



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, October 14, 2024

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

MCU 24-20

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LIVING WATER GLOBAL METHODIST CHURCH

SUBJECT: Applicant is requesting a Minor Conditional Use permit (Sec. 5-301(3)(a)(iii)) in order to construct a worship facility comprised of a multi-use fellowship hall, classrooms, sanctuary, and administrative offices, within a Residential Zoning District. Location of the request is **5497 Weaver Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed that the applicant is requesting to construct a new church in a Residential Zoning District. Staff's review revealed that the proposal is bordered to the North and East by residential properties and to the South and West by vacant properties. The proposal will still need to meet all development standards and may require variances as presented. Staff feels the use of the property is reasonable.

PREFNL 24-19

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: TPLRE, LLC (BAYOU POINT SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 0.880-acre tract of land M/L into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the **Northside 800 Blk. Bayou Pines Drive**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a .88-acre tract of land into two (2) development tracts, within a Mixed Use Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

PREFNL 24-20

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: ERIC & HOPE LEDOUX/BRYAN & JULIE MANLEY (SHEARMAN PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide an 8.14-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is **3615 Holly Hill Road**.

STAFF FINDINGS: The on-site and site plan reviews revealed the proposed subdivision of a 8.14-acre tract of land into two (2) residential lots, within a Residential Zoning District. If approved, applicants shall adhere to any recommendations by the Department of Engineering and Public Works.

MAJ 24-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to establish a parking lot to support a city park on a separate lot, within a Neighborhood Zoning District. Location of the request is **1624 Cessford Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a parking lot directly across the street from the community center to support Goosport Park. The parking lot will meet all development standards, therefore staff recommends approval.

SPC 24-07

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LAKE CHARLES HOUSING AUTHORITY

SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to expand an existing non-conforming use (commercial office building) by constructing an accessory maintenance warehouse building, within a Neighborhood Zoning District. Location of the request is **2916 Hazel Street**.

STAFF FINDINGS: The on-site and site plan review indicated that the applicant is seeking to expand an existing non-conforming use (commercial office building located at 400 W. Hale Street) by constructing an accessory metal maintenance warehouse. This site is located within a Neighborhood Zoning District. Staff observations noted that the property is bordered by single-family residential uses to the north, west, and east.

VAR 24-47

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: DONALD SHAW

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct a new carport without a principal structure (residence is located on separate assessed lot across street) and reduction of front setback to 23' vs. required 30', within a Residential Zoning District. Location of the request is **110 Shell Beach Drive**.

STAFF FINDINGS: The on-site and site plan review indicated that the applicant seeks to build a new carport without an accompanying principal structure. The proposed carport will be located on the lake side across the street from the main residence. Additionally, the applicant is requesting a reduction in the front setback from the required 30' to 23'. Staff's review noted similar situations along Shell Beach Drive, therefore staff finds the request reasonable.

VAR 24-48

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: ALEX DAIGLE

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing unpermitted continuous curb cut thereby allowing drive in parking thereby eliminating required bufferyard along right-of-way and the ability to enter and exit in a forward manner, within a Mixed Use Zoning District. Location of the request is **403 7th Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant intends to maintain a recently constructed and unpermitted continuous curb cut, which would permit drive-in parking. This would eliminate the required bufferyard along the right-of-way and hinder the ability to enter and exit the property in a forward direction. As well as eliminating the ability to meet the required bufferyard. Staff can find no evidence of

hardship and therefore cannot forward a position of support.

VAR 24-49

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: GLORIA DUHON

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain existing accessory buildings, planter, and carport cover without a principal structure, within a Neighborhood Zoning District. Location of the request is **1905 Cessford Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to maintain existing accessory buildings, planter, and carport cover without a principal structure. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 24-50

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: ROBERT CLAYTON GARDNER

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 15' garage front setback and 20' home front setback vs. required 30' front setback and increase maximum lot coverage from 40% to 50%, within a Residential Zoning District. Location of the request is the **Northside 3400 Blk. of E. McNeese Street. (Edgewood at Morganfield, Phase 2)**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct homes with reduced setbacks of 15' garage front setback and 20' home front setback vs. required 30' front setback and increase maximum lot coverage from 40% to 50%, within a Residential Zoning District. Staff's review revealed similar variances in other neighborhoods in the vicinity, including Phase I. Therefore staff finds the request reasonable.

VAR 24-51

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: SIGN EDGE USA, LLC

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to remove and reconstruct an existing pylon sign vs. install required monument sign, within a Business Zoning District. Location of the request is **981 Gerstner Memorial Drive**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to remove and reconstruct an existing pylon sign vs. install required monument sign and to exceed the maximum height requirement (30' vs the required 10'), within a Business Zoning District. The recently adopted ordinance (Ordinance #19906) amending Section 24-5-211 of the Code of Ordinances requires a monument sign with a height not to exceed 10'. The sign the applicant is requesting to construct is 30' high with a pole structure. Therefore, staff can find no evidence of hardship and cannot find a position of support.

VAR 24-52

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JOSHUA FUSELIER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing unpermitted accessory building with a 3' rear setback vs. required 5' and 4' street side setback vs. required 15', within a Neighborhood Zoning District. Location of the request is **2225 Clooney Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to maintain an existing unpermitted accessory building with a 3' rear setback vs. required 5' and 4' street side setback vs. required 15', within a Neighborhood Zoning District. Staff can find no evidence of hardship and therefore cannot forward a position of support.

VAR 24-53

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: RYAN QIU

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing unpermitted pylon sign vs. required monument sign, within a Business Zoning District. Location of the request is **4517 Nelson Road.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to maintain an existing unpermitted pylon sign vs. required monument sign, within a Business Zoning District. The recently adopted ordinance (Ordinance #19906) amending Section 24-5-211 of the Code of Ordinances requires a monument sign with a height not to exceed 10'. The unpermitted sign the applicant is requesting to maintain is 20' high with a pole structure. Therefore, staff can find no evidence of hardship and cannot find a position of support.

VAR 24-54

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CONSTRUCTION SERVICES OF SWLA

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order construct an 18'8" in height monument sign vs. the required maximum height of 10ft., within a Business/Mixed Use-X Zoning District. Location of the request is **3160 Power Centre Pkwy.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct an 18'8" in height monument sign vs. the required maximum height of 10ft., within a Business/Mixed Use-X Zoning District. Staff can find no evidence of hardship and cannot find a position of support.

VAR 24-55

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: KATHRYN ROZAS

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to 1) reduce the required 8' bufferyard to 3'11" along west property line; 2) eliminate 10' landscape bufferyard along North property line; and 3) allow continuous curb cut for drive in parking spaces prohibiting the ability to enter and exit in a forward manner, within a Business Zoning District. Location of the request is **115 W. Oak Lane.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to 1) reduce the required 8' bufferyard to 3'11" along west property line; 2) eliminate 10' landscape bufferyard along North property line; and 3) allow continuous curb cut for drive in parking spaces prohibiting the ability to enter and exit in a forward manner, within a Business Zoning District. Staff's review of the proposed parking configuration found the vehicle maneuverability to be very difficult and therefore, staff cannot recommend approval.

OTHER BUSINESS

ADJOURN

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8-8-24

TOTAL FEE: \$ 100.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 5497 weaver Rd. Lake Charles

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: New Church Facility

WITH PLANS ATTACHED HERETO:

APPLICANT: Living Water Gmc PHONE: 337-502-9287

MAILING ADDRESS: 3028 Ryan St. Lake Charles ZIP: 70601

EMAIL ADDRESS: living@suddenlink.net

OWNER OF RECORD: John P. Sturlese 337-794-3051
johnsturlese@yahoo.com

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.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS: Contact: David Moss 337-802-1576
dmoss@mossfeed.com

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____ DATE _____ APPLICANT _____ DATE _____

Living Water Global Methodist Church Lake Charles

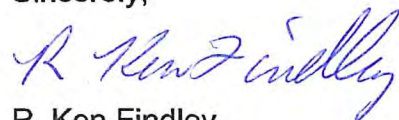
August 7, 2024

City of Lake Charles
Planning Department
Office of Zoning & Land Use

To whom it may concern:

The congregation of Living Water Global Methodist Church Lake Charles intends to build a worship facility comprised of a multi-use fellowship hall, Sunday School classrooms, administrative offices, a Sanctuary, and parking to accommodate needs. The desired location of these facilities is 5497 Weaver Road (comprised of parcels 00051888 and 01349253) in South Lake Charles, 70605.

Sincerely,



R. Ken Findley
Church Council Chair

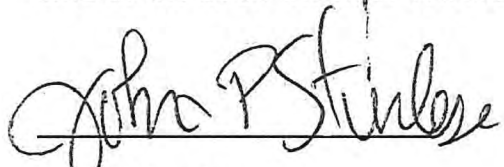
Mailing Address: 3028 Ryan St.
Lake Charles, LA.
70601

August 1, 2024

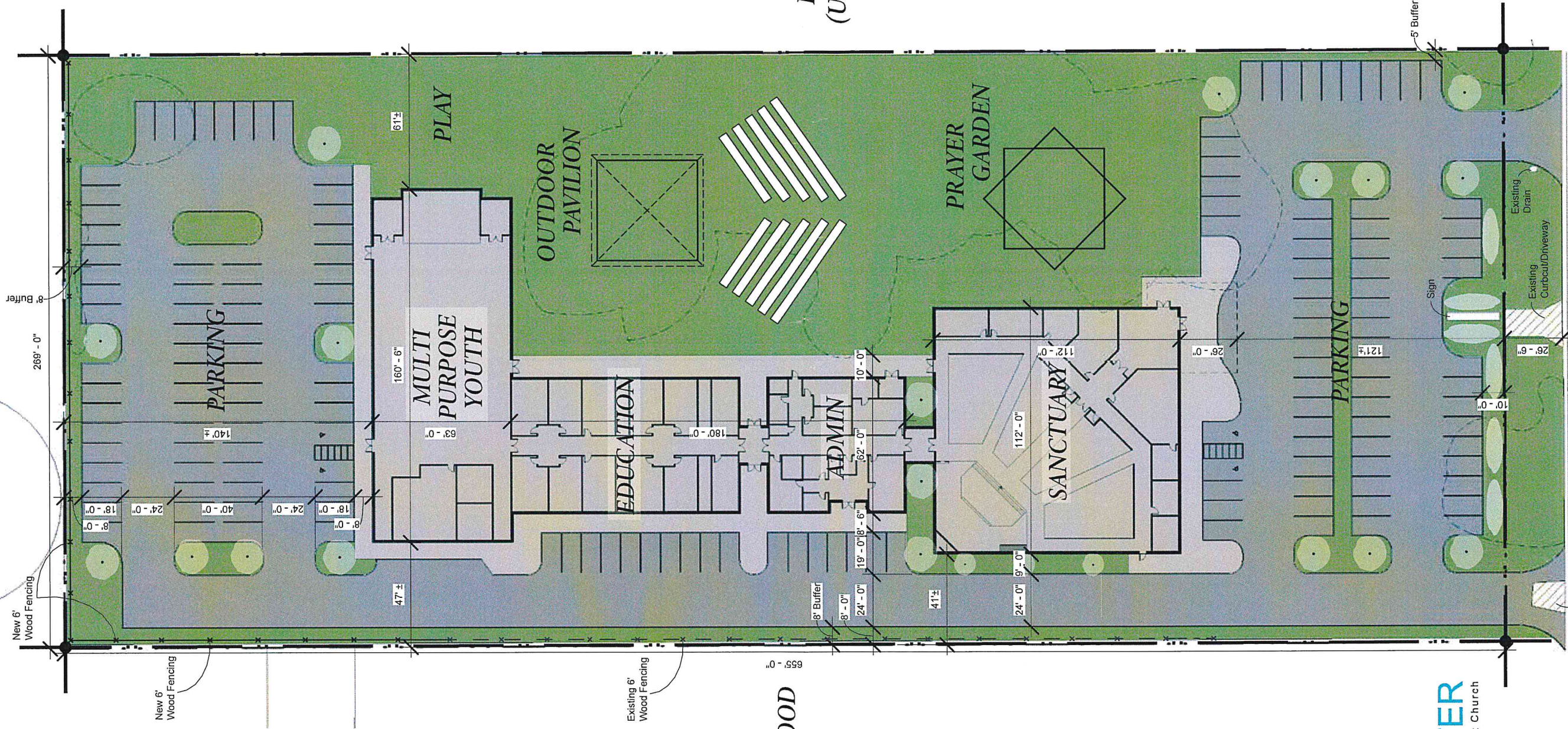
To: City of Lake Charles Planning Department

From: John Sturlese

I am request and Giving authorization to Methodist Church (Church) to construct a church worship center and traditional church amenities at the east side of the 5500 Block of Weaver Road.


John P Sturlese

RESIDENTIAL



RESIDENTIAL
(UNDEVELOPED)

NEIGHBORHOOD



LIVING WATER
Lake Charles Global Methodist Church



Scale: 1" = 50'

WEAVER ROAD
(Collector Street)

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 8/13/2024

APPLICATION FEE: ~~\$350.00~~ \$200.00
PLAT FILING FEE: ~~\$210.00~~ \$230.00

1. NAME OF SUBDIVISION: Bayou Point Subdivision
2. NAME OF APPLICANT: TPLRE, LLC

ADDRESS: 830 W. BAYOU PINES DRIVE, LAKE CHARLES, LA 70601
PHONE: 337.436.9557
3. NAME OF AUTHORIZED AGENT: Josh Darby

ADDRESS: 830 W. BAYOU PINES DRIVE, LAKE CHARLES, LA 70601
PHONE: 337.436.9557
4. OWNER OF RECORD: TPLRE, LLC (THE PATHOLOGY LABORATORY OF LAKE CHARLES, L.L.C., its Manager, Member)

ADDRESS: 830 W. BAYOU PINES DRIVE, LAKE CHARLES, LA 70601
PHONE: 337.436.9557
5. ENGINEER (and/or Land Surveyor): David Matte, Morrison Surveying, Inc.

ADDRESS: 480 N. Cities Service Hwy., Sulphur, LA ZIP 70663 PHONE 337-625-1050
6. ATTORNEY: Jared L. Watson

ADDRESS: 1777 Ryan Street, Lake Charles, LA ZIP 70601 PHONE 337-433-0234
7. SUBDIVISION LOCATION: 840 W. Bayou Pines Drive, Lake Charles, LA 70601

Lots 6 and 7 of BAYOU PINES CORPORATION SUBDIVISION, a subdivision as per plat recorded in Plat Book 23, page 4, records of Calcasieu Parish, Louisiana.

And

Commence at the Northwest corner of Lot 5 of BAYOU PINES CORPORATION SUBDIVISION, a subdivision as per plat recorded in Plat Book 23, page 4, records of Calcasieu Parish, Louisiana, thence East along the North line of said Lot 5, 50 feet; thence South parallel to the West line of said Lot 5 to the Southerly line of said Lot 5, which said Southerly line is on Bayou Pines Drive; thence Northwesterly along Bayou Pines Drive and the Southerly line of said Lot 5 to the Southwest corner of said Lot 5; thence North along the West line of said Lot 5, 165.58 feet, more or less, to the point of commencement, together with all buildings and improvements thereon situated.

Tax Assessment 00473928

Municipal Address: 840 Bayou Pines Drive, Lake Charles, LA 70601
8. TOTAL ACREAGE BEING SUBDIVIDED: 0.880

NO. OF LOTS: 2
9. ZONING CLASSIFICATION: Mixed Use
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: N/A
11. DATE OF PRELIMINARY PLAT APPROVAL: N/A
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
 - 1) to the North: TPLRE LLC (applicant herein), 830 W. BAYOU PINES DRIVE, LAKE CHARLES, LA 70601
 - 2) to the East: The Pathology Laboratory (member of the applicant herein), 830 W. BAYOU PINES DRIVE, LAKE CHARLES, LA 70601
 - 3) to the South: W. Bayou Pines Drive

4) to the West: Lake Charles Racquet Club, 870 BAYOU PINES DR LAKE CHARLES LA 70601

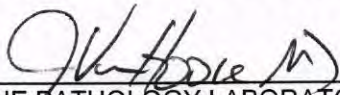
N.B. This subdivision is being applied for because the Lake Charles Racquet Club is intending to purchase Lot A (the western lot) of the proposed subdivision.

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, JOHN S. VAN HOOSE, II, M.D., for an on behalf of the applicant, HEREBY DEPOSES AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE TO THE BEST OF HIS KNOWLEDGE.

BY: 
THE PATHOLOGY LABORATORY OF
LAKE CHARLES, L.L.C.
Member of TPLRE, LLC
By: JOHN S. VAN HOOSE, II, M.D., Manager

DATE: 8/13/2024

ROBICHAUX, MIZE, WADSACK, RICHARDSON & WATSON, L.L.C.

ATTORNEYS AT LAW

P. O. Box 2065 (70602-2065)
1777 RYAN STREET
LAKE CHARLES, LA 70601
TELEPHONE: (337) 433-0234
FACSIMILE: (337) 433-1274
WWW.RMWLEGAL.COM

MEMBERS OF FIRM

N. CRAIG RICHARDSON
JARED L. WATSON
MATTHEW M. MIZE
LANDON R. G. ROBERTS

ASSOCIATES

CATHERINE C. FASTABEND
W. BRETT CAIN
LANTZ SAVAGE
MICHAEL «MAC» M. THOMPSON
DOMINIQUE B. NICHOLSON

OF COUNSEL

JOHN F. ROBICHAUX, NTP*
*NATIONAL TITLE PROFESSIONAL

Writer's Email: jlw@rmwlegal.com

Via Hand Delivery

City of Lake Charles:
Planning and Development Dept.
Attn: Doug Burguières, Director

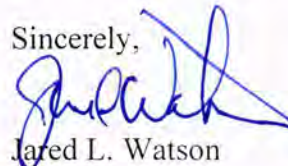
Re: Minor Subdivision Application: TPLRE, LLC (Applicant)

Dear Doug:

On behalf of TPLRE, LLC (The Pathology Laboratory of Lake Charles), delivered herewith is the application to resubdivide its land adjacent to the Racquet Club into two lots (we discussed this briefly some weeks ago now). With the application you will also find our check for the application along with fifteen (15) copies of the final plat.

