT, LLC  
C/O DAVID HENSGENS  
1611 WEST UNIVERSITY AVENUE  
LAFAYETTE, LA 70506

**DEVELOPER**  
STILLWATER DEVELOPMENT, LLC  
C/O DAVID HENSGENS  
1611 WEST UNIVERSITY AVENUE  
LAFAYETTE, LA 70506

**SURVEY DATUM**  
COORDINATE SYSTEM: NAD83  
ZONE: LOUISIANA SOUTH 1702  
DATUM: NAVD83  
GEOID 012A

**BEARINGS BASED ON GPS OBSERVATIONS**

**GENERAL NOTES:**

TOTAL NUMBER OF RESIDENTIAL LOTS: 74  
AREA OF RESIDENTIAL LOTS: 11,605 ACRES  
AREA OF COMMON AREA: 5,376 ACRES  
AREA OF RIGHT OF WAY: 2,768 ACRES  
TOTAL AREA OF DEVELOPMENT: 19,749 ACRES  
MINIMUM LOT AREA: 5,292 SQ. FEET (LOT 45)  
MINIMUM FRONTAGE: 27.05' (CUL-DE-SAC LOTS)

**TYPES OF IMPROVEMENTS**

PUBLIC STREETS: ASPHALT, CURB & GUTTER WITH SIDEWALKS

WATER: CITY OF LAKE CHARLES  
SEWER: CITY OF LAKE CHARLES  
ELECTRIC: ENTERGY  
TELEPHONE: AT&T  
CABLE TV: COX COMMUNICATIONS  
GAS: CENTER POINT

**SURVEY NOTES**

1. BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, NAD 83(2011) AS DERIVED FROM GPS OBSERVATIONS. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.
2. FIELD WORK PERFORMED ON 10/11/2022.
3. THIS SURVEYOR HAS MADE NO ATTEMPT REGARDING RESEARCH INTO SERVITUDE, EASEMENTS, RIGHTS OF WAY, OR PIPELINES 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.
4. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, OR EASEMENTS VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 11-9-2023

TOTAL FEE: \$ 500.00

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

APPLICANT COMPLETES THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 3620 GERSTNER MEM. BLVD. LAKE CHARLES, LA 70605

LEGAL DESCRIPTION: SEE ATTACHED [ ] ATTACHED

DESCRIPTION OF REQUEST: REZONE PROPERTIES TO COMMERCIAL

APPLICANT: RANDAL BELSHE / SOUTHERN MOBILE PRODUCTS LLC PHONE: 337-540-5086

MAILING ADDRESS: 1812 RUTH ST. SULPHUR LA 70663 ZIP:

OWNER OF RECORD: RANDAL BELSHE (ATTACHED SOS LETTER) PHONE: 337-540-5086

MAILING ADDRESS: 1812 RUTH ST. SULPHUR LA ZIP: 70663

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)

- [X] SCALED SITE PLAN
[X] CURRENT LEGAL DESCRIPTION OF PROPERTY
[X] APPLICANT "LETTER OF INTENT"
[X] OWNERSHIP VERIFICATION/OWNER'S CONSENT LETTER/BUY-SELL AGREEMENT
[ ] PROPERTY OWNERS WITHIN 500FT.-MAJOR PERMITS/PLANNED DEVELOPMENT/AMENDMENTS ONLY [X] 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: [Handwritten Signature]

DATE: 11-9-2023

PLANNING & DEVELOPMENT REVIEW ONLY

APPLICANT IS REQUESTING: CONDITIONAL USE [X] 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: [Blank lines for notes]

REVIEWED BY

DATE

DIRECTOR/ASSISTANT DIRECTOR OF PLANNING

DATE

*Southern Mobile Products LLC*

3620 Gerstner Memorial Dr  
Lake Charles, LA 70607  
337-478-7278

1812 Ruth Street  
Sulphur, LA 70663  
337-527-7153

November 9, 2023

City of Lake Charles  
Planning & Development  
Office of Zoning and Land Use  
326 Pujos St  
Lake Charles, LA 70601

RE: Rezoning Application for Public Hearing

Physical Address 3620 GERSTNER MEMORIAL

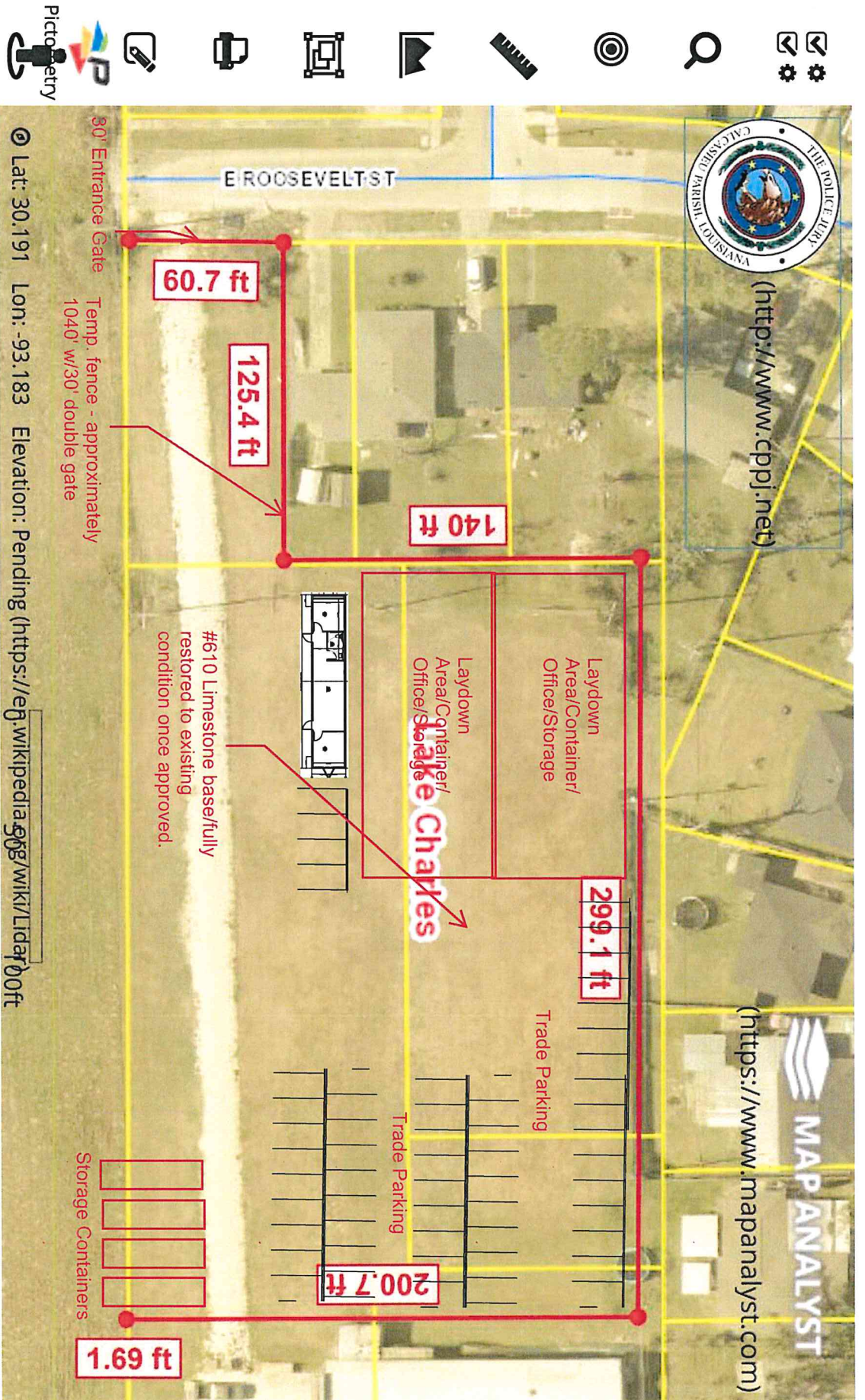
This property is a Commercial retail strip center that is currently zoned Residential with a Conditional Use Permit. It is the intent of Southern Mobile Products LLC to lease a laydown yard area to accommodate the Morningside at Gerstner Place that will be located at 3650 Gerstner Memorial Drive.

