



# 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, February 10, 2025

5:00 PM

Council Chambers

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#### OPEN MEETING

#### ROLL CALL

#### MINUTES OF PREVIOUS MEETING

#### SPECIAL ANNOUNCEMENTS

#### COMMISSION BUSINESS

##### ANX 25-01

##### CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT:** LIONEL PESCHIER/LINDSEY PRIOLA/CITY OF LAKE CHARLES

**SUBJECT:** The applicant is requesting annexation approval of 1.09-acres M/L, and generally described as **5100 Powell Lane**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed annexation is under review by the Registrar of Voters office and the Tax Assessor Office for Annexation Certification.

##### ANXZON 25-01

##### CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

**APPLICANT:** LIONEL PESCHIER/LINDSEY PRIOLA/CITY OF LAKE CHARLES

**SUBJECT:** The applicant is requesting a zoning classification of Residential Zoning District of 1.09-acres M/L, and generally described as **5100 Powell Lane**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed that the proposed zoning classification of Residential is consistent with the current zoning classification of the Parish of Calcasieu (R-1). Therefore, staff finds the request reasonable and acceptable for passage.

##### PREFNL-MAJ 25-03

##### LAKE CHARLES SUBDIVISION REGULATIONS/CHAPTER 24 - LAKE CHARLES ZONING ORD.

**APPLICANT:** NICHOLAS HOMES, LLC (NICHOLAS HOMES SOUTH SUBDIVISION)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .56-acre tract of land M/L into four (4) residential lots including a Major Conditional Use Permit for private drive access, within a Neighborhood Zoning District. Location of the request is **4153 W. Prien Lake Road**.

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed subdivision of a .56 acre tract of land into 4 residential tracts with a Major Conditional Use permit for private drive access from W. Prien Lake Road. The property is bordered on all sides by what appears to be single family residential properties and to the North by an empty lot. If approved, applicant will have to comply with any recommendations made by the Department of Engineering and Public Works.

**PREFNL  
25-04**

**LAKE CHARLES SUBDIVISION REGULATIONS**

**APPLICANT:** TROY STINE (TERRE SAINTE SUBDIVISION, PHASE 3)

**SUBJECT:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.93-acre tract of land M/L into seven (7) residential lots, within a Residential Zoning District. Location of the request is the **Southside 1100 Blk. W. Sallier Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed re-subdivision of a 1.93-acre tract of land into seven (7) 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.

**REZONE-MAJ  
-VAR 25-01**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** PETERSON VENTURES, LLC/MARK PETERSON

**SUBJECT:** Applicant is requesting to amend the official zoning map (Sec. 24-5-207) from a Residential Zoning District to a Neighborhood Zoning District in companion with a Major Conditional Use Permit (Sec 24-4-207(4)(b)) in order to establish a pediatric therapy clinic with Variances to 1) exceed allowable sq.ft. of gross floor area; 2) allow bufferyard reduction to 1ft. vs. 15ft. along north and south property lines to allow for driveway and parking; and 3) reduction of bufferyard/landscaping along front property line. Location of the request is **3717 Lake Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the applicant is requesting to rezone the property to establish a pediatric therapy clinic with variances to 1) exceed allowable sq.ft. of gross floor area; 2) allow bufferyard reduction to 1ft. vs. 15ft. along north and south property lines to allow for driveway and parking; and 3) reduction of bufferyard/landscaping along front property line. Staff's review revealed the property is surrounded on all sides by residential properties. Staff can find no evidence of hardship and therefore cannot forward a position of support. If approved the property must meet landscape and bufferyard requirements in including a 6' privacy fence.

**MAJ 25-02**

**CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**

**APPLICANT:** GULF ISLAND SHRIMP & SEAFOOD II, LLC

**SUBJECT:** Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(i)) in order to construct a 7,000sq.ft. warehouse for Big Easy Foods, within a Mixed Use Zoning District. Location of the request is the **Westside 3900 Blk. Hodges Street.**

**STAFF FINDINGS:** The on-site and site plan reviews revealed the proposed construction of a 7,000 sf warehouse for Big Easy Foods, within a Mixed Use Zoning District. This property was recently part of the Citywide rezoning to allow for a more commercial development pattern to support the businesses along Ryan Street, therefore staff finds the request reasonable. Any deviations from the development standards will require a variance.

**OTHER BUSINESS**

**ADJOURN**

Annex

**5100 Powell Ln, Lake Charles, LA 70605 Annex**

I, Lionel Peschier, give Lindsey Priola permission to apply to have 5100 Powell Ln.  
annexed into the City of Lake Charles.