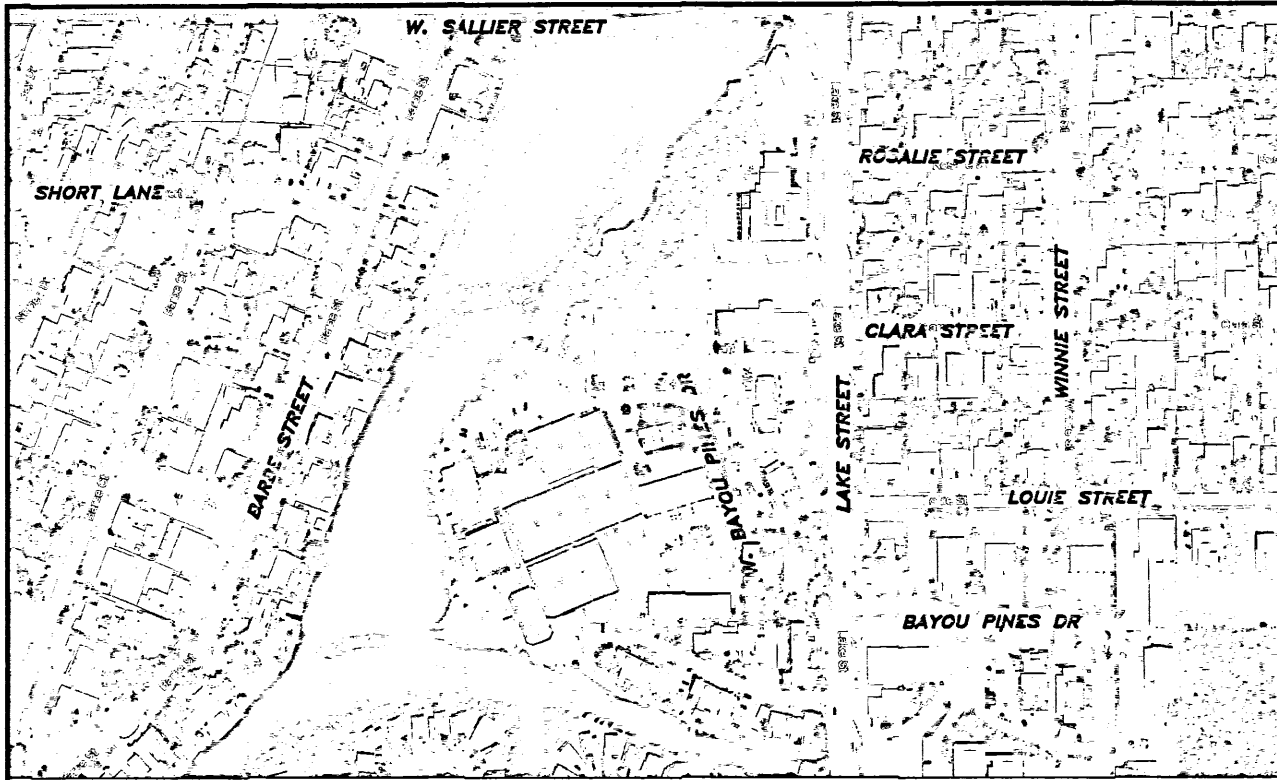
If you have any questions or require additional documentation, please let me know.

Sincerely,



Jared L. Watson

JLW/



SITUATED IN: SECTION 12
TOWNSHIP 10 SOUTH, RANGE 9 WEST
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN
CALCASIEU PARISH, LOUISIANA

DESCRIPTIONS: **VICINITY SKETCH**
SCALE: N. T. S.
LOTS 6 AND 7 OF BAYOU PINES CORPORATION SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 4, RECORDS OF CALCASIEU PARISH, LOUISIANA.

AND COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF BAYOU PINES CORPORATION SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 23, PAGE 4, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 5, 50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 5, TO THE SOUTHERLY LINE OF SAID LOT 5, WHICH SAID SOUTHERLY LINE IS ON BAYOU PINES DRIVE; THENCE NORTHWESTERLY, ALONG BAYOU PINES DRIVE AND THE SOUTHERLY LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 5, 165.58 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED.

TAX ASSESSMENT 00473928
MUNICIPAL ADDRESS: 840 BAYOU PINES DRIVE, LAKE CHARLES, LA 70601
HEREIN DESCRIBED TRACT CONTAINING 38,353.66 SQUARE FEET / 0.880 ACRES, MORE OR LESS.

- NOTE:
- BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND DISTANCES REFERENCED TO NAD 83 LOUISIANA SOUTH ZONE PER O.P.U.S. SOLUTION AT MSI NETWORK.
 - TITLE RESEARCH INFORMATION WAS NOT REQUIRED, FURNISHED TO OR CONDUCTED BY SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY OR FOR THE PREPARATION OF THIS PLAT.
 - ONLY THOSE UTILITIES EVIDENT FROM A CAREFUL VISUAL INSPECTION OF THE SITE AND DOCUMENTS FROM TITLE COMMITMENT EXCEPTIONS ARE SHOWN AND MAY NOT REPRESENT ALL UTILITIES PRESENT.
 - HEREIN DESCRIBED TRACT IS LOCATED IN FLOOD ZONE "AE" (SUBJECT TO INUNDATION BY THE 1% ANNUAL-CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS & FLOODPLAIN MANAGEMENT STANDARDS APPLY) AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 22019C0480F, EFFECTIVE DATE, FEBRUARY 18, 2011. VERIFICATION OF FLOOD ZONE SHOULD BE PERFORMED BY THE LOCAL AGENCY IN CHARGE.
 - ADJACENT OWNERSHIP PER CALCASIEU PARISH POLICE JURY WEB SITE: WWW.CPPJ.NET
 - O- REPRESENTS SET 3/4" REBAR UNLESS NOTED OTHERWISE.
 - REFERENCE MAPS UTILIZED IN CONDUCTING THIS SURVEY:
 - PLAT OF SURVEY FOR BAYOU PINES WEST, LLC, DATED JUNE 2016, PERFORMED BY MORRISON SURVEYING, INC.
 - PLAT OF SURVEY FOR BAYOU PINES WEST, LLC, DATED APRIL 1, 2024, PERFORMED BY MORRISON SURVEYING, INC.
 - PLAT OF BAYOU PINES CORPORATION SUBDIVISION, DATED APRIL 26, 1973 AND FILED MAY 9, 1973, BEARING CLERK'S FILE NO. 1288684, RECORDED IN PLAT BOOK 23, PAGE 4, PER RECORDS OF CALCASIEU PARISH, LOUISIANA.
 - SUBJECT PROPERTY IS ZONED IN THE CITY OF LAKE CHARLES UNDER MIXED USE PER CITY OF LAKE CHARLES WEB SITE: colc.totoland.com.

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

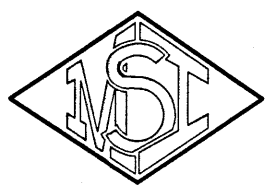
SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM; THE METHOD OF SEWAGE TREATMENT AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

BAYOU POINT SUBDIVISION
BY: _____
OWNER: TPLRE, LLC

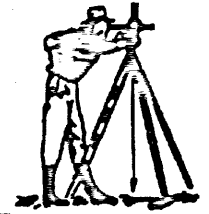
CERTIFICATION
I HEREBY CERTIFY THAT BAYOU POINT SUBDIVISION, AS PLATTED, IS IN ACCORDANCE WITH THE PROVISIONS OF LA. R.S. 33:5051 AND WITH THE LAWS AND ORDINANCES OF CALCASIEU PARISH, LOUISIANA AND THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN "THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PUBLISHED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



DESIGNED: DESIGNER
DRAWN: BOM
CHECKED: DOM
APPROVED: DOM
F.B. No.: 803



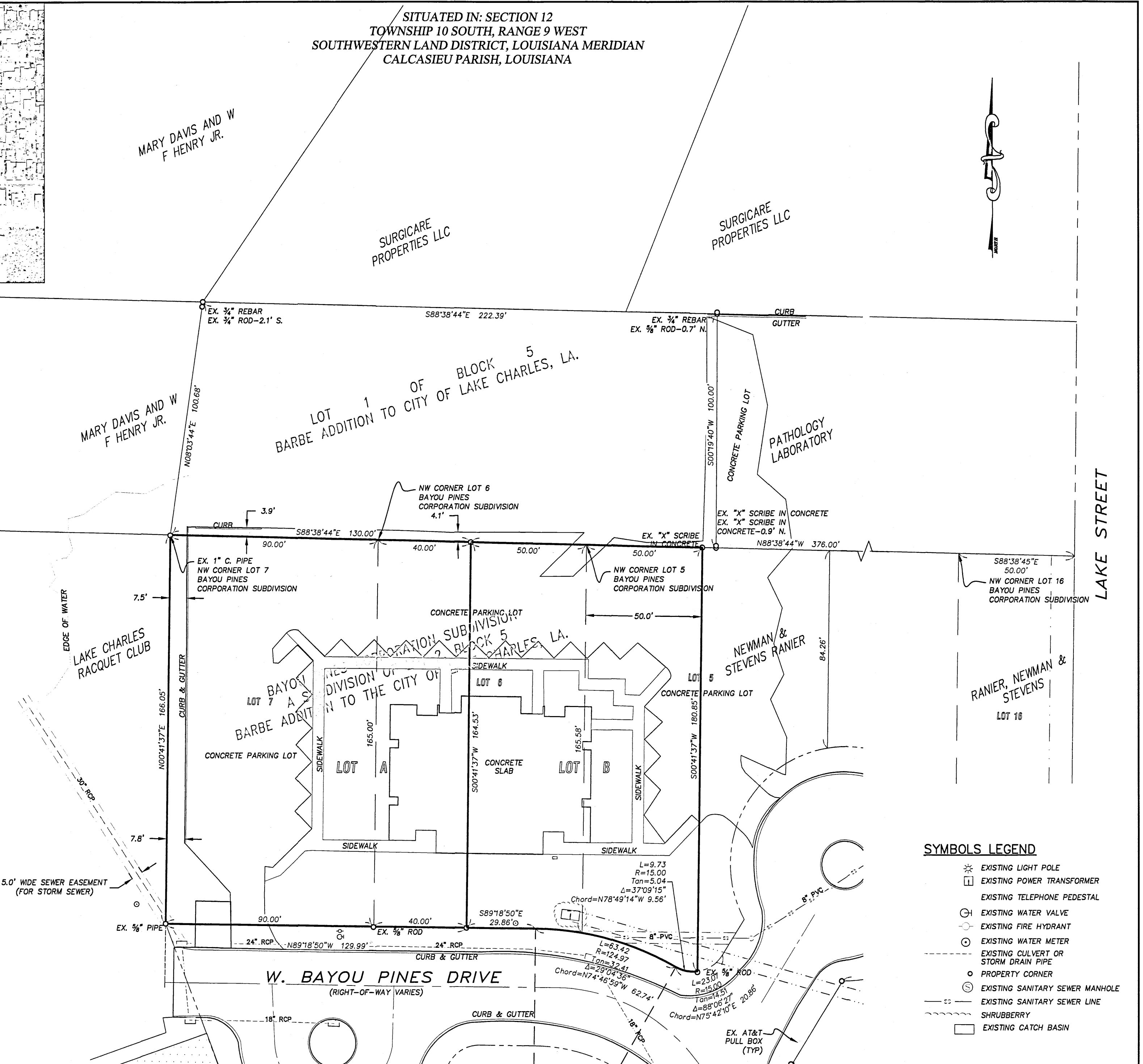
PREPARED BY
MORRISON SURVEYING, INC.
G.P.S., BOUNDARY, TOPOGRAPHIC, SUBDIVISION,
INDUSTRIAL, HYDROGRAPHIC AND PIPELINE SURVEYS
P.O. BOX 71 SULPHUR, LA 70664-0071
480 N. CITIES SERVICE HWY. SULPHUR, LA 70663
PHONE: (337) 625-1050
E-MAIL: jdm@morrison.si.com



BAYOU POINT SUBDIVISION
RE-SUBDIVISION OF THE WEST 50 FEET OF LOT 5, ALL OF LOT 6 AND LOT 7
OF
BAYOU PINES CORPORATION SUBDIVISION
FOR
TPLRE, LLC
LAKE CHARLES, LOUISIANA

BY	REVISIONS	DATE

PROJECT NO.: 240704	DATE: JULY 31, 2024
SCALE: 1" = 30'	SHEET: 1 OF 1



- SYMBOLS LEGEND**
- ☼ EXISTING LIGHT POLE
 - ⊠ EXISTING POWER TRANSFORMER
 - ⊞ EXISTING TELEPHONE PEDESTAL
 - ⊕ EXISTING WATER VALVE
 - ⊖ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER METER
 - EXISTING CULVERT OR STORM DRAIN PIPE
 - PROPERTY CORNER
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER LINE
 - SHRUBBERY
 - EXISTING CATCH BASIN

Email: themanley4@gmail.com
eledoux@polarisepc.com

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: Sept-13, 2024

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

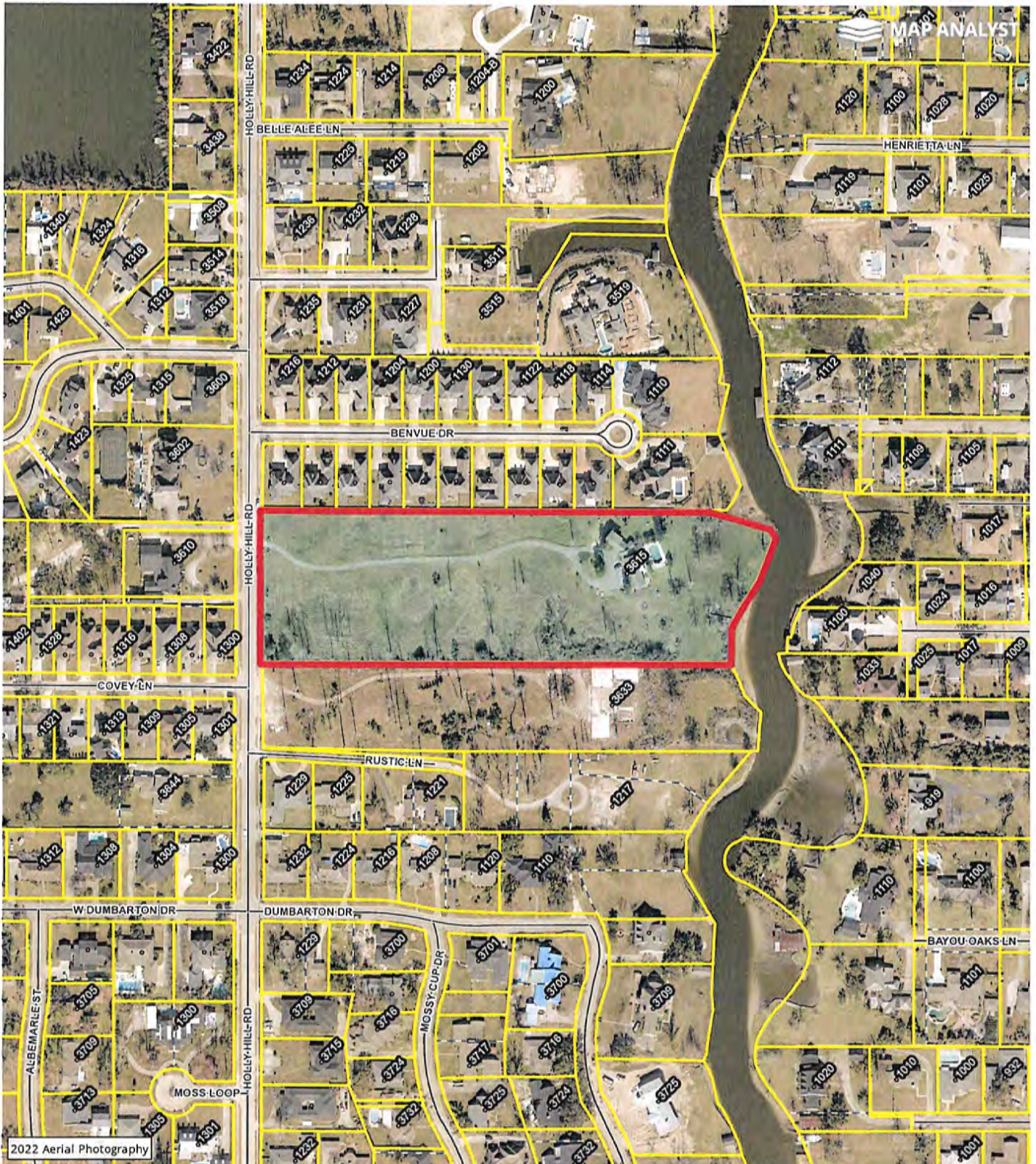
1. NAME OF PROPOSED SUBDIVISION: SHEARMAN PLACE
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: ERIC & HOPE LEDOUX / BRYAN & JULIE MANLEY
ADDRESS: 4000 E. BAYWOOD DR. / 3705 ALBEMARLE DR ZIP 70605 PHONE 9033609175
337.377.9047
3. NAME OF AUTHORIZED AGENT: LARRY TURNER
ADDRESS: 3025 Lake Street ZIP 70601 PHONE 3375401916
4. OWNER OF RECORD: TOM SHEARMAN
ADDRESS: 3615 HOLLY HILL ZIP 70605 PHONE _____
5. ENGINEER (and/or Land Surveyor): LED REDDOCH
ADDRESS: 528 PUJO ST. ZIP 70601 PHONE 3374919520
6. ATTORNEY: LANDMARK TITLE - RON RICHARD 330 ALMOST
ADDRESS: ~~330 ALMOST~~, LAKE CHARLES, LA ZIP 70601 PHONE 337-477-8782
7. SUBDIVISION LOCATION: TBD HOLLY HILL LAKE CHARLES, LA 70605
3615 HOLLY HILL LAKE CHARLES, LA 70605
8. TOTAL ACREAGE BEING SUBDIVIDED: 8.14
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: _____
10. HAVE ANY CHANGES BEEN MADE TO PRELIMINARY PLAT SINCE LAST PRESENTED TO THE COMMISSION? IF YES, STATE: _____
11. DATE OF PRELIMINARY PLAT APPROVAL: _____
12. IF APPLYING FOR PRELIMINARY/FINAL SUBDIVISION APPROVAL, LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:

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

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

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

BY: [Signature] [Signature] DATE: Sept 13, 2024
SIGNATURE OF APPLICANT
Hope Le Doux



BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 08/07/2024

REFERENCE PLAT:
 • PLAT OF CONTRABAND PLACE SUBDIVISION
 • RECORDED ON PAGE 87, PLAT BOOK 4 RECORDS OF CALCASIEU PARISH, LOUISIANA.