Request to rezone all properties to Commercial at this time.

Sincerely,

*Randal Belshe*

Randal Belshe  
Owner



# Feature Identify & Feature Search

## Tutorial



C



**SOUTHERN MOBILE PRODUCTS LLC**

**3620 GERSTNER MEMORIAL BLVD, LAKE CHARLES, LA 70607**

**REZONING WHOLE PROPERTY SITE PLAN**



# VARIANCE APPLICATION FORM

DATE: 11-15-23

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: 3120 Enterprise Blvd., Lake Charles, LA 70601

LEGAL DESCRIPTION:

DESCRIPTION OF JOB: Townley Law Firm

WITH PLANS ATTACHED HERETO:

APPLICANT: Todd Townsley / Blane Salamoni PHONE: 337-433-4300

MAILING ADDRESS: 3102 Enterprise Blvd. ZIP: 70601

EMAIL ADDRESS: blane.salamoni@patwilliamsconstruction.com

OWNER OF RECORD: Todd Townsley

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

## FLOOD PLAIN MANAGEMENT REGULATIONS:

FIRM ZONE:  "X" [ ] "A" [ ] "AE" [ ] "D" [ ] OTHER \_\_\_\_\_ FLOODWAY: [ ] IN  OUT

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

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

PLANNING DIRECTOR

DATE

Blane Salamoni  
APPLICANT

11-15-23  
DATE





Mailing: P.O. Box 1508 • Leesville, LA 71496

November 16, 2023

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

Reference: Letter of Intent regarding the Townsley Law Firm Additional Parking Lot Aggregate Variance

To whom it may concern,

Pat Williams Construction, representing the owner of the property Mr. Todd Townsley, is requesting approval to place aggregate in lieu of solid surface for the additional parking lot for the Townsley Law Firm. The entry driveway would remain concrete to avoid any issues on the roadway as can be seen on the attached drawing. The Townsley Law Firm additional parking lot is located at the corner of Enterprise Blvd. and Craft St. The legal description of the property is Parcel 00753238F. Please see attached paperwork detailing this parcel and location. The existing lot is currently an aggregate parking lot used for additional parking. We are requesting to keep this lot as an aggregate parking area as it has been for many years. The catch basins and piping underground as shown on the attached drawing will still be required and installed. The only change as previously stated would be the use of aggregate in lieu of solid surface in the areas shown on the attached drawing. Your consideration on this matter would be greatly appreciated.