Legal Description:

@241009-1521- 0001 0000 @241009-1521- 0002 0000 -5100 POWELL LANE- LOTS 1,2 MRS R C  
POWELL SUB REF1- THEO B CLEMENTS ET AL B 1148 P 259-71

Lionel Peschier: \_\_\_\_\_

*Lionel Peschier*

dotloop verified  
01/09/25 2:23 PM CST  
AXBB-XFPR-J6UI-Y6UR



PARCEL LOCATION(S)

5100 POWELL LANE

PARCEL OWNER(S)

PESCHIER, MARJORIE MORRIS

CONTACT INFORMATION

PESCHIER, MARJORIE MORRIS  
C/O LIONEL PESCHIER  
5017 COOPERSHILL DR  
SULPHUR LA 70663

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	8,720.00
HOMESTEAD EXEMPTION	7,500.00
TAXABLE VALUE	1,220.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
RESIDENTIAL SUBDIVISION LOT	1,730.00	1,220.00
SINGLE FAMILY RESIDENCE	6,990.00	0.00
TOTALS	8,720.00	1,220.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
001 PAR TXMT(12345678,8I)	4.12	\$5.03
004 CONSTSCHOOL MT(ALL)	5.06	\$6.17
005 SPECIAL SCHOOL (ALL)	11.94	\$14.57
008 ROAD MAINT MT (ALL)	3.83	\$4.67
009 CAL-LC HEALTH MT(ALL)	2.34	\$2.85
010 JUV DET MT (ALL)	3.29	\$4.01
012 MOSQ CONT MT(ALL)	1.97	\$2.40
013 ASSESSOR MT (ALL)	1.25	\$1.52
017 CRIMINAL JUST MT(ALL)	2.98	\$3.64
019 SCHOOL #34 (*3,*3L)	2	\$2.44
020 FIRE DIST #2 MT (*3)	11.38	\$13.88
042 LIBRARY MT (ALL)	5.99	\$7.31
045 AIRPORT MT (3,3L,*4)	0.59	\$0.72



PARISH TAXES		
TAX DISTRICT	MILLAGE	TAX DUE
047 LCHT(*13,3L*4*4S4W*6)	2.48	\$3.03
062 LAW ENF #1 MT(ALL)	7.09	\$8.65
067 COLISEUM MT (ALL)	1.5	\$1.83
072 REC DIST#1 WD3 (3,3L)	7.42	\$9.05
074 GR#2E(1,2,3,3L,8,8I)	5.75	\$7.02
086 CHENLT AUTH MT(ALL)	5.38	\$6.56
087 CRTHSE JAIL MT(ALL)	3.27	\$3.99
090 LAW ENF #2 MT(ALL)	5.62	\$6.86
TOTALS		\$116.20

FIRM PANEL AND EFF DATE	
VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0490F, EFF DATE: 2/18/2011

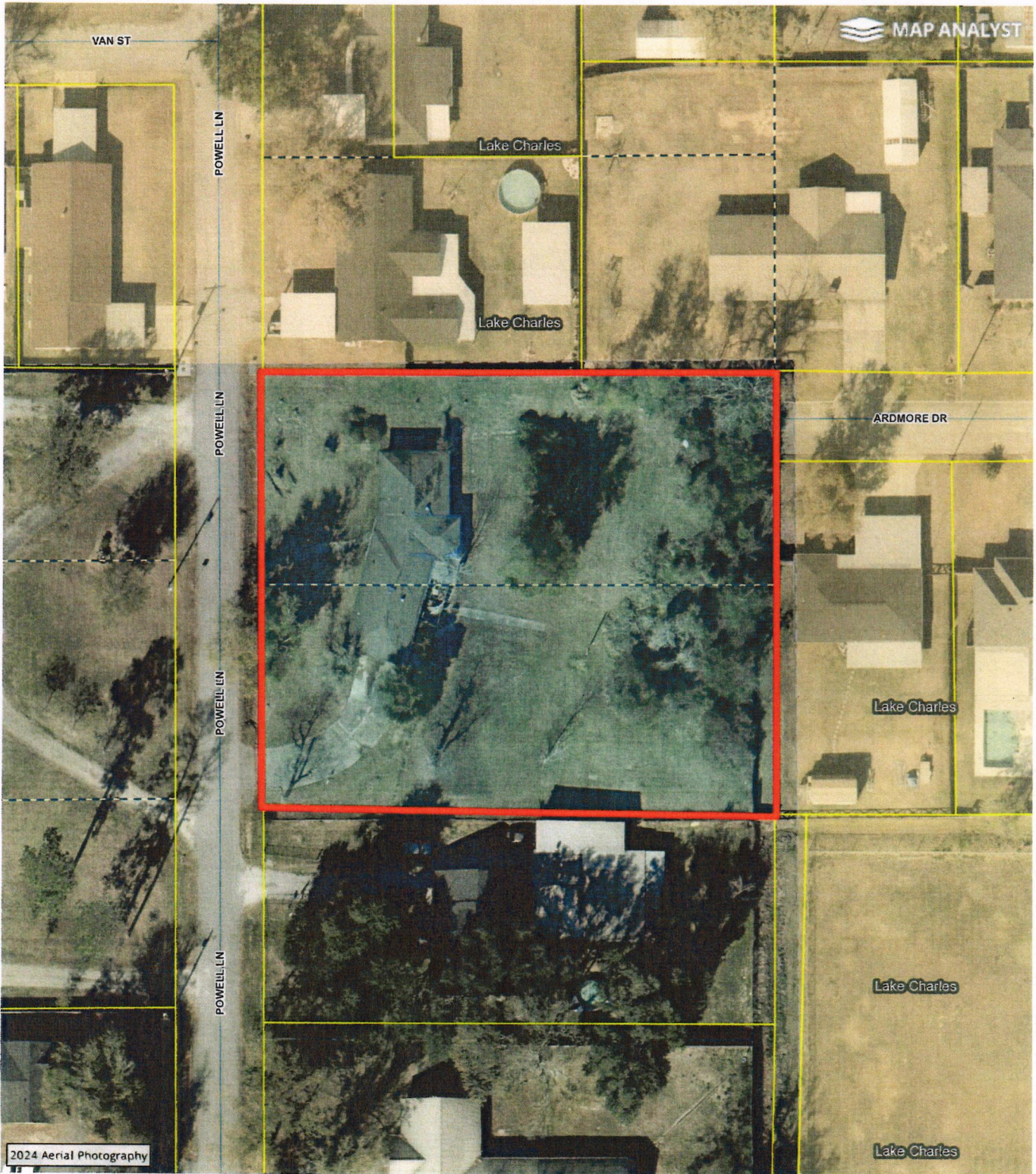
FLOOD ZONES	
VALUE	DESCRIPTION
Zone x	BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2% ANNUAL CHANCE (OR 500-YEAR) FLOOD.