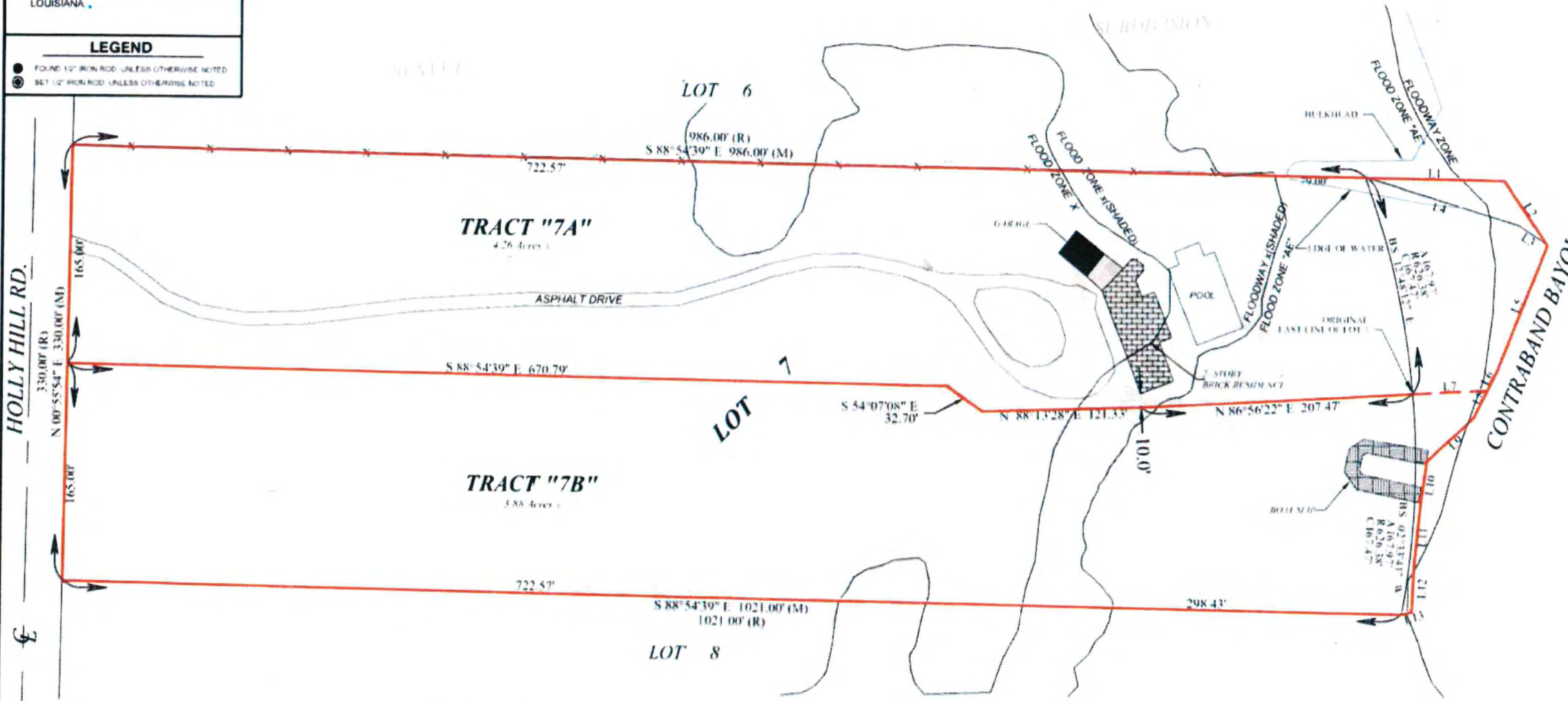
LEGEND

● FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
 ○ SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED

PRELIMINARY PLAT OF SUBDIVISION

SHOWING SHEARMAN PLACE

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



LINE	BEARING	DISTANCE
L1	S 88° 54' 39" E	105.74'
L2	S 34° 06' 15" E	58.52'
L3	N 56° 00' 25" W	25.85'
L4	S 72° 54' 15" E	122.51'
L5	N 21° 36' 19" E	102.82'
L6	N 26° 12' 11" E	15.85'
L7	S 86° 56' 22" W	56.64'
L8	N 26° 12' 11" E	23.21'
L9	S 46° 48' 23" W	48.70'
L10	N 08° 09' 38" E	32.79'
L11	N 05° 36' 53" E	47.95'
L12	N 02° 36' 30" E	34.12'
L13	S 75° 31' 09" W	7.63'

PROPERTY DESCRIPTION:
 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:

BEING LOT 7 OF CONTRABAND PLACE SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 87, RECORDS OF CALCASIEU PARISH, LOUISIANA.

CONTAINING 8.14 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.



E. LEO REDDOCH III, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NO. 4446 STATE OF LOUISIANA



REDDOCH LAND SURVEYING, INC.

In the field since 1981.

2125 Hodges Street,
 Lake Charles, LA 70601
 (337)491-9520

reddochlandsurveying@yahoo.com

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS 'C' SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46 PART LXI CHAPTER 29. AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA

GENERAL NOTES:

- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
- NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS, OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
- NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH III, 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 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 CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
- THE SURVEYOR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.

FLOOD ZONE NOTE:

DETERMINED BY GRAPHICAL METHODS ONLY. THE ABOVE PROPERTY LIES WITHIN ZONES X, (SHADED), AE (FLOODWAY) OF THE H.U.D. (F.I.A.) FLOOD HAZARD BOUNDARY MAP NO. 22019C 0480 F WHICH BEARS AN EFFECTIVE DATE OF 02/18/2011. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 3615 HOLLY HILL RD, LAKE CHARLES, LA 70605

DRAWN BY:
JDG

APPROVED BY:
ELR

SCALE:
1" = 100'

DATE OF PLAT: AUGUST 20, 2024

SURVEY PERFORMED FOR:
SHEARMAN PLACE

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

REV. DATE:

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/27/24

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, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1624 Cessford St

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: parking lot to support park

WITH PLANS ATTACHED HERETO:

APPLICANT: City of Lake Charles PHONE: 491.1542

MAILING ADDRESS: 326 Pujos Street ZIP: 70601

EMAIL ADDRESS: michael.castille@cityoflc.us

OWNER OF RECORD: City of Lake Charles

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.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____ DATE _____ APPLICANT _____ DATE _____



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: August 30, 2024

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2916 Hazel Street, Lake Charles, LA 70601

LEGAL DESCRIPTION: LOT 25 BLK 1 E R BARBE SUB OF BLK 15 BARBE ADD

DESCRIPTION OF JOB: Construct a maintenance building

WITH PLANS ATTACHED HERETO:

APPLICANT: Lake Charles Housing Authority

PHONE: 337-426-8981

MAILING ADDRESS: PO Box 1206, Lake Charles, LA

ZIP: 70602

EMAIL ADDRESS: ssd@lcha-housing.org

OWNER OF RECORD: Craig W Thibodeaux

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.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

The Lake Charles Housing Authority is seeking to rezone this property to relocate our Maintenance Warehouse adjacent to our Office we anticipate on purchasing located at 400 W. Hale Street which is also in the neighborhood of the CNI project.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

APPLICANT 

08/30/2024
DATE

Exhibit B
Legal description or map of property

LOT 25 BLK 1 E R BARBE SUB OF BLK 15 BARBE ADD



HOUSING AUTHORITY OF THE CITY OF LAKE CHARLES

“Providing safe, decent, affordable housing to low income Families”

August 30, 2024

S. Benjamin Taylor, Jr.
Executive Director

Commissioners:
Nicole Miller
Earnest McCarty, II
Michael Hankins
Thomas Redd

City of Lake Charles
326 W. Pujo Street
Lake Charls, LA 70601

Subject: Request for Rezoning

To whom this may concern:

I am writing on behalf of the Lake Charles Housing Authority to formally request your support for our rezoning proposal involving the property at 2601 Hazel Street.

To accommodate our needs effectively, we plan to demolish the existing home at 2601 Hazel Street and construct a metal building on the site. This new facility will serve as a maintenance warehouse, enabling us to store maintenance supplies efficiently. The relocation from our temporary trailers at 800 Bilbo Street to the new facility located at 400 W. Hale Street is crucial for streamlining our operations.

The proposed site is strategically located within the same neighborhood as the forthcoming Choice Neighborhood Initiative Program, which aligns with our goal to enhance the local community. We believe that this development will not only improve our operational capacity but also contribute positively to the neighborhood's growth and revitalization.

We respectfully request your favorable consideration for the necessary rezoning of 2601 Hazel Street to facilitate this project. Your support is vital for us to proceed with our plans and make a meaningful impact in the community.

Thank you for considering our request. We look forward to your positive response and are available for any further information or discussions required.

Sincerely,



S. Benjamin Taylor, Jr.
Executive Director
Lake Charles Housing Authority

Craig Thibodeaux
PO Box 118
Leblanc, LA 70651
wilsoninvestingllc@gmail.com
337-263-8284

8/23/2024

City of Lake Charles
326 Pujoe St.
Lake Charles, LA 70601

Dear City Officials,

I am writing to formally authorize the rezoning of my property located at 2916 Hazel St. Lake Charles, LA 70601 for the purpose of constructing a warehouse. This request is made in accordance with the residential purchase agreement between myself and Joseph Shaver. My authorization to rezone my property shall not be interpreted as permitting anyone to perform any construction or deconstruction while the property is still owned by me. Obviously, Mr. Shaver may do with the property what he wishes after the sale of this property is complete, in accordance with the residential purchase agreement. Purchaser has also agreed to pay costs associated with this sale, which includes requisite rezoning fees.

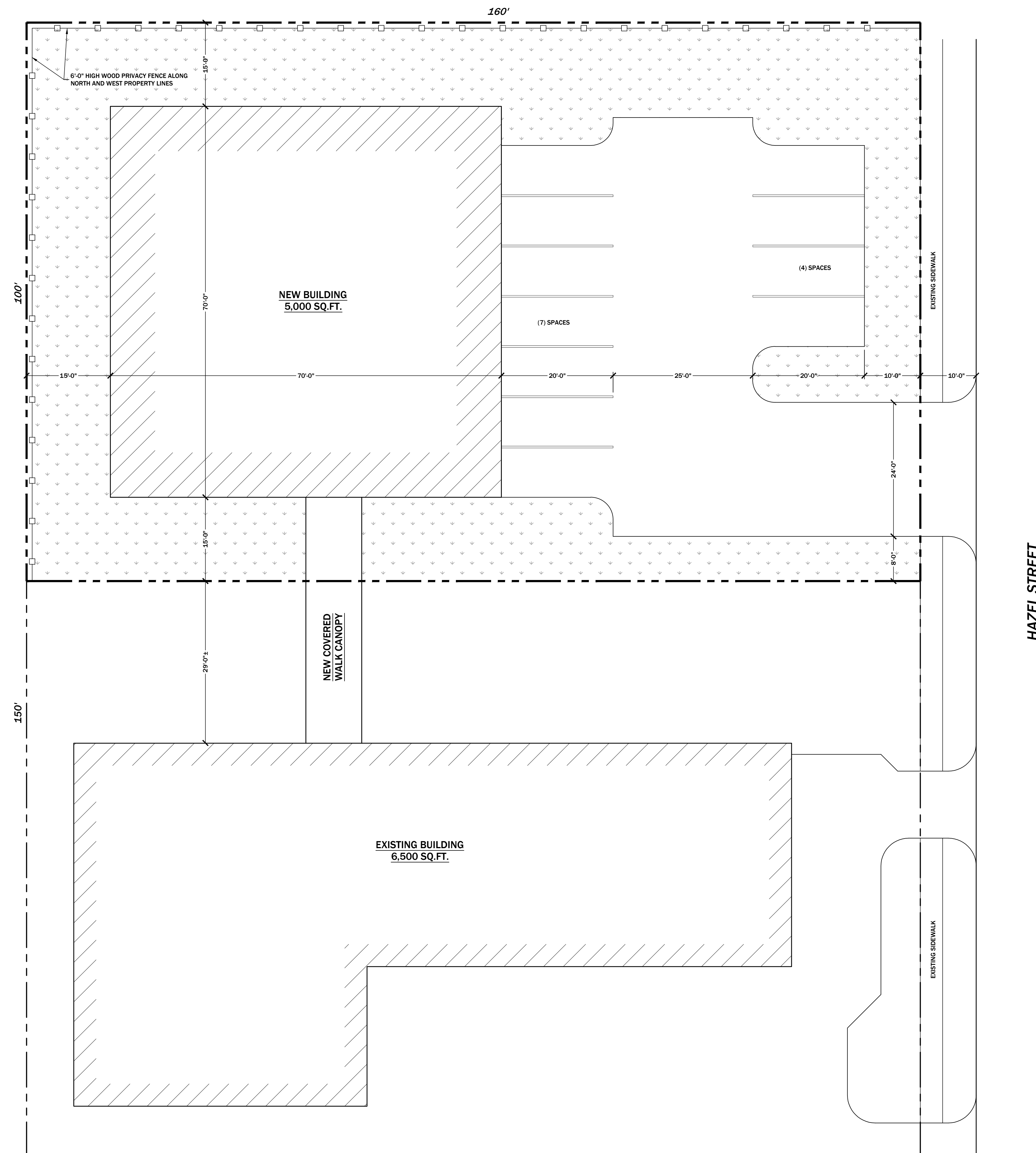
As the owner of the property, I believe that this rezoning will not only fulfill the terms of our agreement, but also contribute positively to the community and support local economic development. I appreciate the city's commitment to maintaining its zoning regulations and look forward to your assistance in this process.

Please let me know if you require any further information or documentation to facilitate this request. Thank you for your consideration.

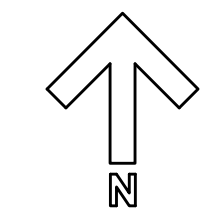
Sincerely,



Craig Thibodeaux



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



KUDLA ARCHITECTURE

429 Kirby Street
Lake Charles, LA 70601
p: 337.436.3650
f: 337.436.3655
www.kudlaarchitect.com

©2024 copyright kudla architecture llc
Drawings and Specifications as Instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

New Commercial Development

Calcasieu Parish
2912 Hazel Street
Lake Charles, Louisiana 70601

stamp:

phase:
Schematic Design
Not for Permitting or Construction

project #: **2453**

date issued: 09/27/2024
drawn by: jh
checked by: jk
revisions:

Proposed Site Plan

D 1.0

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8/15/2024

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 110 Shell Beach Dr. Lake Charles

LEGAL DESCRIPTION: See attached Assessor notice

DESCRIPTION OF JOB: CARPOR

WITH PLANS ATTACHED HERETO:

APPLICANT: Donald Shaw PHONE: 337-496-7613

MAILING ADDRESS: 111 Shell Beach Dr. LC. ZIP: 70601

EMAIL ADDRESS: donshaw496@yahoo.com

OWNER OF RECORD: Donald Shaw

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.) FLOODWAY: IN OUT
3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: 9+1 MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____ DATE _____ APPLICANT Ronald P. Shaw DATE 8/15/20

To: City of Lake Charles
Planning Department

From: Donald P. Shaw
111 Shell Beach Dr.
Lake Charles La 70601

Location: 110 Shell Beach Dr.
Lake Charles La 70601

I would like to build a 2 car
carport with an attached storage
building on 110 Shell Beach Dr. The
plans are accompanying this letter.
If there are any questions that are
not on the plans please call me.