Sincerely,

*Blane Michael Salamoni*

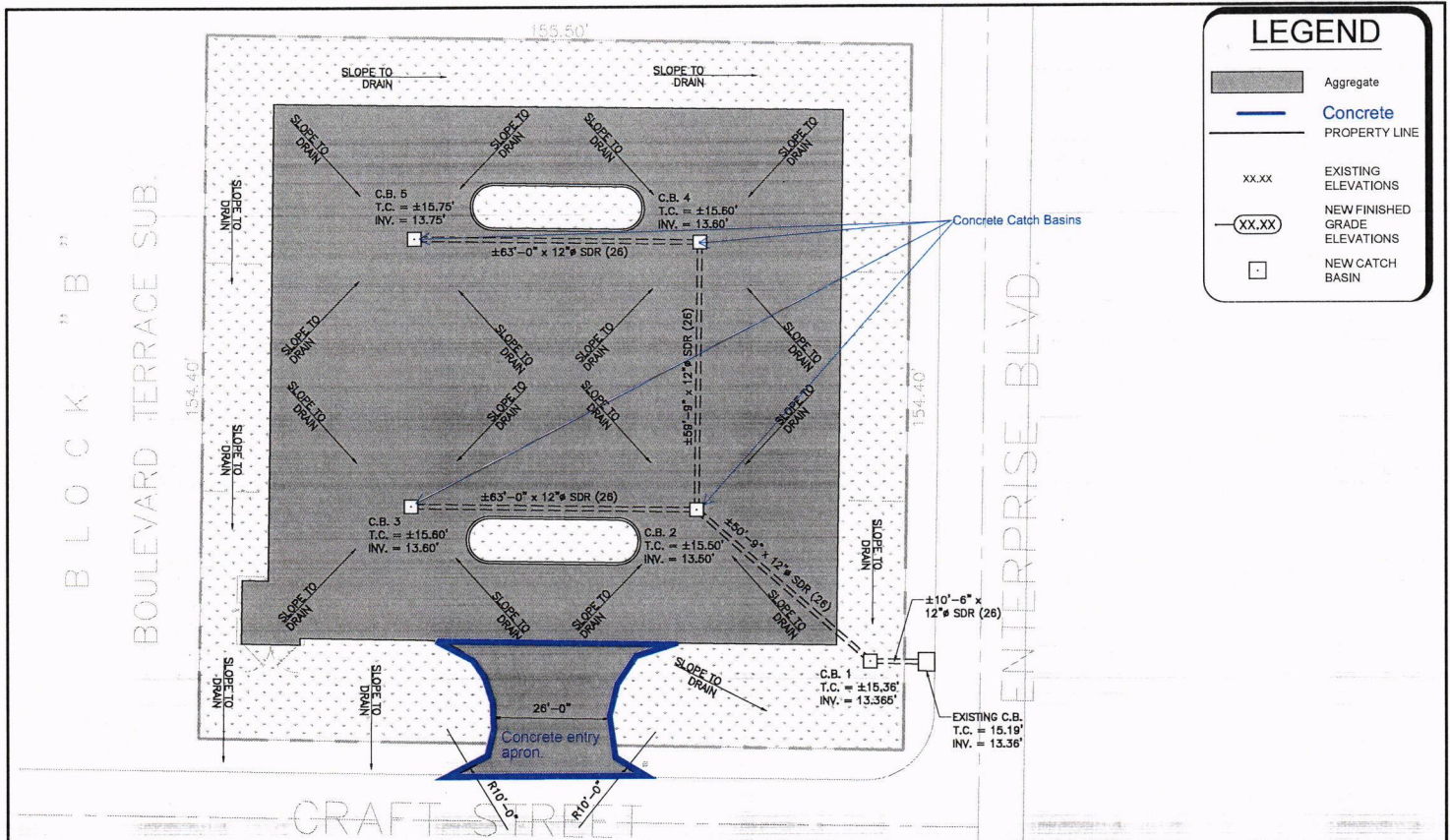
Blane Michael Salamoni

1601 S. 5th Street  
Leesville, LA 71496  
(337) 238-3743

1321 Hodges St.  
Lake Charles, LA 70601  
(337) 433-4300

6407 Masonic Dr.  
Alexandria, LA 71301  
(318) 460-0006

[PatWilliamsConstruction.com](http://PatWilliamsConstruction.com)

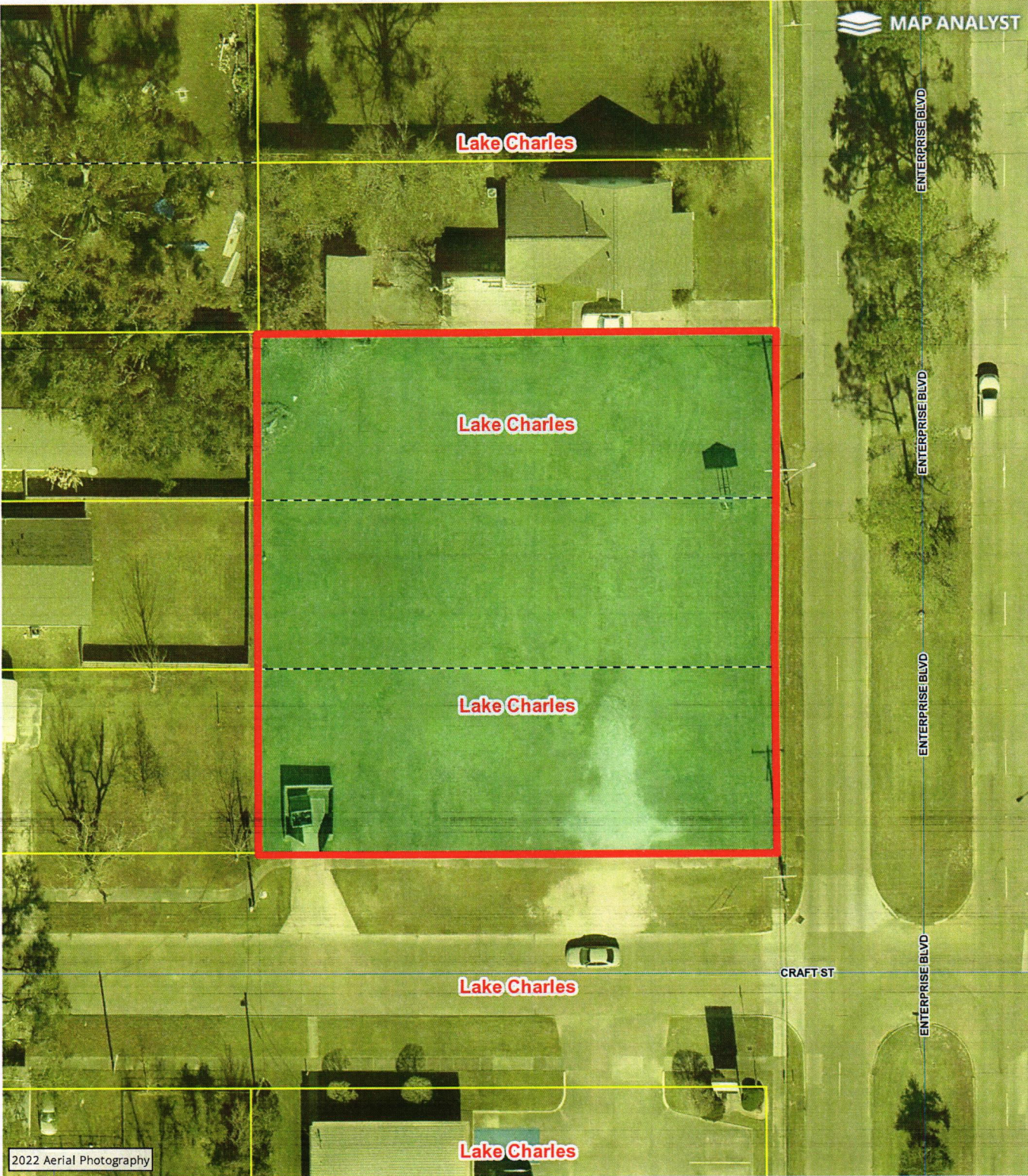


1 DRAINAGE STUDY SITE PLAN

SCALE: 1" = 20'-0"