Thank You
Donald P. Shaw
337 496-7613

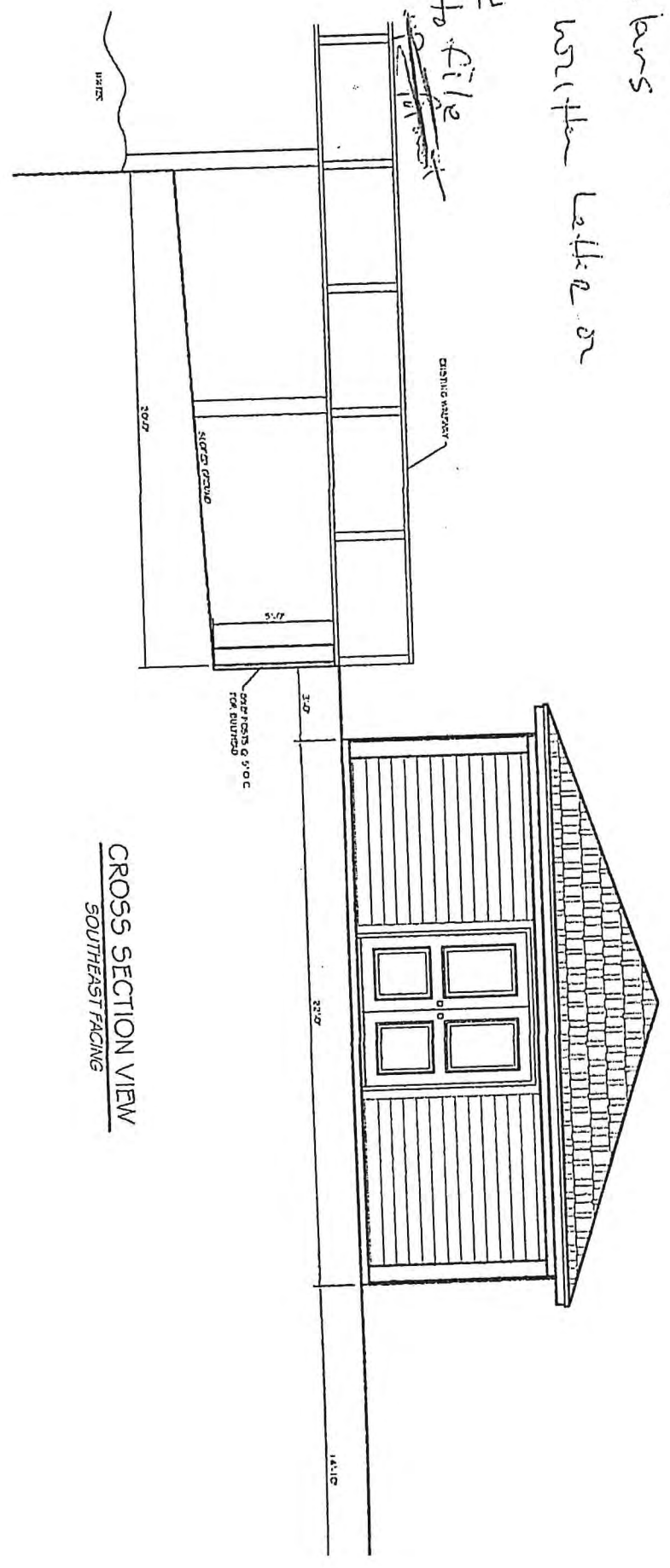
Revised date, - Oct 14, 2024
Next Hearing Date

Full plans

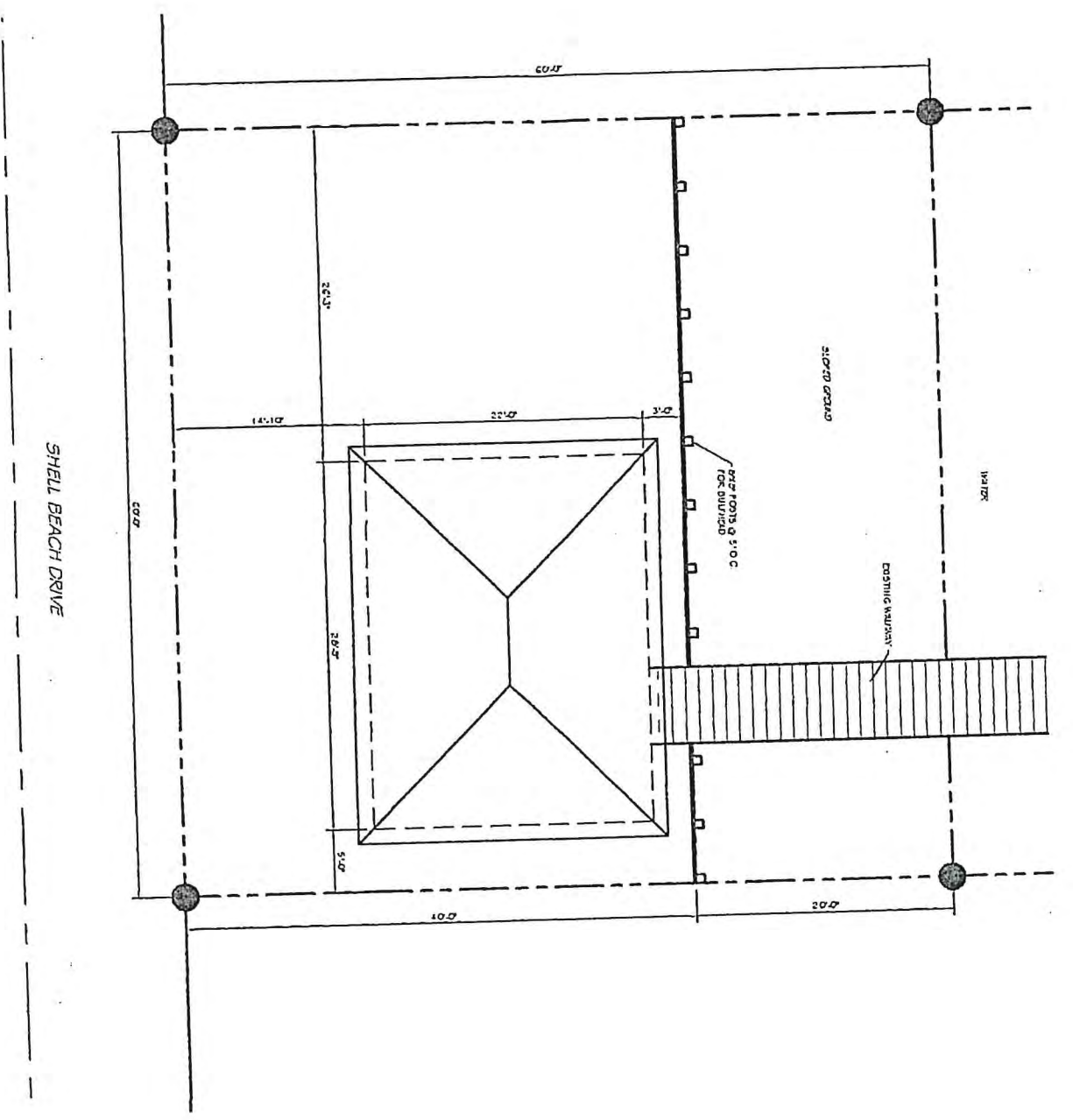
Hand written letter on

Type to file

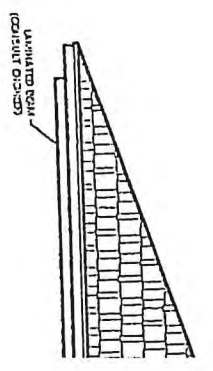
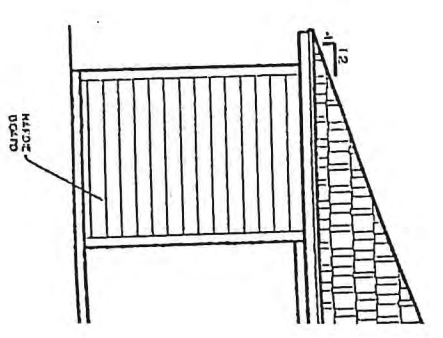
\$200



CROSS SECTION VIEW
SOUTHEAST FACING



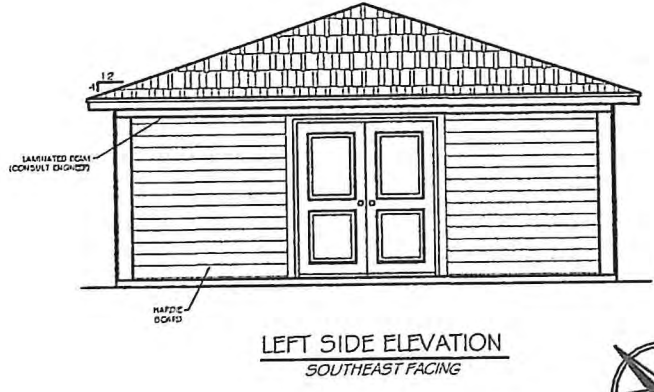
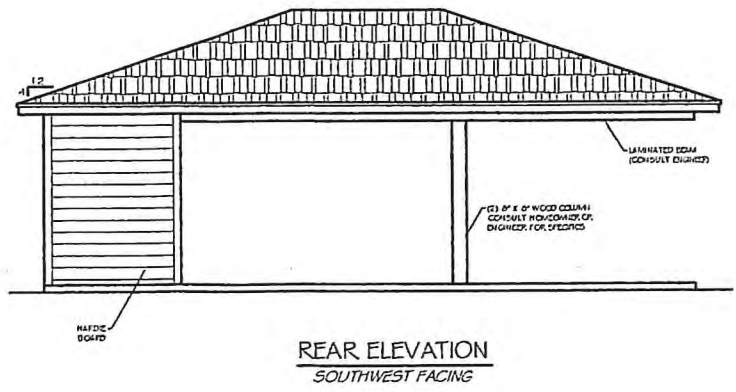
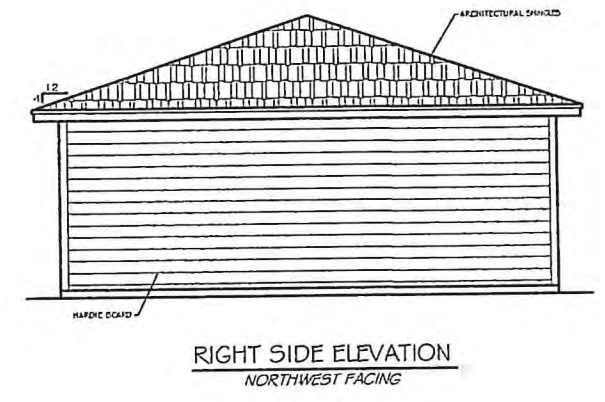
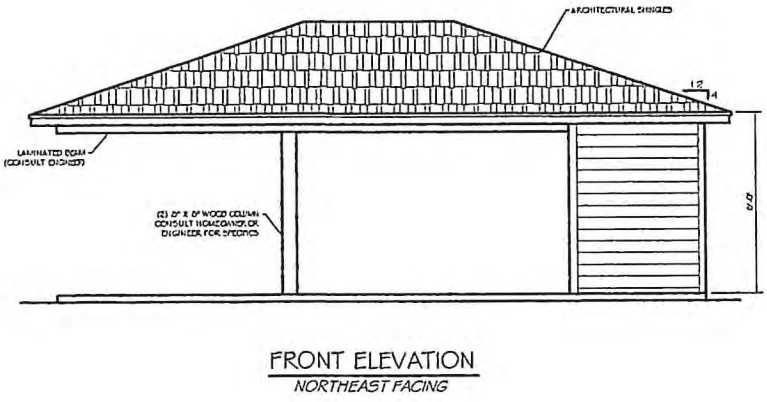
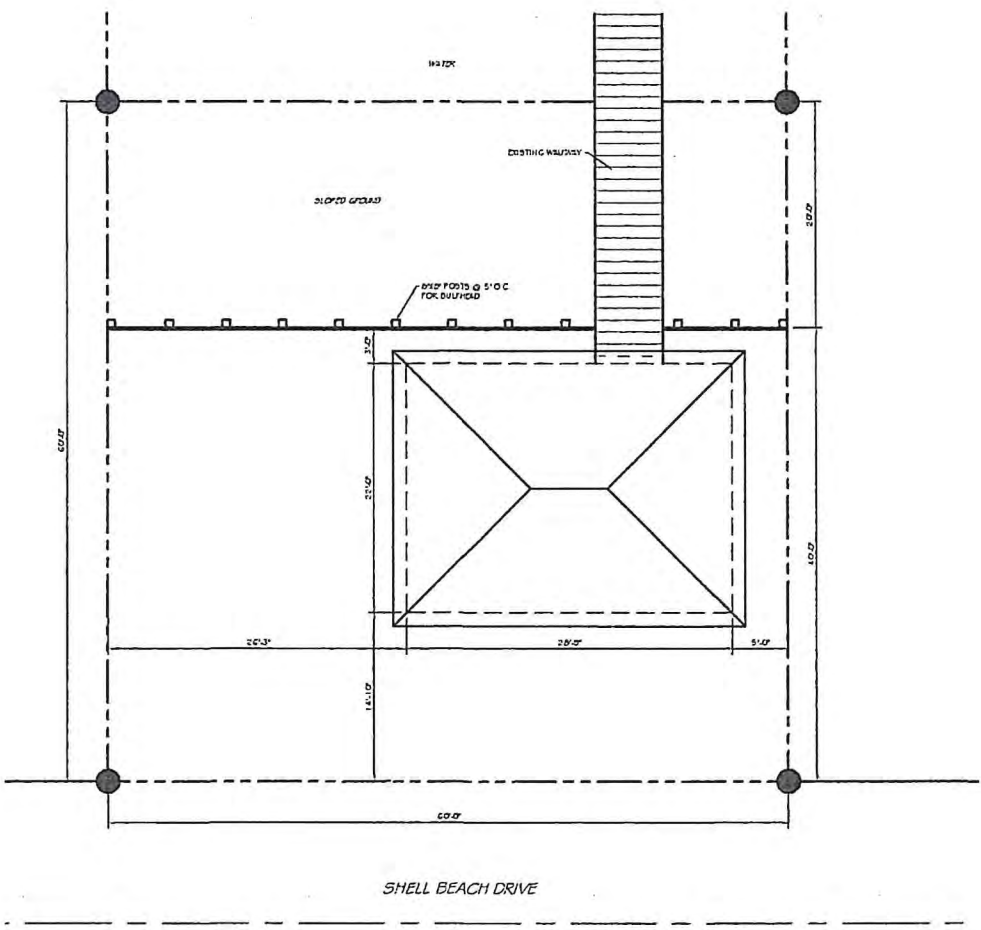
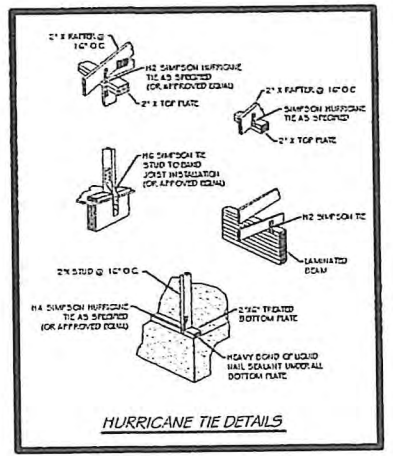
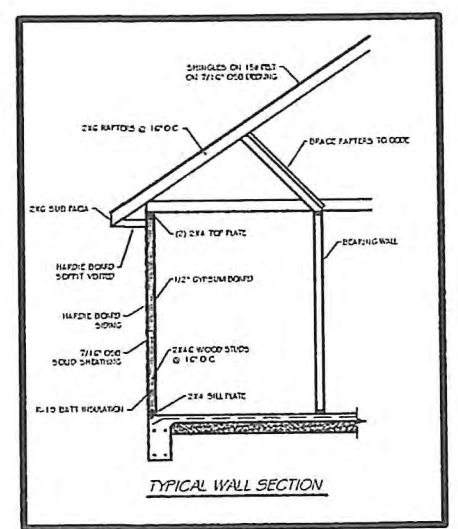
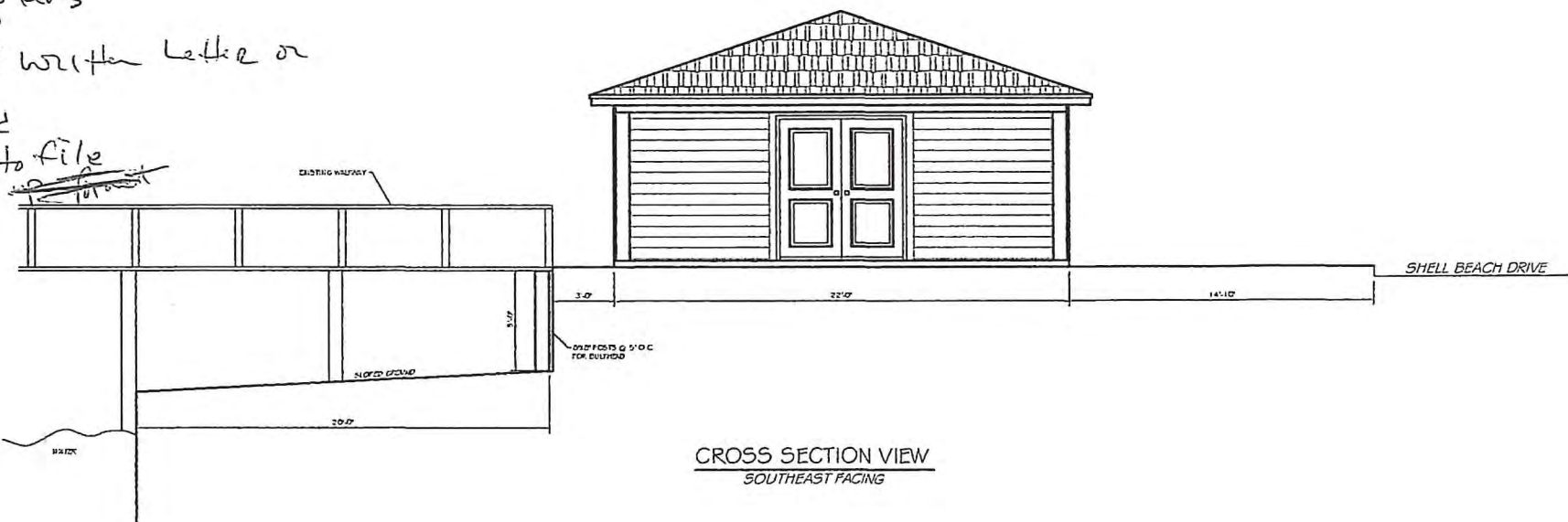
SITE PLAN
1/4" = 1'-0"



14'-10" ROOF HEIGHT OR DIMENSION FOR SECTIONS

Review date, - Oct 14, 2024
 Next Hearing Date
 Full plans
 Hand written letter or
 Typed
 \$200 to file

CYPRUS DRAFTING, INC. HAS BEEN PREPARED AS A STARTING POINT ONLY AND WILL NOT BE USED FOR ANY STRUCTURAL OR CODE REQUIREMENTS NOT LISTED ON THESE DRAWINGS. THE CONTRACTOR IS TO VERIFY ANY STRUCTURAL OR CODE REQUIREMENTS PRIOR TO CONSTRUCTION AND TO BE RESPONSIBLE FOR ANY CHANGES PRIOR TO CONSTRUCTION AND VERIFY WITH THE HOUSING DEPARTMENT.