<p>DUHON &amp; PLESANT CONSULTING ENGINEERS 5393 BIG LAKE ROAD - LAKE CHARLES, LOUISIANA 70605 TELEPHONE 337-564-5918</p>	<p>DRAINAGE STUDY SITE PLAN</p>	<p>TOWNSLEY LAW FIRM DRAINAGE STUDY</p>	<p>DATE: OCT 2023</p>	<p>SHEET NO. C2.0</p>
---	-------------------------------------	---	---------------------------	---------------------------



2022 Aerial Photography

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

Lake Charles

*2nd Floor*

*1.) Doug called stated we needed letter of intent for aggregate in parking area variance*

*2.) Loaded in portal but here are 4 copies if needed*

*3.) Please advise council date for variance & if anything else needed.*

*4.) \$200 fee for this has been paid*

# Project #2023-42038

# 3120 ENTERPRISE BLVD LAKE CHARLES LA 70601

**Jurisdiction:** Lake Charles

**Create Date:** 07/03/2023

**Fees:** \$7,346.62 **Fees Paid:** \$7,371.62

**Balance Due:** (\$25.00)

**Status:** Permit Issued

**Types:**

Commercial Uses Zoning Compliance (1324) Grading Permit (7569) Plumbing and Gas Technology Fee (1750)  
Zoning Compliance Technology Fee (1753) Commercial Plan Review (51885) Water Tap (10476) Fixtures (51894) Sanitary Sewer (51899)  
Meter Loop(s) (51903) Water Service (52443) RMP Waiver Fee (35518) Building Permit (51890)

**Project Description:**

New Construction of a 13,505 SF Office Building GRADING PERMIT ONLY AS OF NOW 9/18

Print Receipt

Overview

Contacts

Requirements

Payments

Assigned Project Types

Building Permit

Commercial Plan Review

**VARIANCE APPLICATION FORM**

DATE: 12/7/2023

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: 701 Alama St Lake Charles, LA 70607

LEGAL DESCRIPTION: Lots 14 and 15 of Block 38 of Hi-Mount Addition

DESCRIPTION OF JOB: Place a temporary storage container

WITH PLANS ATTACHED HERETO:

APPLICANT: Walter Crawford PHONE: 337 802-6285

MAILING ADDRESS: 3425 Common St Lake Charles, LA ZIP: 70607

EMAIL ADDRESS: waltercrawford1954@gmail.com

OWNER OF RECORD: Walter Crawford

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  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  No
- (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? Yes  No  *wc*
- (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  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  No
- (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? Yes  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.

\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_  
DATE

Walter Crawford  
APPLICANT

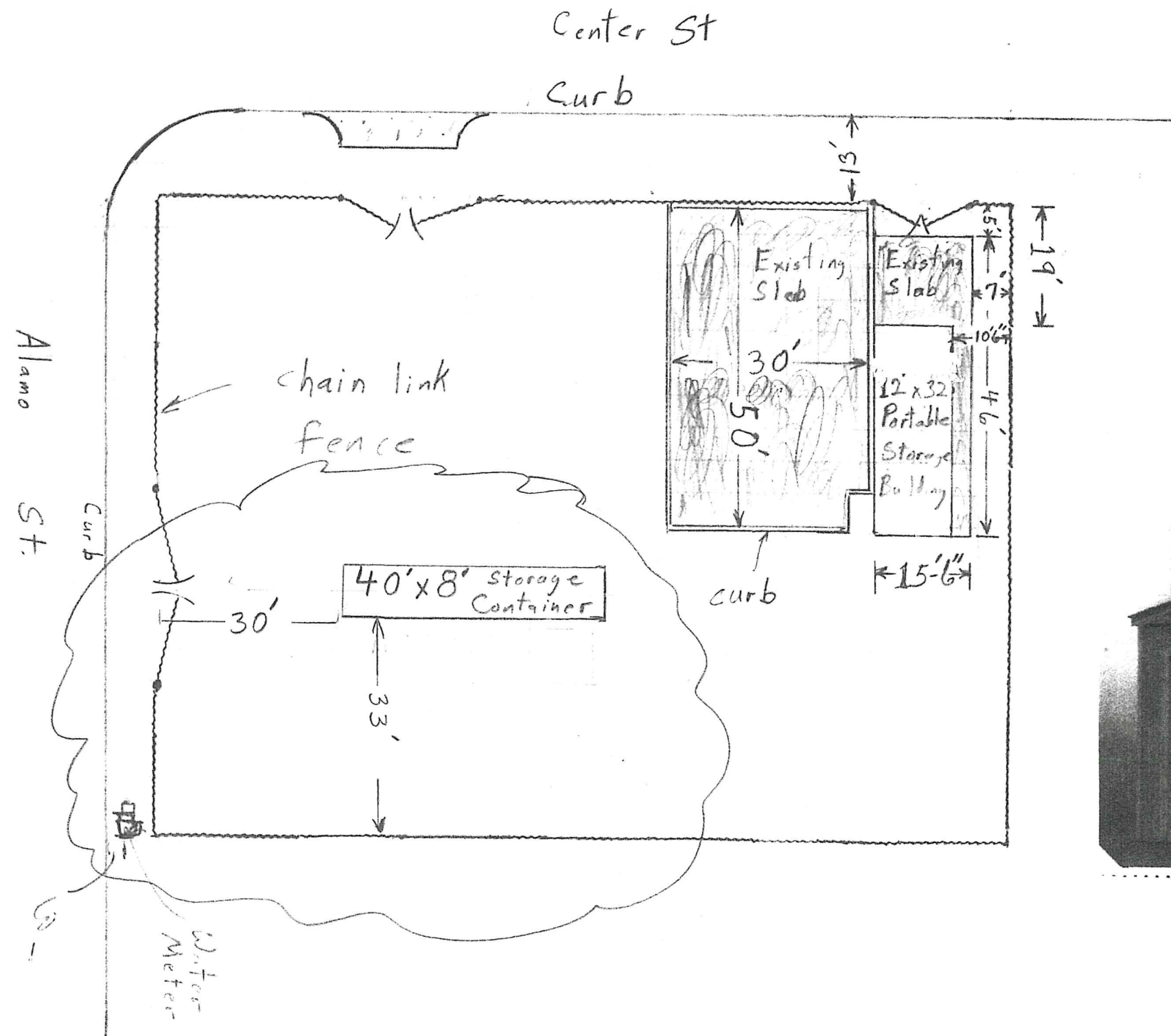
12/7/23  
DATE

Walter Crawford  
3425 Common St  
Lake Charles, LA 70607

The property is located at  
701 Alamo St, Lake Charles, LA 70601.  
The variance is to locate a storage  
container on the property for temporary  
storage.

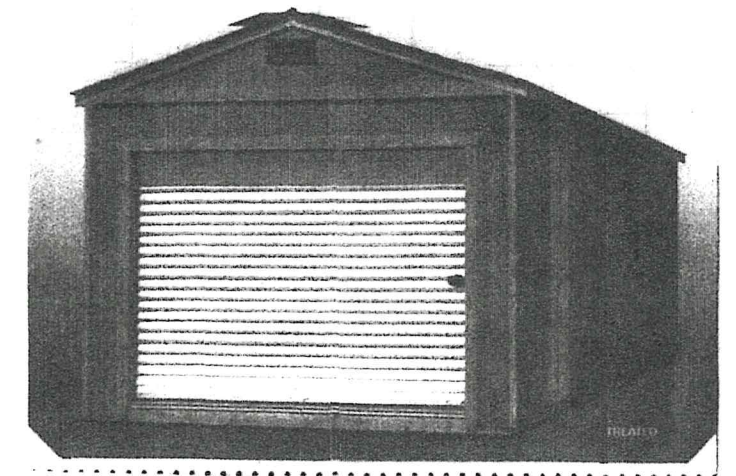
Walter Crawford  
12/07/2023





12'x32'  
Storage Building

701 Alamo St.  
Lake Charles, LA  
70601



Scale 1" = 20'



**VARIANCE APPLICATION FORM**

DATE: 12/7/23

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: 2220 Lilly Street

LEGAL DESCRIPTION: Lot 13 BLK 22 OAK PARK #4

DESCRIPTION OF JOB: Leave my fence up

WITH PLANS ATTACHED HERETO:  
APPLICANT: Donald Ray Franklin Sr. PHONE: 337-274-7934

MAILING ADDRESS: 2216 Lilly Street ZIP: 70601

EMAIL ADDRESS:

OWNER OF RECORD: Donald Ray Franklin Sr.

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  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  No
- (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? Yes  No
- (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? Yes  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  No
- (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? Yes  No

REMARKS OR SPECIAL CONDITIONS: There's no significant in taking my fence down  
I want my fence to remain on my property

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 \_\_\_\_\_

Donald R. Frankel  
APPLICANT  
12/7/23  
DATE

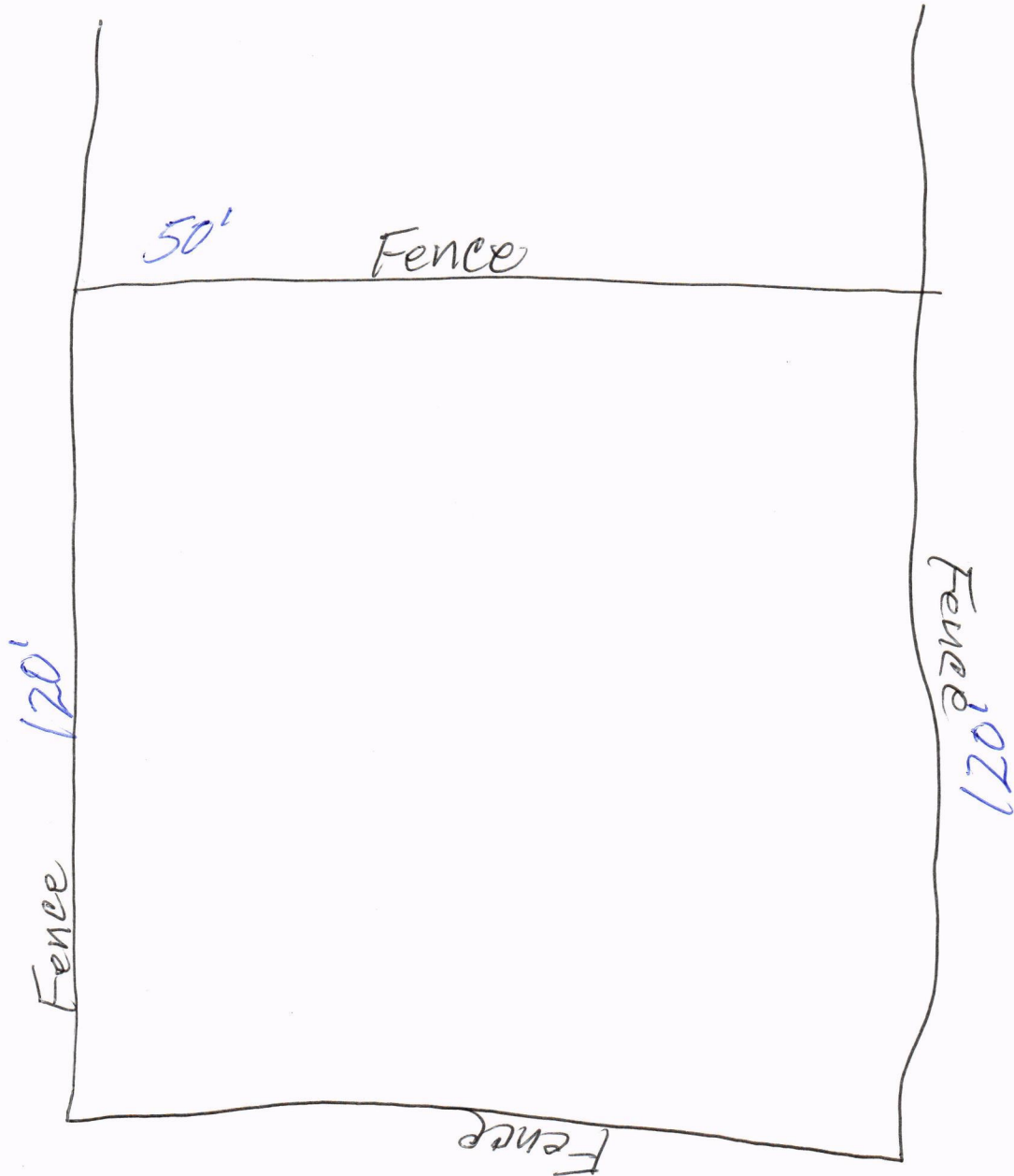
I want to leave my fence up because there was a fence there when I bought the adjudicated property and since hurricane Laura I fixed it better than it was when I bought. That was the reason why I bought the property and intend to build there someday.