GENERAL NOTES
 1. ALL STRUCTURAL DRAWINGS SHALL BE PREPARED OVER ANY ARCHITECTURAL DRAWINGS OR NOTED AS RELATED TO THE STRUCTURAL INTEGRITY OF THE PROJECT.
 2. CONTRACTOR SHALL VERIFY THE TYPE OF INSULATION AND THE NUMBER OF ATIC CHIMNEY VENTS NECESSARY.
 3. CONTRACTOR TO VERIFY ALL APPLICABLE CODES AND BYLAW DETRACTIONS PRIOR TO BEGINNING CONSTRUCTION.

Drawn By: Cypress Drafting
 Jill Fox
 110 Shell Beach Drive
 Don Shaw
 PLAN: AS NOTED
 SCALE: 1/4" = 1'-0"

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8/26/2024

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 403 7th St, Lake Charles, LA 70601

LEGAL DESCRIPTION: Lot 13 Bryan Sub of Blk 1 Sullier Sub

DESCRIPTION OF JOB: Concrete area for parking to accommodate office use

WITH PLANS ATTACHED HERETO:

APPLICANT: Alex Daigle PHONE: 337-661-9133

MAILING ADDRESS: PO Box 16616 Lake Charles LA ZIP: 70616

EMAIL ADDRESS: Daigleddevelopment@gmail.com

OWNER OF RECORD:

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: "X" "A" "AE" "D" OTHER _____ 2.) FLOODWAY: IN OUT
3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

Alex Daigle
APPLICANT

8-26-2024
DATE

Letter of Intent

Variance

Building Owner

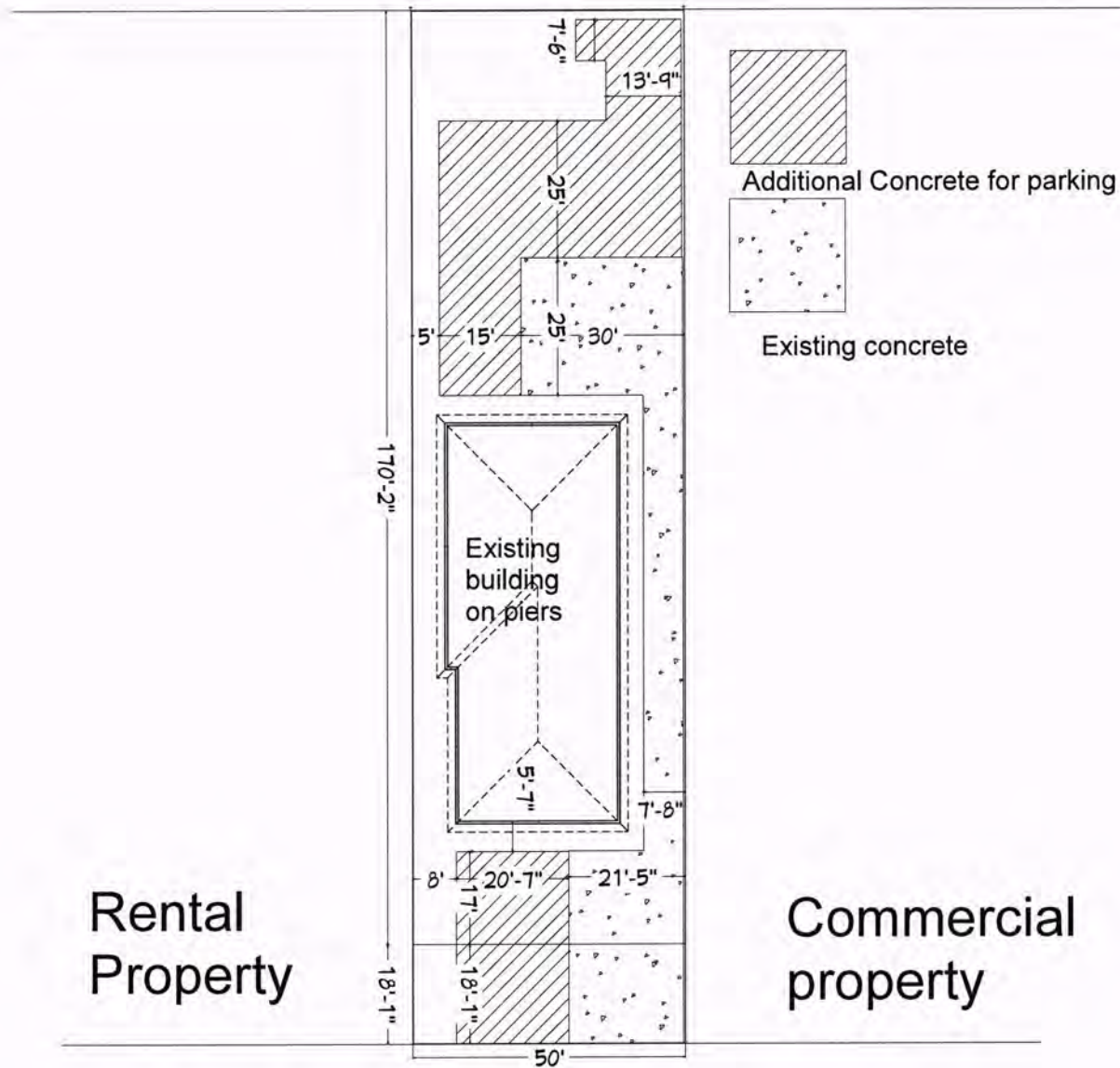
Alex Daigle
337-661-9133

Address of property, zoned mixed use

403 7th St
Lake Charles, LA 70601

I intend to keep concrete paving at the building located at 403 7th st, Lake Charles, LA 70601. The paving is to accommodate the amount of workspaces in the building.

Best Regards,
Alex Daigle



Rental
Property

Commercial
property

403 7th st



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 8/19/24

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 1905 Cessford Street

LEGAL DESCRIPTION: E 50 FT LOT 9 BLK 7 KATRINA MOOLING SUB IMP 5 90/REA

DESCRIPTION OF JOB: Keep Sheds/planters Driveway Carport

WITH PLANS ATTACHED HERETO:

APPLICANT: Gloria Duhon PHONE: 337-304-0109

MAILING ADDRESS: 508 N. Goos Blvd. ZIP: 70601

EMAIL ADDRESS: NA

OWNER OF RECORD: Gloria Duhon whodatduhon@gmail.com

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.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

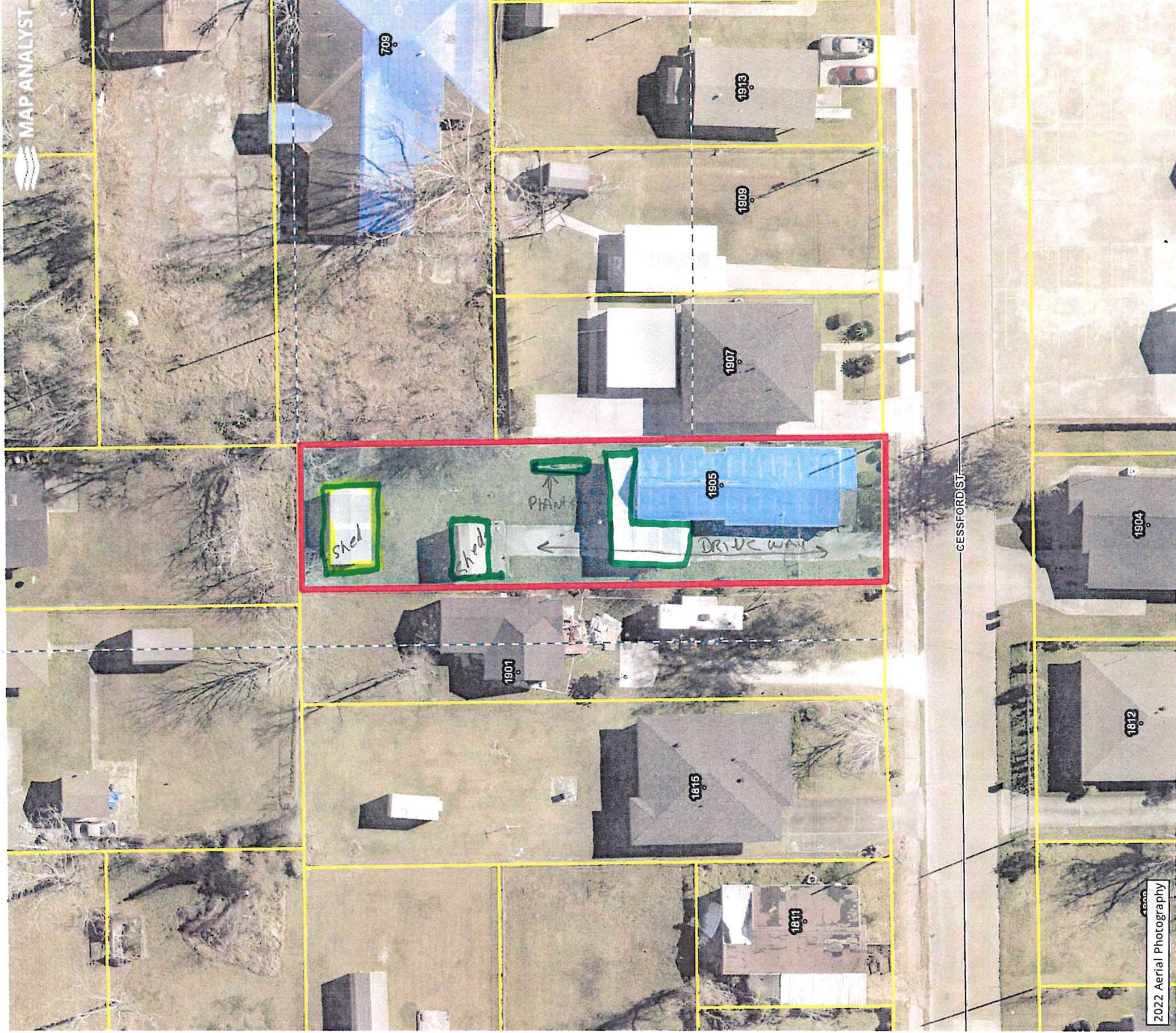
Gloria Ann Duhon
APPLICANT

Sept 4 2024
DATE

August 19, 2024

I, GLORIA Duhon would LIKE to keep Sheds, Driveway and
carport, Above ground planter to remain on property. The house
will be demo by JC lawn care demolition service

Gloria Ann Duhon



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/5/24

TOTAL FEE: \$ 400.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION:

LEGAL DESCRIPTION: Edgewood at Morganfield Phase II

DESCRIPTION OF JOB: 15' front servitude with 50% coverage

WITH PLANS ATTACHED HERETO:

APPLICANT: Robert Clayton Gardner PHONE: 337-296-4587

MAILING ADDRESS: 7660 Pecue Lane, Baton Rouge, LA ZIP: 70809

EMAIL ADDRESS: rgardner@dslhdhomes.com

OWNER OF RECORD: DSL D Homes

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.) FLOODWAY: IN OUT
3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS: Final Plat was approved in Oct. 2023 with 15' servitude.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

[Signature]
APPLICANT

9/5/24
DATE

Dsld Homes

Robert Clayton Gardner

Project Manager

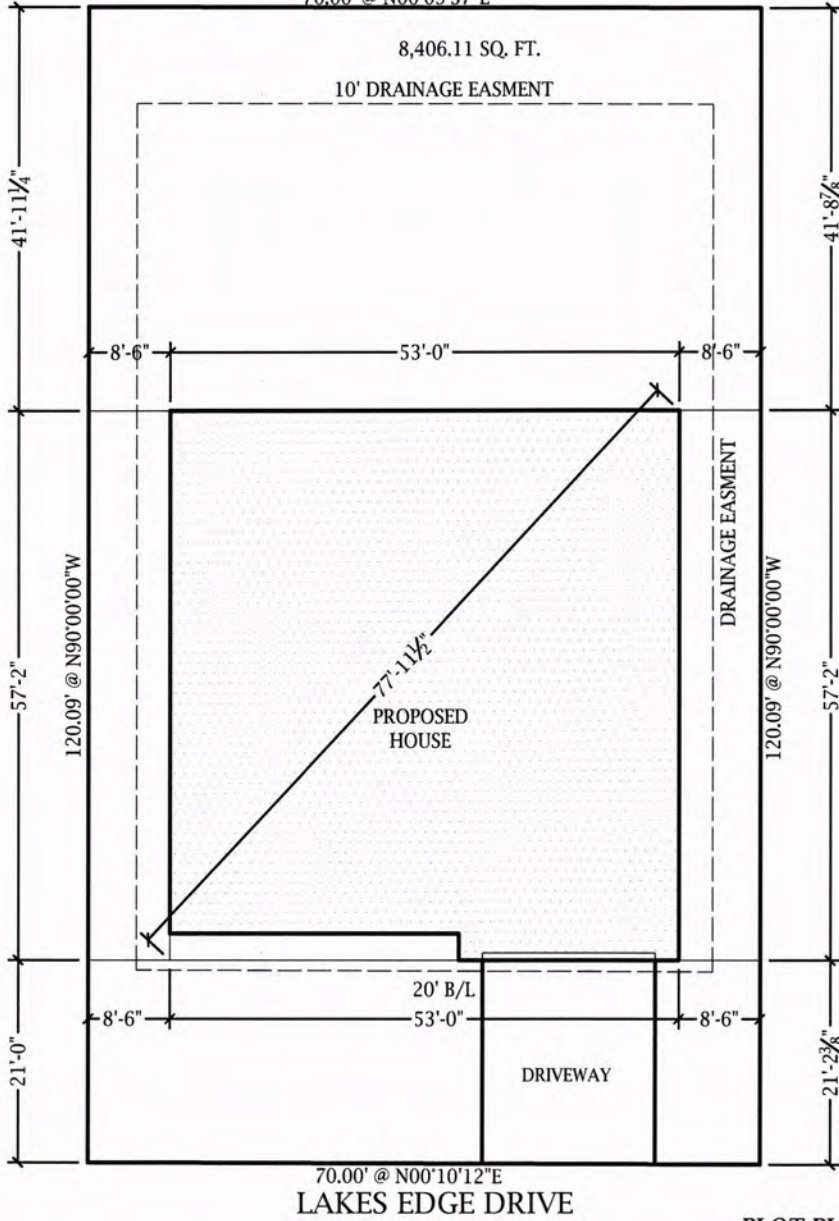
Edgewood at Morganfield Phase II

Would like for front setback of home to be 15' and garage setback of home to be 20' with a 50% lot coverage. This would match the servitudes in Phase I and what is on the final plat making backyards more suitable for homeowners.