Sincerely

Donald R Franklin

2220 Lilly Street

Parcel # 00306096





# VARIANCE APPLICATION FORM

DATE: 12-6-23

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: 2403 Enterprise Blvd.

LEGAL DESCRIPTION: See attached

DESCRIPTION OF JOB: Extend parking lot 6' to North

WITH PLANS ATTACHED HERETO:

APPLICANT: SWLA Constructors & Development, LLC PHONE: 337-476-5112

MAILING ADDRESS: P.O. Box 763 Sulphur, La ZIP: 70664

EMAIL ADDRESS: swla development @ yahoo. com

OWNER OF RECORD: Lake Cox Properties / Paul Cox

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  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 No
- (c) Is your hardship caused by circumstances or conditions generally created by the provisions of zoning ordinance in the district? Yes No
- (d) Are there physical circumstances or conditions that will not allow the property to be developed in strict conformity with the provisions of the current zoning ordinance? Yes  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  No
- (f) Will your project exceed the minimum variance that will afford relief and the least modification possible of the regulation in issue? Yes  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.

PLANNING DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

Ashlie Richard  
APPLICANT

12/6/2023  
DATE



**200 Doiron St.  
Sulphur, LA 70663  
337-476-5112**

December 7, 2023

Letter of Intent

To City of Lake Charles Planning Commission

Project:

Parking Lot Extension  
2403 Enterprise Blvd.  
Lake Charles, La. 70601

Property Owner:

Lake Cox Properties, LLC  
723 Broad St.  
Lake Charles, La. 70601

Applicant:

Tanner Miller  
SWLA Constructors & Development, LLC  
200 Doiron St.  
Sulphur, La. 70663

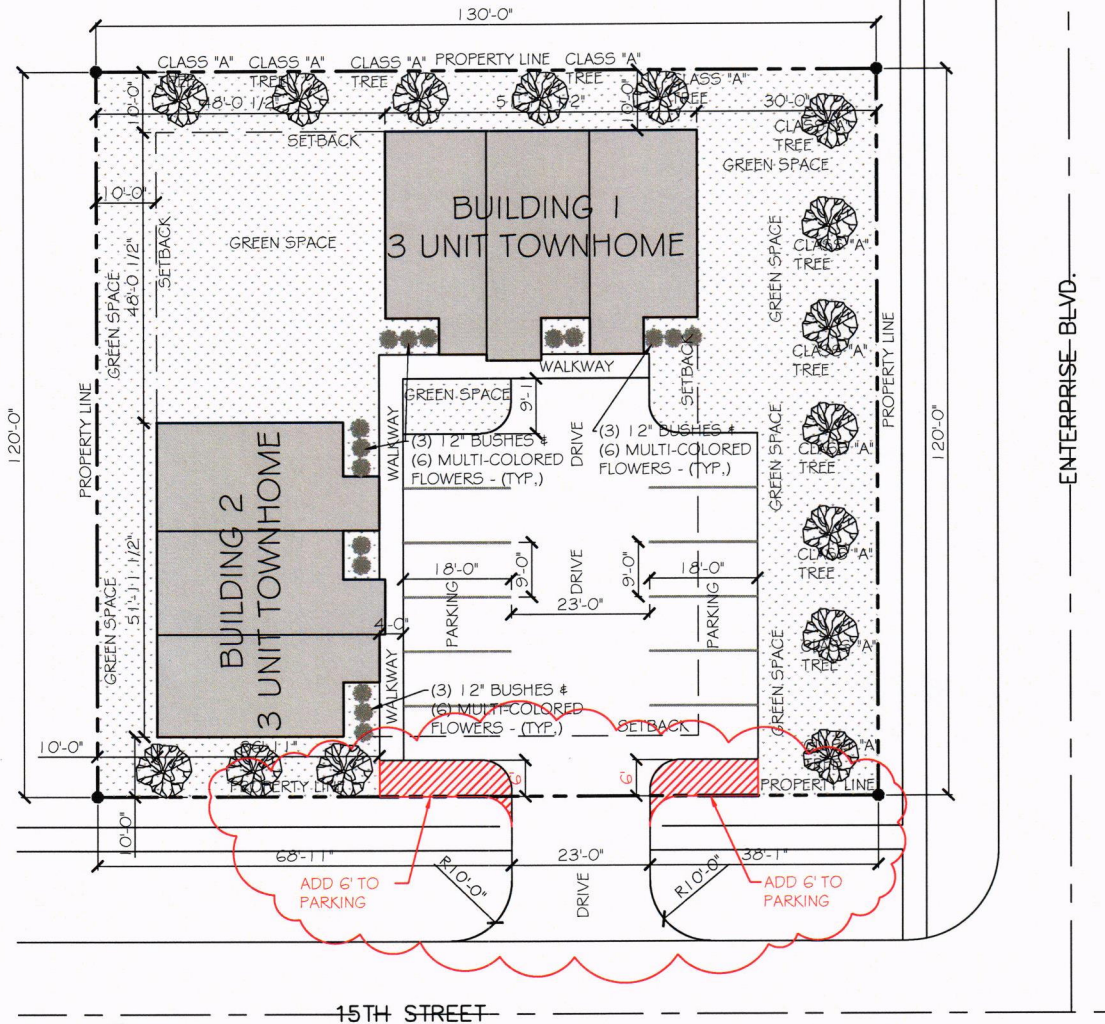
To City of Lake Charles Planning Commission

The proposed drawings are to extend the existing parking lot 6' to the North at 2403 Enterprise Blvd. The proposed plans for construction, fall within the City of Lake Charles' zoning requirements. We intend to extend as soon as approval can be obtained. Construction should last 2 - 4 weeks.

With Kindest Regards,

Tanner Miller  
SWLA Constructors & Development, LLC





**1 SITE & DRAINAGE PLAN**

SCALE: 1" = 20'-0"  
RE:

REVISED 12-8-23

NEW AREAS:

8,086 S.F.	PERVIOUS
7,514 S.F.	IMPERVIOUS
15,600 S.F.	TOTAL LOT

**TOWNHOME PLANS**

2403 ENTERPRISE BLVD.  
LAKE CHARLES, LA. 70601

**VARIANCE APPLICATION FORM**

DATE: 12/6/2023

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PROPERTY ADDRESS/LOCATION: 2504 East Mill St. Lake Charles, LA. 70601

LEGAL DESCRIPTION: The Bokk House

DESCRIPTION OF JOB: Demolish current Bldg. and build Church Sanctuary

WITH PLANS ATTACHED HERETO:

APPLICANT: Christ Bethel Fellowship Church PHONE: 337-764-7166 <sup>Joshua Mitchell</sup>

MAILING ADDRESS: 3900 E. Gauthier Road Lake Charles ZIP: 70607

EMAIL ADDRESS: Smit45@suddenlink.net

OWNER OF RECORD: Christ Bethel Fellowship, Inc. / Joshua F. Mitchell, Sr. President

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:

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PLANNING DIRECTOR \_\_\_\_\_

APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

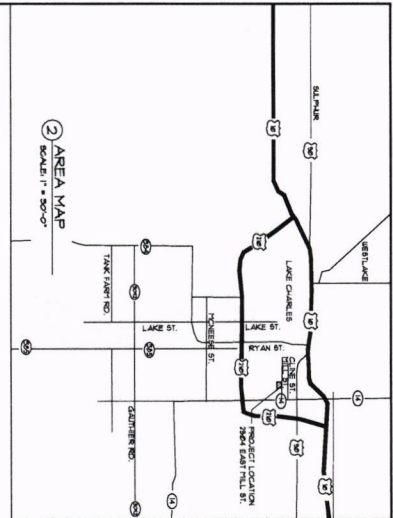


# Christ Bethel Fellowship Church

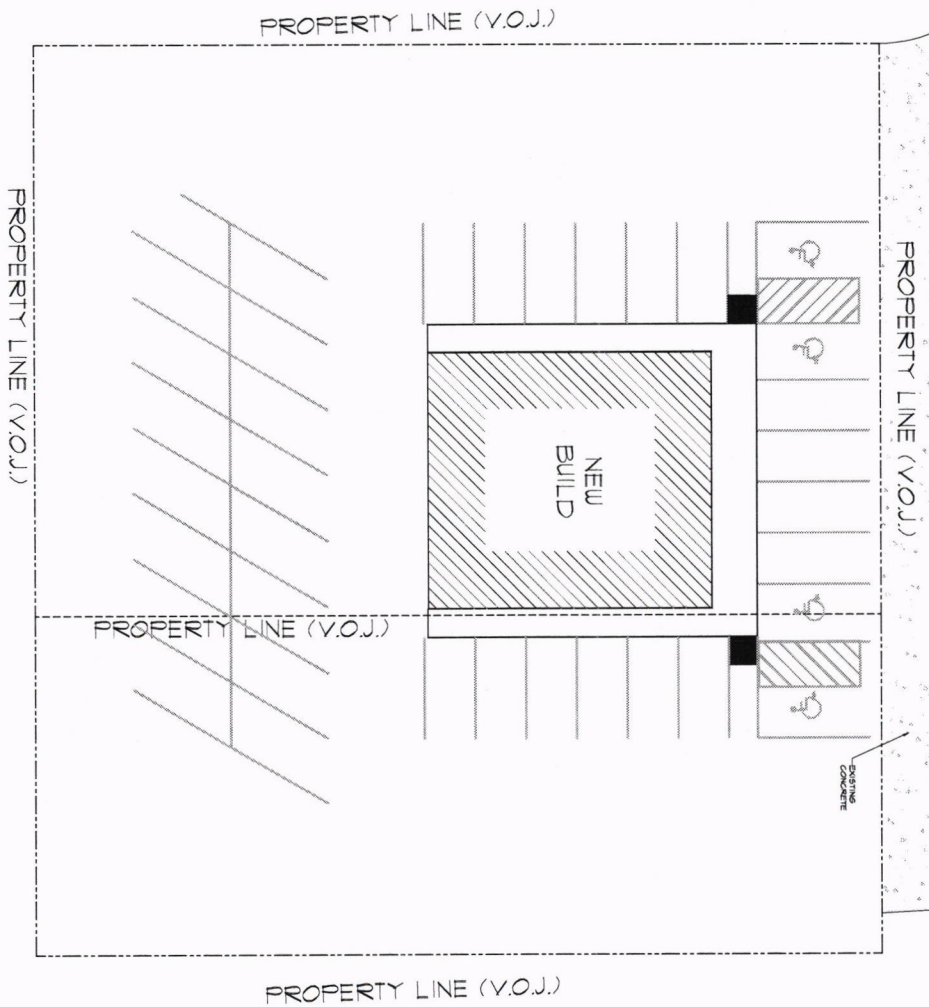
I, Joshua F. Mitchell, Sr. (Pastor) want to  
get approval to build church Building at 2504 Mill, St  
and adjacent west lot after City approval.