CAMELLIA V A RH



GRAPHIC SCALE - FEET
70.00' @ N00°09'37"E

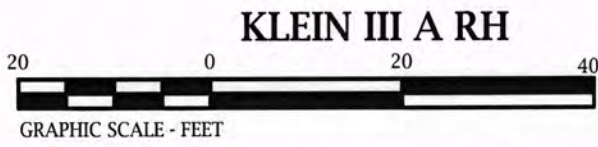


NOTE:
THIS IS NOT A BOUNDARY SURVEY

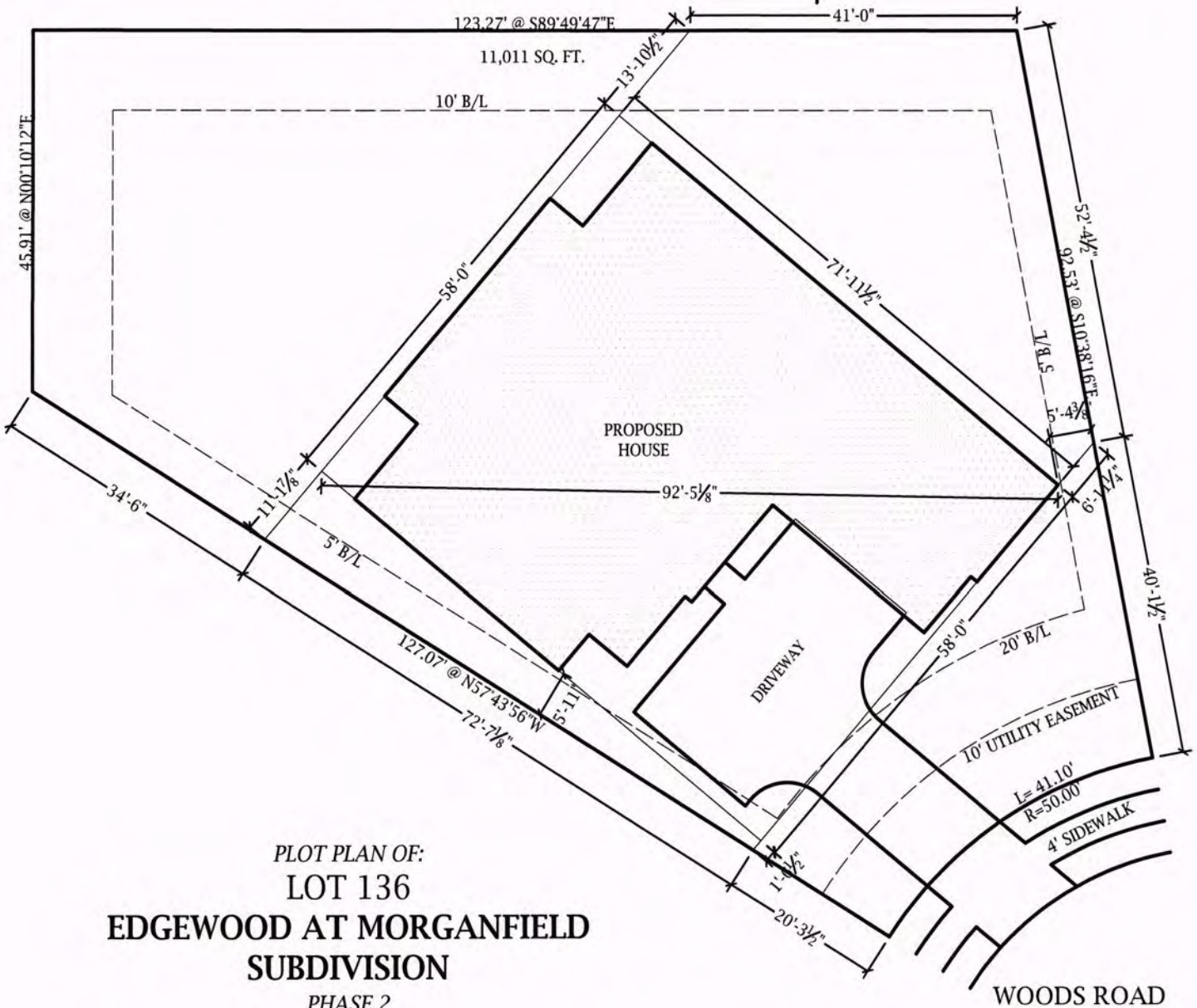


PLOT PLAN OF:
LOT 22
EDGEWOOD AT MORGANFIELD
SUBDIVISION

PHASE 1
SECTION 23 & 24, T-10-S, R-8-W
CALCASIEU, LOUISIANA



KLEIN III A RH



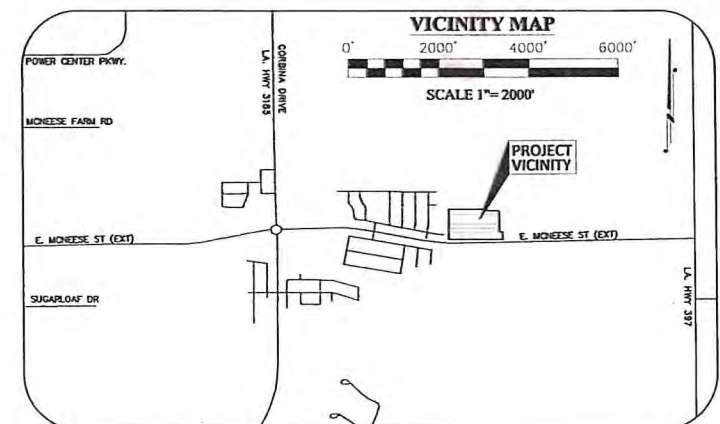
**PLOT PLAN OF:
LOT 136
EDGEWOOD AT MORGANFIELD
SUBDIVISION**

PHASE 2
SECTION 24, T-10-S, R-8-W
CALCASIEU, LOUISIANA

CONCRETE: 1,132 SQ. FT.
SOD: 7,165 SQ. FT.

NOTE:
THIS IS NOT A BOUNDARY SURVEY





LEGAL DESCRIPTION:
 THAT CERTAIN TRACT OR PARCEL OF LAND BEING 17.76 ACRES SITUATED IN SECTION 24, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CITY OF LAKE CHARLES, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SECTION LINE BETWEEN SECTIONS 23 & 24 AND THE CENTERLINE OF EAST MCNEESE STREET EXTENSION, BEING THE POINT OF COMMENCEMENT (P.O.C.), PROCEED ALONG A BEARING OF NORTH 00°52'38" EAST A DISTANCE OF 65.90 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST MCNEESE STREET EXTENSION; THENCE PROCEED ALONG THE NORTHERLY RIGHT OF WAY OF EAST MCNEESE STREET EXTENSION MEASURED A BEARING OF SOUTH 89°49'48" EAST A DISTANCE OF 169.17 FEET (CALL S 89°49'31" E, 172.65 FEET) TO A POINT, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

THENCE PROCEED ALONG A BEARING OF NORTH 00° 10' 12" EAST FOR A DISTANCE OF 675.75 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 49' 37" EAST FOR A DISTANCE OF 724.97 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 10' 12" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 49' 48" EAST FOR A DISTANCE OF 275.50 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 00° 10' 12" EAST FOR A DISTANCE OF 9.50 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 49' 48" EAST FOR A DISTANCE OF 295.50 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 10' 12" WEST FOR A DISTANCE OF 295.50 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 49' 48" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 10' 12" WEST FOR A DISTANCE OF 145.05 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 89° 49' 48" WEST FOR A DISTANCE OF 23.82 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF NORTH 89° 49' 48" WEST FOR A DISTANCE OF 23.82 FEET TO A POINT; THENCE PROCEED ALONG A BEARING OF SOUTH 00° 10' 12" WEST FOR A DISTANCE OF 170.27 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST MCNEESE STREET EXTENSION; THENCE PROCEED ALONG THE NORTHERLY RIGHT OF WAY OF EAST MCNEESE STREET EXTENSION A BEARING OF NORTH 89° 49' 31" WEST FOR A DISTANCE OF 1193.76 FEET TO THE POINT OF BEGINNING. (P.O.B.).

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 HEREON AS EASEMENTS, UNLESS OTHERWISE NOTED, 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 EASEMENTS OR SERVITUDES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT OR SERVITUDE IS GRANTED.

SEWERAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM; THE METHOD OF SEWAGE TREATMENT AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

REQUESTED SETBACKS:

	HOUSE	GARAGE
FRONT	15'	20'
SIDE	5'	5'
REAR	10'	10'

UTILITY NOTES:
 SEWER - CITY OF LAKE CHARLES
 WATER - CITY OF LAKE CHARLES
 ELECTRIC - JEFF DAVIS ELECTRIC
 CABLE TV - AT&T
 GAS - CENTERPOINT ENERGY



GENERAL NOTES:

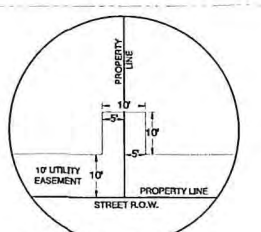
- THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF LAKE CHARLES AND THE CALCASIEU PARISH POLICE JURY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO DO SO.
- NO ATTEMPT HAS BEEN MADE BY P. KADE VAN NORMAN, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, LOCATION OF ANY SERVITUDES/EASEMENTS 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 CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO SUBJECT PROPERTY.

REFERENCE PLATS/MAPS:

- A BOUNDARY SURVEY FOR ARROZAL, LLC, BY DAVID W. SARGENT, P.L.S., REG. NO. 4936, DATED SEPTEMBER 20, 2011.
- FINAL PLAT OF THE LAKES AT MORGANFIELD - PHASE 1 BY BARRY J. BLEICHNER, PE, P.L.S., DATED NOVEMBER 8, 2018
- A SURVEY AND MAP FOR ARROZAL, L.L.C. OF 930.224 ACRES IN PORTIONS OF SECTION 23, 24, & 26 BY GEORGE A. EVANS, JR., P.L.S. DATED FEBRUARY - APRIL OF 1999.
- FINAL PLAT OF EDGEWOOD AT MORGANFIELD PHASE 1 BY BARRY J. BLEICHNER, PE, P.L.S., DATED OCTOBER 7, 2021..

ADDITIONAL PHASE DETAIL:

TOTAL NUMBER OF LOTS	= 63
AREA OF RESIDENTIAL LOTS	= 10.54 ACRES
AREA OF SEWER LIFT STATION	= 0.11 ACRES
AREA OF RIGHT OF WAY	= 3.02 ACRES
COMMON & DRAINAGE SERVITUDE	= 4.09 ACRES
AVERAGE LOT SIZE	= 7,347 SQ. FT.
MINIMUM LOT SIZE	= 5,748.60 SQ. FT. (LOT 160)
MINIMUM LOT FRONTAGE	= 28.10' (LOT 163)
TOTAL AREA OF PHASE 2	= 17.76 ACRES

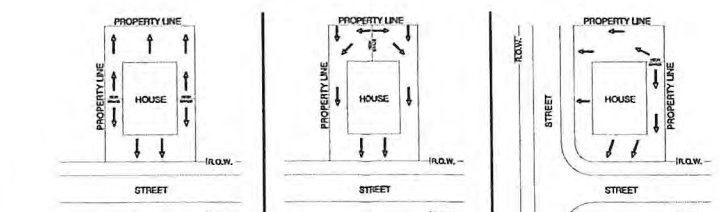


Line Table

LINE	BEARING	DISTANCE
L1	S 89°56'13" W	100.60'
L2	N 89°56'13" E	100.54'
L3	N 74°44'29" E	104.10'
L4	S 74°44'29" W	108.24'

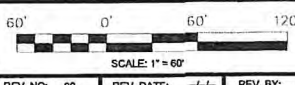
Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	35.36'	N 45°10'12" E
C2	25.00'	39.27'	35.36'	N 44°49'48" W
C3	25.00'	21.03'	20.41'	N 66°04'31" E
C4	50.00'	17.29'	17.21'	S 51°53'15" W
C5	50.00'	48.73'	46.82'	N 89°42'46" E
C6	50.00'	33.58'	32.96'	S 43°07'39" E
C7	50.00'	33.95'	33.30'	S 12°49'05" W
C8	50.00'	41.10'	39.95'	S 55°48'54" W
C9	50.00'	51.48'	49.24'	N 71°08'20" W
C10	25.00'	9.72'	9.65'	S 52°46'23" E
C11	25.00'	11.31'	11.22'	N 76°52'05" W
C12	25.00'	39.27'	35.36'	S 45°10'12" W
C13	25.00'	39.27'	35.36'	S 44°49'48" E
C14	25.00'	5.99'	5.97'	S 83°18'36" W
C15	25.00'	15.04'	14.81'	N 59°12'54" E
C16	50.00'	49.15'	47.19'	N 70°08'23" E
C17	50.00'	35.62'	34.82'	S 61°17'36" E
C18	50.00'	28.10'	27.73'	S 24°47'17" E
C19	50.00'	28.22'	27.84'	N 24°43'51" E
C20	50.00'	35.81'	35.07'	N 61°25'30" E
C21	50.00'	49.22'	47.26'	S 69°50'38" E
C22	25.00'	20.10'	19.56'	N 64°40'11" W
C23	25.00'	0.93'	0.93'	N 88°45'53" W
C24	25.00'	39.27'	35.36'	S 45°10'12" W
C25	25.00'	39.27'	35.36'	S 45°10'12" W
C26	25.00'	39.27'	35.36'	N 44°49'48" W



TYPICAL LOT GRADING PLAN
 (NOT TO SCALE)
 NOTE: HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING ALL LOTS BACK TO ROADWAY.

FLOOD ZONE NOTE:
 By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 22019C 0495F, which bears an effective date of 02/18/2011 and IS NOT in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



DRAWN BY: PKVN **APPROVED BY:** PKVN
DATE: 07/28/2023 **JOB NO.:** N/A
DRAWING NAME: EDGEWOOD MORGANFIELD 2.dwg
PROJECTION: LOUISIANA SOUTH **GEOD:** 12B
GRID UNITS: US SURVEY FEET
SHEET NO.: 1 OF 1

FINAL SUBDIVISION PLAT OF
EDGEWOOD AT MORGANFIELD PHASE 2
 "A SINGLE FAMILY RESIDENTIAL DEVELOPMENT"

OWNER/DEVELOPER
 MORGANFIELD LAKES, LLC
 1321 OCHSNER BOULEVARD, SUITE 201
 COVINGTON, LA 70433

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT REPRESENT AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29, FOR BOUNDARY SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF LAKE CHARLES, LOUISIANA. NO VISIBLE ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN ABOVE.

BASIS OF BEARINGS:
 Bearings and dimensions are based on the Louisiana State Plane Coordinate System, South Zone, NAD 83(2011) as derived from RTK GPS observations performed on 07/26/2023.

- LEGEND:**
- FOUND PROPERTY CORNER
 - SET 1/2" IRON RODS
 - PP POWER POLE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT-OF-WAY LINE
 - - - UTILITY/DRAINAGE EASEMENT LINE
 - - - CENTERLINE OF ROAD
 - - - SECTION LINE



MAGNOLIA
 LAND SURVEYING, LLC
 500 Kirby Street, Lake Charles, Louisiana 70601
 (337) 429-5010 | magnolialandsurveying@gmail.com
 P. Kade Van Norman, P.L.S.
 P.L.S. La. Reg. No. 5299 | V.F. La. No. 964

FILE NO 3573083
 RECORDED DATE 10/26/23
 RECORDED TIME 1:38:11pm
 RECORDED IN Plat
 BOOK 65
 PAGE 25

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/6/2024

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 981 GERSTNER MEMORIAL DR, LAKE CHARLES, LA 70601

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Replace Existing Pylon sign that was damaged due to storm with a new like for like.

WITH PLANS ATTACHED HERETO:

APPLICANT: Sign Edge USA LLC

PHONE: 3379437858

MAILING ADDRESS: 631 Main St, Pineville, LA

ZIP: 71360

EMAIL ADDRESS: Rachel@signedgeusa.com

OWNER OF RECORD:

ZONING DISTRICT: RESIDENTIAL MIXED USE INDUSTRIAL NEIGHBORHOOD BUSINESS

T-4 URBAN TRANSECT T-5 URBAN CENTER TRANSECT T-5 URBAN CORE TRANSECT OTHER _____

HISTORIC DISTRICT: CHARPENTIER MARGARET PLACE N/A

MINOR HISTORICAL SIGNIFICANCE AND/OR NONCONTRIBUTING ELEMENT

MINOR HISTORICAL SIGNIFICANCE AND/OR CONTRIBUTING ELEMENT

CONDITIONAL USE: MINOR MAJOR PLANNED DEVELOPMENT CASE NO. _____

WITH ZONING DISTRICT AMENDMENT: _____ CASE NO. _____

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

FLOOD PLAIN MANAGEMENT REGULATIONS:

1.) FIRM ZONE: "X" "A" "AE" "D" OTHER _____ 2.) FLOODWAY: IN OUT

3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____

Rachel Perrodin
APPLICANT

9/6/2024
DATE

September 4, 2024

To Whom it may Concern,

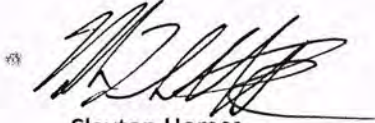
We would like to request a variance to allow for a 120 sq. ft. pylon sign at 25' overall height for our Clayton Homes business.

Our property previously had a pylon sign this exact same size that was installed in 2021, but it was damaged during a tornado in April 2024. We are looking to replace our damaged sign with a new one that matches our previous one in size and design. We would like to place our new sign in the same location as our previous one and have it setback 5' from our front property line.

The Lake Charles sign code was updated in April 2024 and now only allows for monument style signs that are 10' tall. We are concerned that reducing the overall height of our sign will have a negative impact on our business as our business will be harder to identify. We have a few model manufactured/ modular homes that are set up on our property for customers to view when looking to purchase a new manufactured or modular home. The model homes are full size manufactured/ modular homes and are approximately 18' tall. We need our freestanding sign to be taller than our model homes so our sign is visible over/ around our model homes and other inventory on our property. Reducing the overall height of our sign will make our business name less visible which will have a negative impact on potential new customers and our future sales.

We also looked at possibly adding a wall sign to help identify our business, however, our main office building sets back approximately 114' from our entrance and is not very visible from the road. We do not feel that adding a wall sign would have a beneficial impact on our visibility.

Thank you for your time and consideration on this matter.



Clayton Homes

981 Gerstner Memorial Drive

Lake Charles, LA 70601

Rachel Perrodin

Sign Edge, LLC

631 Main Street

Pineville, LA 71360

Alisa Gaudet

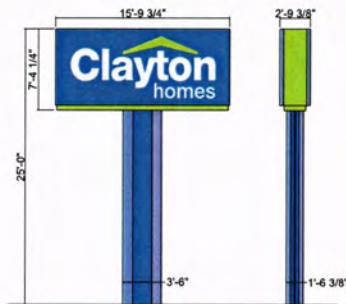
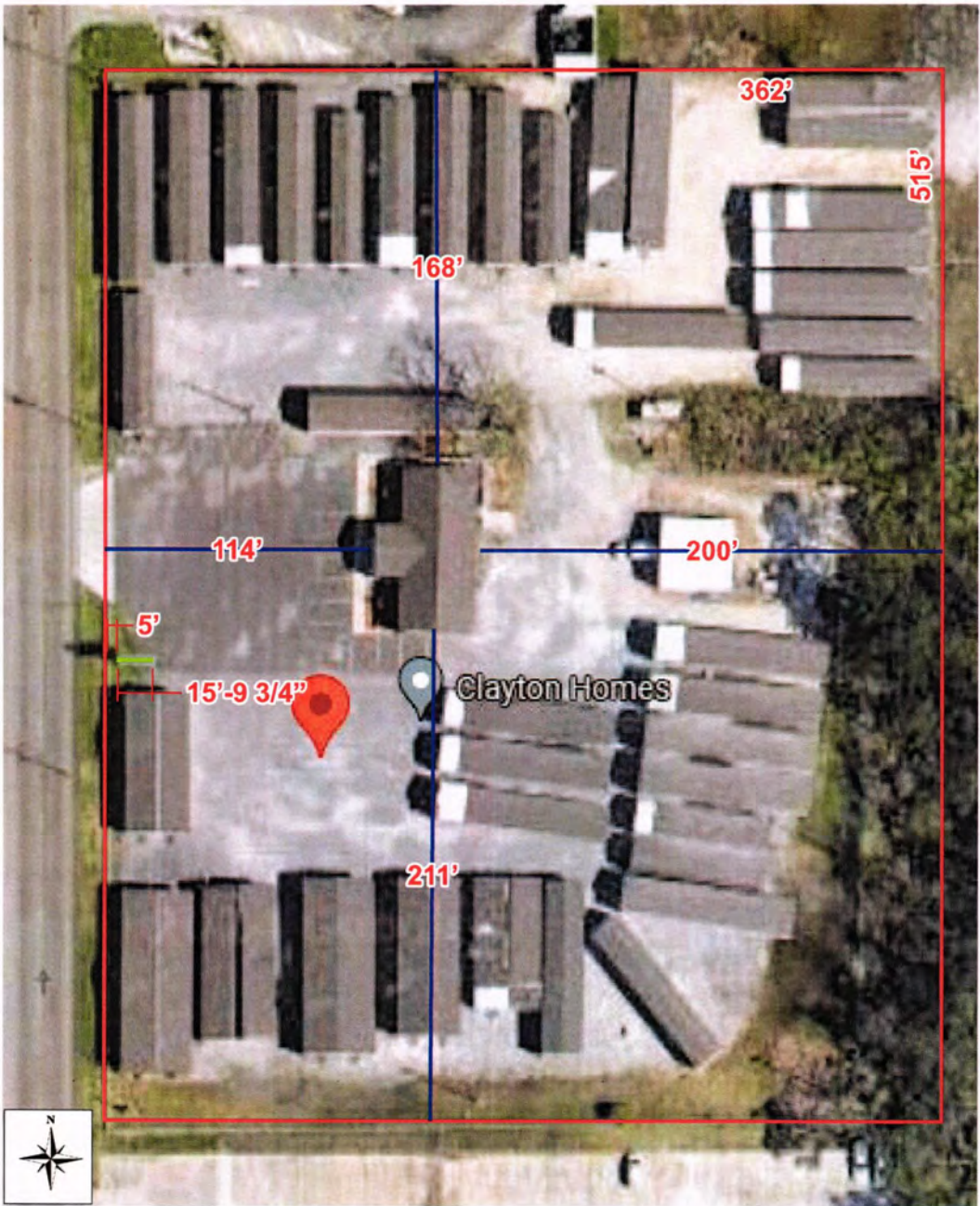
The InSite Group

410 N. Cedar Bluff Road

Suite 201

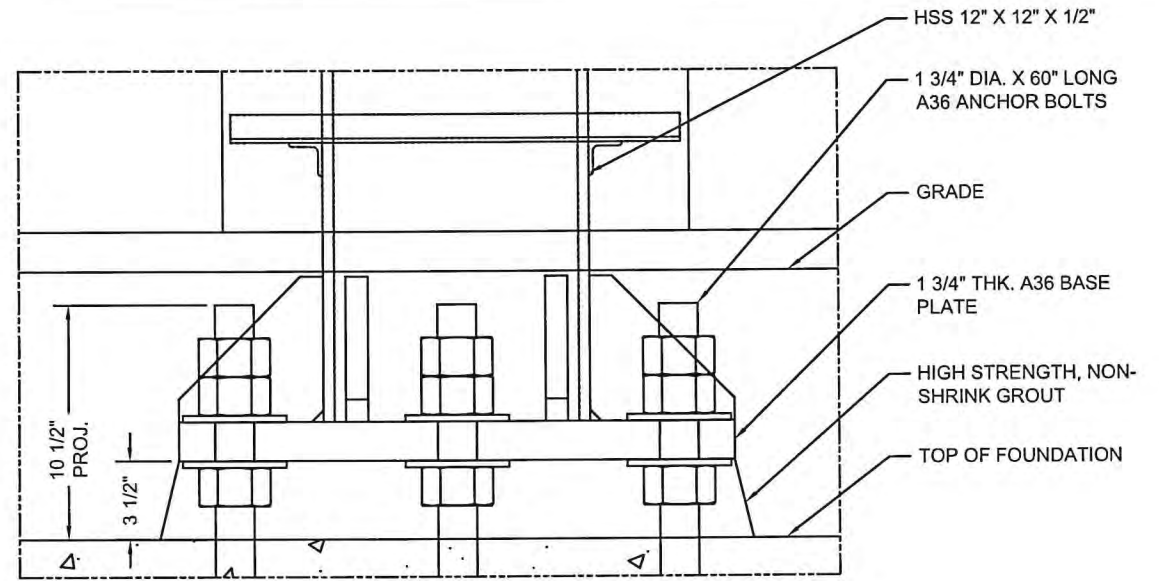
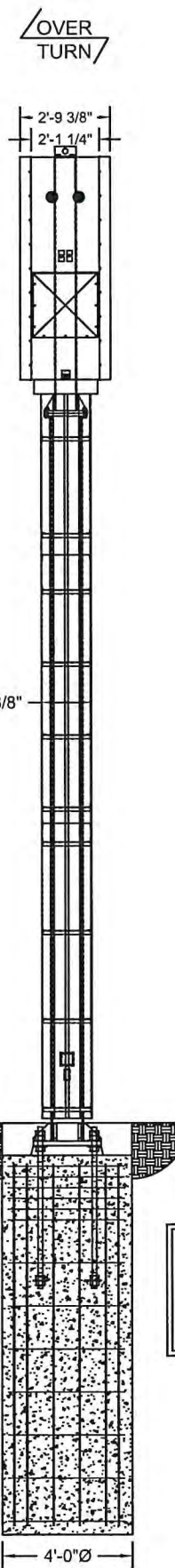
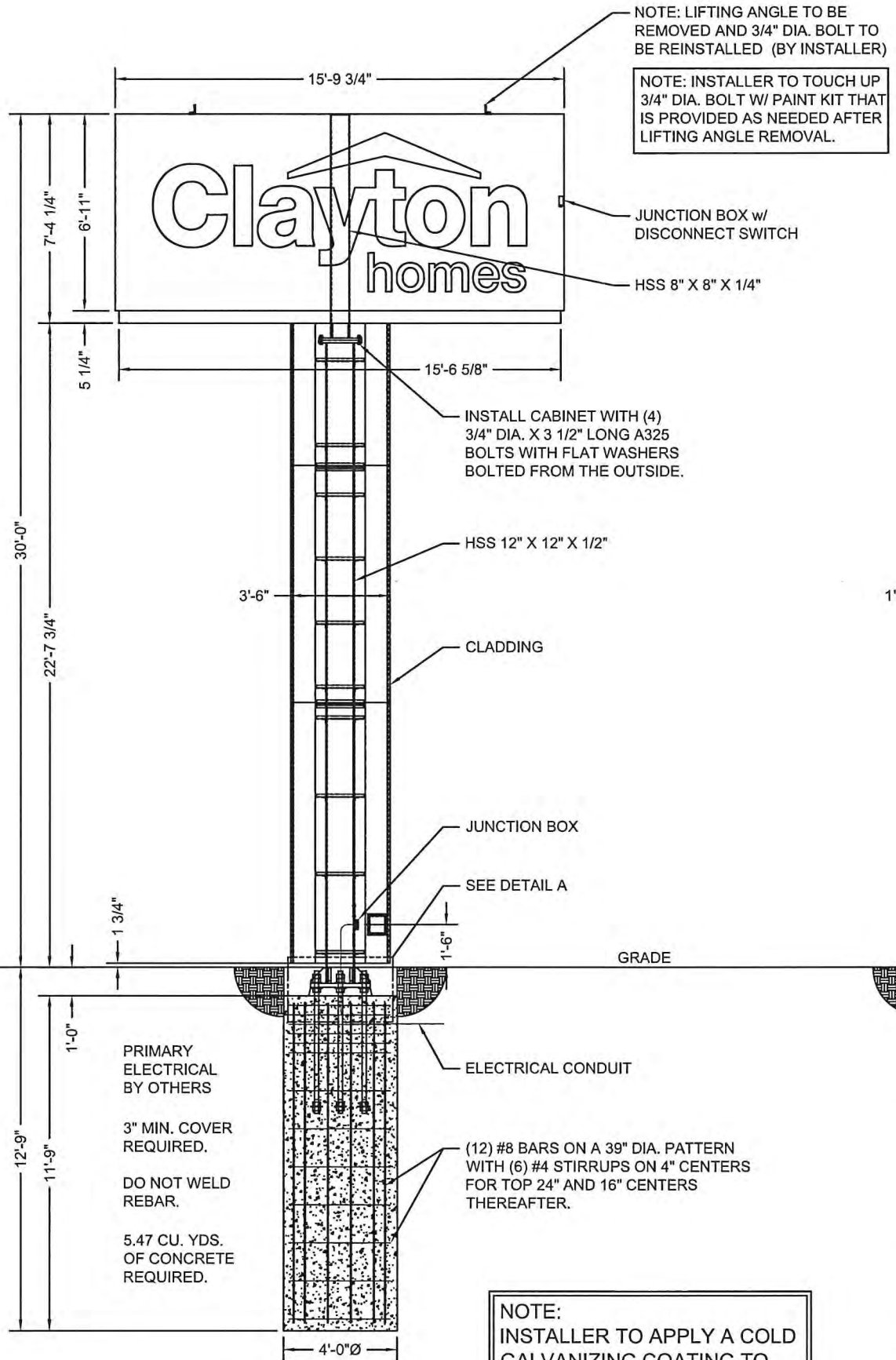
Knoxville, TN 37923

410 Cedar Bluff Road, Suite 201, Knoxville, TN 37923

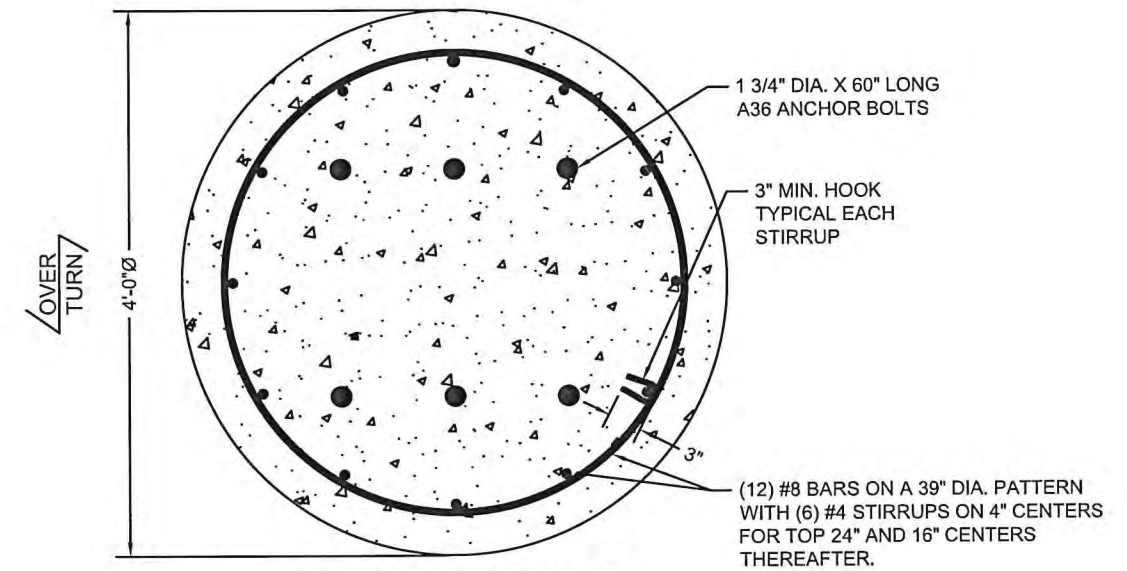


scale: 1" = 20'-0"

— Property Line
— Setbacks



DETAIL A



SECTION @ CAISSON

R	02/06/24	UPDATED DWGS WITH CLADDING AND CABINET REVISIONS	L-SR
R1	----	-----	-----
R2	----	-----	-----

INSTALLATION ADDRESS:
 CLAYTON HOMES
 120 SQ. FT. PYLON @ 30'-0" O.A.H.
 140 MPH IBC 2015

CLIENT:
 THE INSITE GROUP
 410 CEDAR BLUFF ROAD, SUITE 201
 KNOXVILLE, TN 37923

THE InSite Group 410 Cedar Bluff Rd, Ste 201
 Knoxville, Tennessee 37923
 Voice: 865.342.8200
 Fax: 865.539.6311

SHT. 1	BY: L-SR	Project Number: CLA0000
OF 2	DATE: 10/11/19	Drawing Number: B330333R

SIGN TYPE
 INS-CLA-P12030

FRONT VIEW

SIDE VIEW

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9-5-24

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 2225 Clooney St, Lake Charles LA 70601

LEGAL DESCRIPTION: Lot 16 Katherine Heights

DESCRIPTION OF JOB: 12' X 15' metal shop

WITH PLANS ATTACHED HERETO:

APPLICANT: Joshua Fuselier PHONE: 337-309-6739

MAILING ADDRESS: 2225 Clooney St Lake Charles LA ZIP: 70601

EMAIL ADDRESS: Big50ss861@gmail.com

OWNER OF RECORD:

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL: _____

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: _____ EXTENSION GRANTED: _____

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

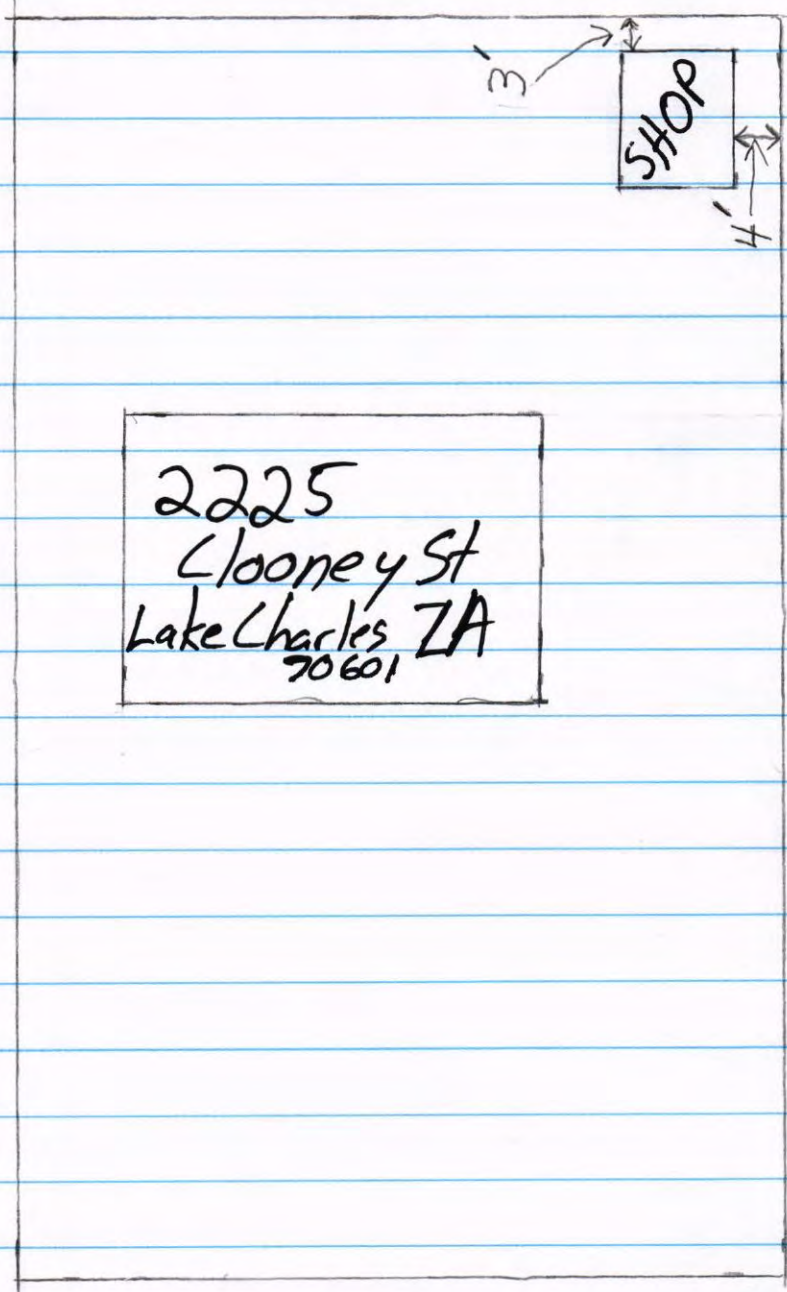
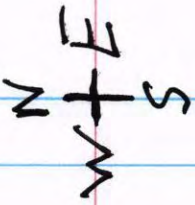
FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: "X" "A" "AE" "D" OTHER _____
- 2.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____ DATE _____ APPLICANT _____ DATE _____



1" = 20'

Louie St

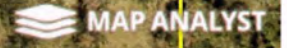
Clooney St

Letter of Intent

Joshua Fuselier
2225 Clooney St
Lake Charles, LA 70601

Proposing to set a 12'x15' metal shop on a concrete pad in the SE corner of property at 2225 Clooney St in Lake Charles LA.