Joshua F. Mitchell, Sr.  
337. 764-7166

VAR 23-05



① SITE PLAN  
SCALE: 1" = 50'-0"



A-1  
2025

SITE PLAN  
& DETAILS

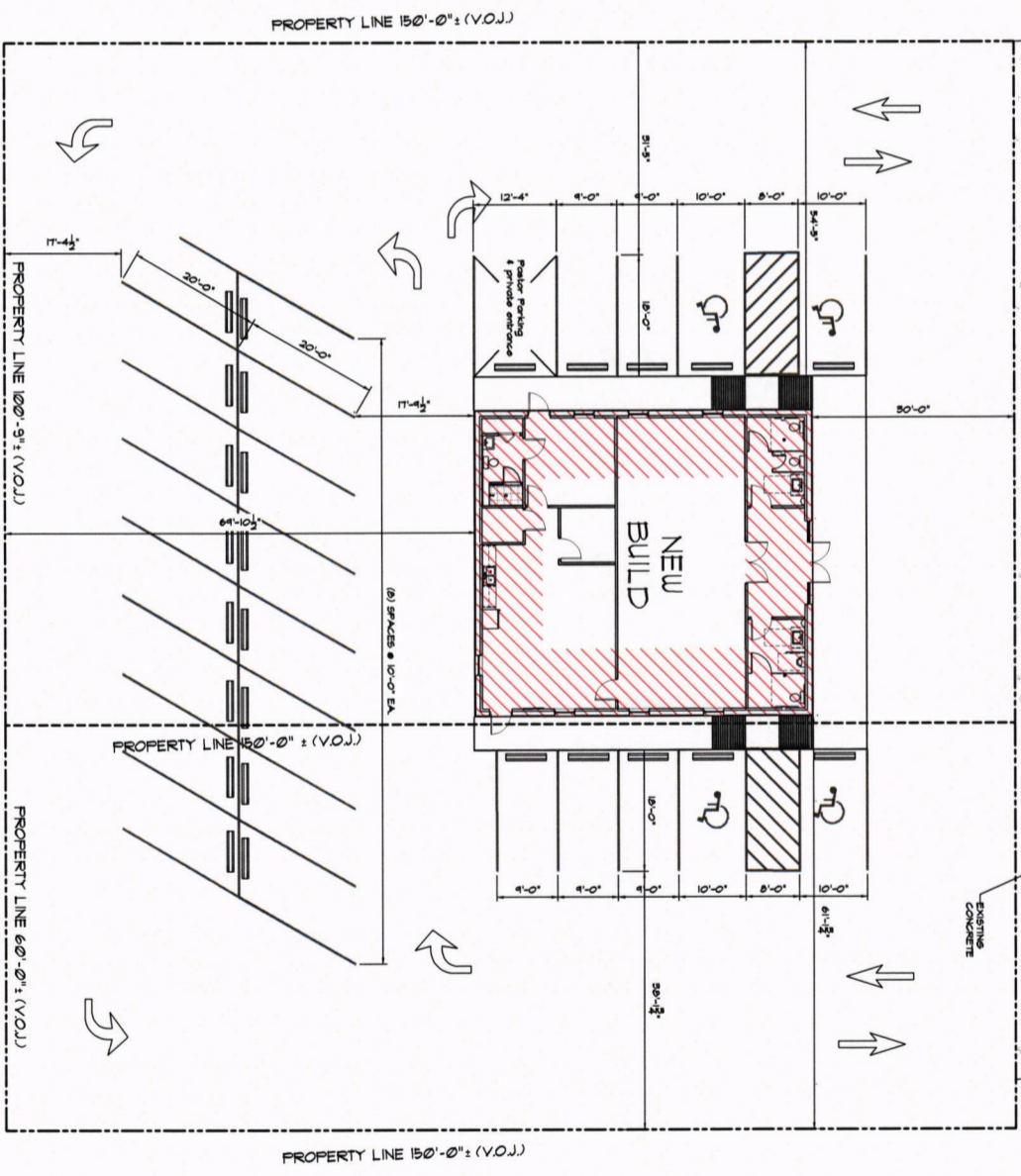
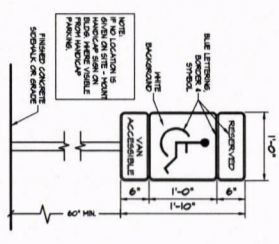
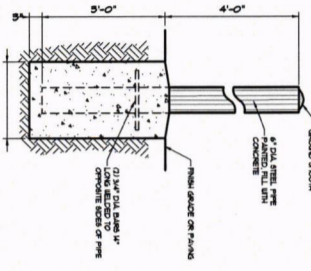
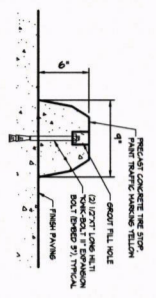
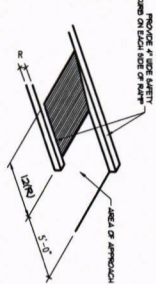
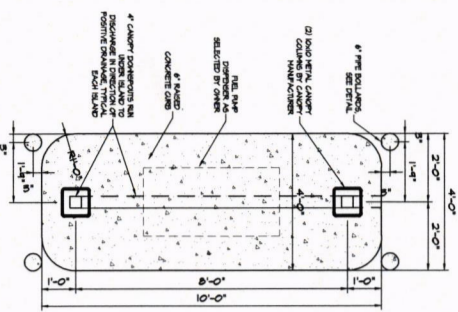
CHRIST BETHEL  
FELLOWSHIP  
LAKE CHARLES  
LOUISIANA  
CALCASIEU PARISH

JOB NO. 2343A  
DATE: 10/24/25  
DRAWN BY: SCL  
CHKD BY: JMC  
REVISIONS

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**KING**  
ARCHITECTURE  
INC.  
Bart D. King, AIA,  
Architect  
1312 Sampson St.  
Westlake, LA 70689  
537.494.0805

Var 24-05  
2504 Mill St.



NORTH  
1 SITE PLAN  
SCALE: 1" = 10'-0"  
REF: THIS SHEET

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ATTORNEY'S FEES AND LITIGATION COSTS.

JOB NO: 2343A  
DATE: 10/24/25  
DRAWN BY: CJ  
CHKD BY: BK  
REVISIONS



CHRIST BETHEL  
FELLOWSHIP  
LAKE CHARLES  
LOUISIANA  
CALCASIEU PARISH

SITE PLAN  
& DETAILS

A-100  
25/5

**KING**  
architect  
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Barry D. King, AIA,  
Architect  
1312 Sampson St.  
Mentzville, LA 70669  
337.494.0808