Josh Fuselier



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/6/2024

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 4517 Nelson Rd, Lake Charles LA 70605

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Variance to utilize existing pole

WITH PLANS ATTACHED HERETO:

APPLICANT: Ryan Qiu PHONE: 337 842 6265

MAILING ADDRESS: 4517 Nelson Rd, Lake Charles ZIP: 70605

EMAIL ADDRESS: nrl.restaurant@outlook.com

OWNER OF RECORD: NRL Holdings, LLC

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

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

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

ANTICIPATED DEVELOPMENT SCHEDULE: DATE OF APPROVAL:

COMMENCEMENT OF CONSTRUCTION: EXPECTED COMPLETION: EXTENSION GRANTED:

SPECIAL EXCEPTION/VARIANCE/APPEAL: [] NOT REQUIRED [] REQUIRED [] CASE NO.

FLOOD PLAIN MANAGEMENT REGULATIONS:

- 1.) FIRM ZONE: [] "X" [] "A" [] "AE" [] "D" [] OTHER 2.) FLOODWAY: [] IN [] OUT 3.) ELEVATION CERTIFICATE REQUIRED: [] YES [] NO 4.) BASE FLOOD ELEVATION: MSL

REMARKS OR SPECIAL CONDITIONS:

Blank lines for remarks or special conditions.

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR DATE APPLICANT Ryan Qiu DATE 9/9/2024

Application for Public Hearing
Zoning and Planning City of Lake Charles

4517 Nelson Rd, Lake Charles, LA 70605 the commercial real estate building where used to be a Jonny's Pizza restaurant was purchased and leased to NRL Restaurant, LLC and operated as a new restaurant named "Mongolian Bowl & Sushi Bar" which an upscale restaurant focusing on providing exclusive Mongolian grill Hibachi, Sushi and liquor beverage.


When the property was owned by Jonny's Pizza, there was a pole sign approximately 20 ft height which the sign on top was destroyed by hurricane Laura in August 2020, the pole however was made by steel and anchored down to ground therefore it survived. When we (the new business) were in construction / remodeling phase a new 10' x 12' sign was installed to the pole. While applying for the sign permit, we were informed the planning commission passed the ordinance that the pylon sign is not allowed anymore, it has to be converted to monument sign. However in our opinion this new ordinance should be applied to all new business only which there hasn't any existing sign and the new sign needed to be installed. In this case the pole was existing before the new business move in, and what was installed was considered a repair to the pole sign as per our understanding. Furthermore the new light box sign we installed to the pole costed \$4,000 and the pole itself worth more than \$15,000, the repair value is less than the 50% overall value in our opinion.

Secondly, if we are needing to convert the pole sign to monument sign, since the maximum allowable height is 10 feet, it would be potentially blocking traffic vision for people coming out to the street and caused inconvenience. The greens and trees in the landscaping around are potentially facing removal as well due to the lower of the sign.

Due to above reason, we are sincerely requesting and attempting the public hearing trying to have a reconsideration on our case, and allow for the pole sign to be remained.

Sincerely,

Ryan Qiu
LLC Managing Member


9/9/2024


MONGOLIAN
BOWL & SUSHI BAR

ENTRANCE



144 in

84 in



MONGOLIAN
BOWL & SUSHI BAR



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 9/9/24

TOTAL FEE: \$ 200.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 3160 Power Center Pkwy Lake Charles LA 70607

LEGAL DESCRIPTION: attached

DESCRIPTION OF JOB: Monument Sign

WITH PLANS ATTACHED HERETO:

APPLICANT: Construction Services of SWLA PHONE: 337-~~802~~ 478-2259

MAILING ADDRESS: 1600 Ira Breaux Rd. LC LA ZIP: 70615

EMAIL ADDRESS: jona@biglake road.net

OWNER OF RECORD: Lake Charles Charter Academy

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.) FLOODWAY: IN OUT

3.) ELEVATION CERTIFICATE REQUIRED: YES NO 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR

DATE

Kathy Grudig
APPLICANT

9/9/24
DATE

1600 IRA BREAUX RD
LAKE CHARLES, LA 70615



PHONE: (337)478-2259
FAX: (337)478-2150

September 9, 2024

City of Lake Charles
Zoning

Letter of Intent

Construction Services of Southwest Louisiana, L.L.C. of 1600 Ira Breaux Rd Lake Charles, La 70615 is asking for a variance for Lake Charles Charter Academy at 3160 Power Center Pkwy Lake Charles, La 70607. The variance is to construct a new monument sign that exceeds 10' height limit.

Jon Ladner

Construction Services of Southwest Louisiana, L.L.C.

Lake Charle Charter Academy

Site Plan

Legend

- Feature 1
- Lake Charles Charter Academy

30 Feet from property line

45 Feet off back of curb

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

50 ft



Lake Charles Charter Academy

Legend

- Lake Charles Charter Academy



Area of Work

Power Center Pkwy

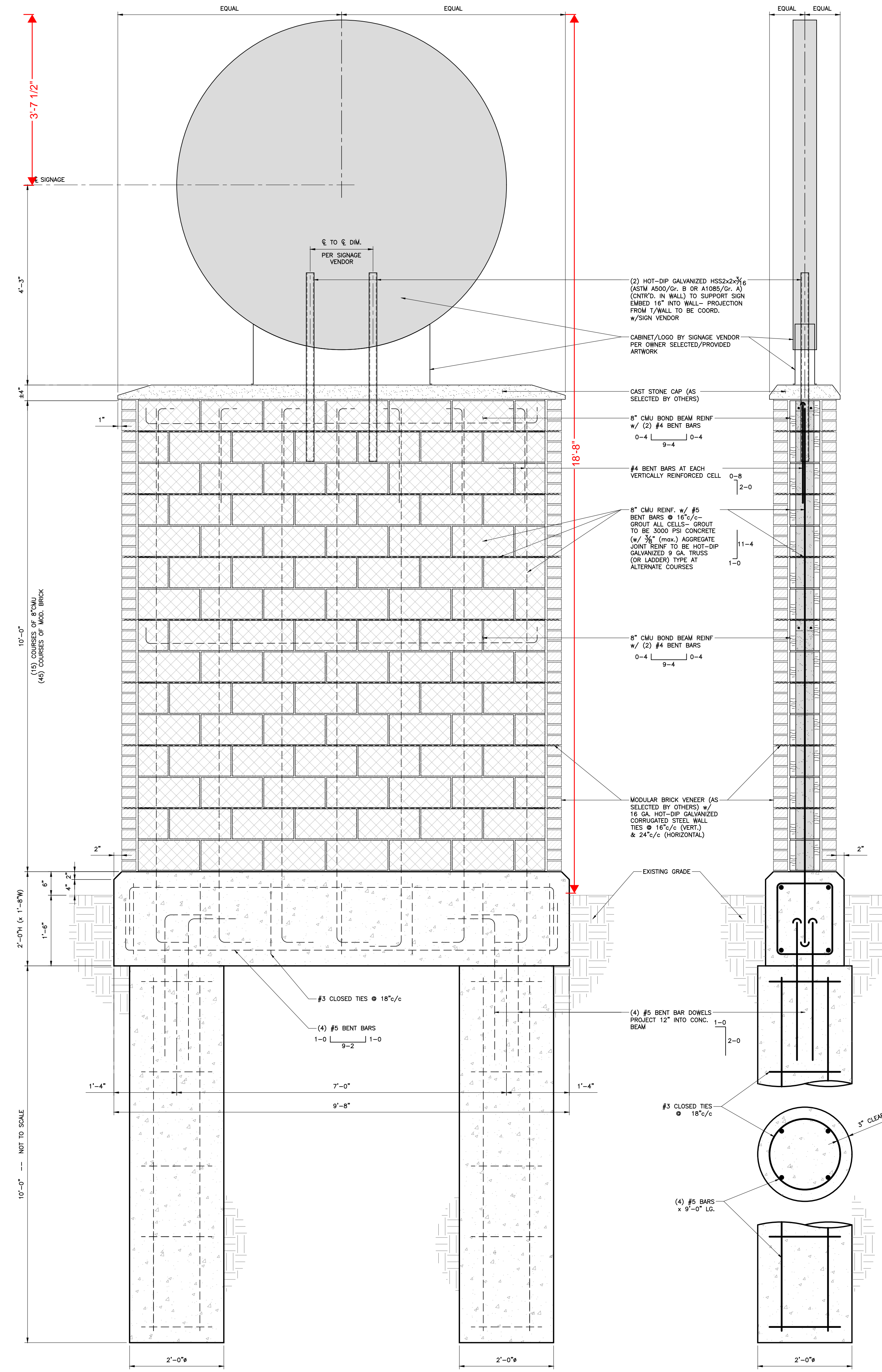
Lake Charles Charter Academy

Google Earth

Image © 2024 Airbus



300 ft



- ### GENERAL STRUCTURAL NOTES
1. THE FOLLOWING NOTES APPLY TO ALL STRUCTURAL DRAWINGS.
 2. ALL DESIGN AND CONSTRUCTION IS BASED ON AND SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2021 EDITION AND APPLICABLE LOCAL CODES.
 3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
 4. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SELF-SUPPORTING ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE DESIGN, ADEQUACY, SAFETY, AND STABILITY OF TEMPORARY ERECTION BRACING AND SHORING.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ORDER TO COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN OR IMPLIED BY THESE DRAWINGS.
 6. DO NOT SCALE DRAWINGS. USE ANNOTATED DIMENSIONS AS PROVIDED. NOTIFY ENGINEER OF ANY DISCREPANCIES FOR CLARIFICATION.
 7. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION. ALL COMPONENTS SHALL BE COORDINATED BY GENERAL CONTRACTOR PRIOR TO SUBMISSION.

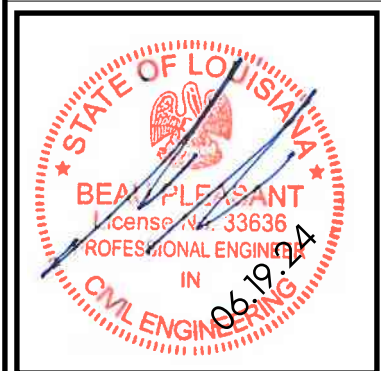
- ### CONCRETE MASONRY NOTES
1. ALL MASONRY DESIGN AND CONSTRUCTION SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND ACI 530.1/ASCE 6/TMS 602 (LATEST EDITIONS).
 2. CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT AND CONFORM TO ASTM C 90. REFER TO ARCHITECTURAL DRAWINGS FOR COURSING. F'M SHALL BE 1500 PSI (MIN. CMU COMPRESSIVE STRENGTH = 1900 PSI).
 3. JOINT REINFORCING - LADDER TYPE, 9 GAUGE SPACED VERTICALLY AT 16" UNLESS NOTED OTHERWISE AND CONFORM TO ASTM A 82. PROVIDE JOINT REINFORCING AT 2 ROWS AT 8" AT TOP AND BOTTOM OF OPENINGS, (EXTEND 24" BEYOND EDGE OF OPENING AT EACH SIDE) AND 2 ROWS AT 8" AT BOND BEAMS.
 4. BOND BEAMS SHALL BE INSTALLED AT ELEVATIONS INDICATED OR OTHERWISE REQUIRED TO ACHIEVE INDICATED DETAILS BUT SHALL NOT EXCEED 60" (VERTICAL) SPACING AT ANY LOCATION. EXACT SPACING AND LAYOUT OF BOND BEAMS SHALL BE ESTABLISHED DURING THE SHOP DRAWING PROCESS. GROUT LIFT AND GROUT POUR HEIGHTS SHALL BE LIMITED TO BOND BEAM ELEVATIONS.
 5. GROUT STOPS (LATHING, WIRE SCREENS, OR OTHER MATERIALS SPECIFICALLY INTENDED FOR THIS PURPOSE) SHALL BE INSTALLED TO CONFINE GROUT FROM FLOWING INTO CELLS NOT REQUIRED TO BE GROUTED BY THE CONSTRUCTION DOCUMENTS.
 6. PROVIDE REINFORCING IN CONCRETE MASONRY GROUTED CELLS AT EACH SIDE OF OPENING, EQUAL TO THE REINFORCING DISPLACED. MINIMUM REINFORCING SHALL BE 1-#5 AT EACH SIDE UNLESS REINFORCED CONCRETE JAMB IS CALLED OUT.
 7. MASONRY GROUT SHALL CONFORM TO ASTM C 476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS. MAXIMUM AGGREGATE SIZE SHALL BE 3/8" PER ASTM C 39, AND SLUMP SHALL BE 10"-11".
 8. CONCRETE MASONRY MORTAR SHALL BE TYPE "N" AND CONFORM TO ASTM C 270. REFER TO ARCHITECTURAL DWGS/SPECS. FOR ADDITIONAL REQUIREMENTS.
 9. SPECIAL INSPECTION LEVEL B IN ACCORDANCE WITH "SPECIFICATIONS FOR MASONRY STRUCTURES (TMS 602-13 / ACI 530.1-13 / ASCE 6-13)" WILL BE REQUIRED. REFER TO PROJECT SPECIFICATIONS.
 10. MASONRY REBAR SHOP DRAWINGS SHALL INCLUDE FULL HEIGHT ELEVATION VIEWS OF EACH WALL IDENTIFYING AND LOCATING EACH INDIVIDUAL PIECE OF REBAR. SHOP DRAWINGS NOT COMPLYING WITH THIS REQUIREMENT WILL BE REJECTED OUTRIGHT.

- ### CONCRETE AND REINFORCING STEEL NOTES
1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, ACI 301 AND ACI 304 (LATEST EDITIONS). NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
 2. CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI ALL AREAS.
 3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60 (UNLESS NOTED).
 4. REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES) AND CRSI MSP-1 (MANUAL OF STANDARD PRACTICE), LATEST EDITIONS.
 5. REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES) AND CRSI MSP-1 (MANUAL OF STANDARD PRACTICE), LATEST EDITIONS.
 6. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60 (UNLESS NOTED).

MONUMENTAL SIGN (w/ CMU WALL OPTION)
SCALE: 3/4" = 1'-0"

NEW MONUMENTAL SIGN FOR
LAKE CHARLES CHARTER ACADEMY
3160 POWER CENTER
LAKE CHARLES, LOUISIANA 70607

DUHON + PLEASANT
CIVIL & STRUCTURAL ENGINEERS
337-564-9818
5393 BIG LAKE ROAD
LAKE CHARLES, LA 70605
WWW.DANDPENGINEERS.COM



D&P PROJECT NO.
24-043
DESIGNED
BMP
DRAWN
BCL
DATE
2024.06.19

SHEET TITLE
**STRUCTURAL
PLANS,
SECTIONS,
DETAILS &
NOTES FOR
SIGN**

SHEET NUMBER
SO01

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: September 9, 2024

TOTAL FEE: \$ 400.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, LA 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 PERMIT FOR THE FOLLOWING:

PROPERTY ADDRESS/LOCATION: 115 W Oak Ln

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: business use with a variance for reduced bufferyard on west side and the landscape buffer along the right-of-way

WITH PLANS ATTACHED HERETO:

APPLICANT: Kathryn Rozas

PHONE: 337.842.4841

MAILING ADDRESS: 212 Vanessa Ave, Lake Charles

ZIP: 70605

EMAIL ADDRESS: katyjrozas@gmail.com

OWNER OF RECORD: Kathryn Rozas

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.) FLOODWAY: IN OUT
- 3.) ELEVATION CERTIFICATE REQUIRED: YES NO
- 4.) BASE FLOOD ELEVATION: _____ MSL

REMARKS OR SPECIAL CONDITIONS:

IT IS HEREBY AGREED UPON THAT MY APPLICATION FOR THE ABOVE REQUEST 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 REQUEST NULL AND VOID.

PLANNING DIRECTOR _____

DATE _____


APPLICANT _____

9/9/2024
DATE

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

September 9, 2024

City of Lake Charles
Planning and Zoning Commission
326 Pujos Street
Lake Charles, LA 70601

Re: 115 W Oak Ln, Lake Charles, LA 70605

To Whom It May Concern:

The owner of the above referenced property, Kathryn Rozas, is applying for a business use at this location in addition to a variance in regards to the west side bufferyard, which is 3'11" versus the required 8' and the landscape buffer adjacent to the right-of-way.

The proposed business is a retail plant shop and activity space for plant related crafting.

I have included a detailed site plan.

The agent for application purposes is Robin Basone.

Thank you,

Robin Basone
robin@basonesolutions.com
337.764.0389

**Grounded
In
Nature**



Project: Grounded In Nature
Owners: Katy Rozas
Project address: 115 Oak Lane
Lake Charles, LA 70605

Sheet: Proposed
Date: 9.9.24

Scale: 1/4" = 1'

Disclosure

Disclosure: Cypress Drafting & Designs LLC has been hired as a drafting & design service only and will not be held liable for any structural or code requirements not noted on these drawings. The contractor is to verify any structural or code requirements prior to construction and to build accordingly. The contractor is to verify all dimensions prior to construction and to notify owner and Cypress Drafting & Designs LLC for dimensional corrections prior to construction.



Cypress Drafting & Designs
 LLC
 www.cypresdrafting.com
 office@cydra.com
 337.380.3037
 Alex-Kaye Labadie

Project: Grounded In Nature
Owners: Katy Rozas
Project address: 115 Oak Lane
Lake Charles, LA 70605

Sheet: Existing

Date: 9.4.24

Scale: $\frac{1}{4}'' = 1'$

Disclosure

Disclosure: Cypress Drafting & Designs LLC has been hired as a drafting & design service only and will not be held liable for any structural or code requirements not noted on these drawings. The contractor is to verify any structural or code requirements prior to construction and to build accordingly. The contractor is to verify all dimensions prior to construction and to notify owner and Cypress Drafting & Designs LLC for dimensional corrections prior to construction.



3'11"

West
 backyard