PARISH ZONES	
VALUE	DESCRIPTION
R1	(R1) SINGLE FAMILY RESIDENTIAL

POLICE JURY DISTRICTS	
VALUE	DESCRIPTION
District 6	JUROR: RON HAYES, ADDRESS: 509 DOLBY STREET, LAKE CHARLES, LA 70605, PHONE: 337-540-5071

LEGAL DESCRIPTION

@241009-1521- 0001 0000 @241009-1521- 0002 0000 -5100 POWELL LANE- LOTS 1,2 MRS R C POWELL SUB REF1- THEO B CLEMENTS ET AL B 1148 P 259-71



CITY OF LAKE CHARLES  
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

- DATE: 1/6/25 APPLICATION FEE: 430
1. NAME OF PROPOSED SUBDIVISION: NICHOLAS HOMES - SOUTH  
(MUST CREATE NEW NAME)
2. NAME OF APPLICANT: NICHOLAS HOMES, LLC  
ADDRESS: 3904 INDIAN BAY LC ZIP: 70605 PHONE: 337-274-5027
3. NAME OF AUTHORIZED AGENT: JONATHAN JIMNEY  
ADDRESS: 4413 LAKE ST ZIP: 70605 PHONE: 337-764-9410
4. OWNER OF RECORD: MICHAEL MIGUES  
ADDRESS: 3904 INDIAN BAY LC ZIP: 70605 PHONE: 337-274-5027
5. ENGINEER (and/or Land Surveyor): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
7. SUBDIVISION LOCATION: 4153 W. PRIEN LAKE RD
8. TOTAL ACREAGE BEING SUBDIVIDED: .56/AC NUMBER OF LOTS: 4
9. ZONING CLASSIFICATION: \_\_\_\_\_
10. HAS PLANNING COMMISSION GRANTED VARIANCE/EXCEPTION/SPECIAL PERMIT CONCERNING THIS PROPERTY? [ ] YES [ ] NO IF YES, LIST CASE NO. AND NAME: \_\_\_\_\_
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:  
4151 W. PRIEN LAKE RD LC, LA 70605
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:  
\_\_\_\_\_  
\_\_\_\_\_
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_
14. ATTACH FIFTEEN (15) COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH THREE (3) COPIES OF CONSTRUCTION PLAN.

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

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

BY: Jonathan Jimney  
SIGNATURE OF APPLICANT

DATE: 1/6/25

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1/6/25

TOTAL FEE: \$ 430 ~~250~~ 500

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: 4153 W. PRIEN LAKE RD.

LEGAL DESCRIPTION: PARCEL #00080292

DESCRIPTION OF JOB: RESIDENTIAL CONSTRUCTION

WITH PLANS ATTACHED HERETO:

APPLICANT: NICHOLAS HOMES, LLC

PHONE: 337-274-5027

MAILING ADDRESS: 3904 INDIAN BAY LAKE CHARLES ZIP: 70605

EMAIL ADDRESS: MICHAELMIGUES1029@gmail.com

OWNER OF RECORD: MICHAEL MIGUES

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: 2025 EXPECTED COMPLETION: 2026 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 \_\_\_\_\_

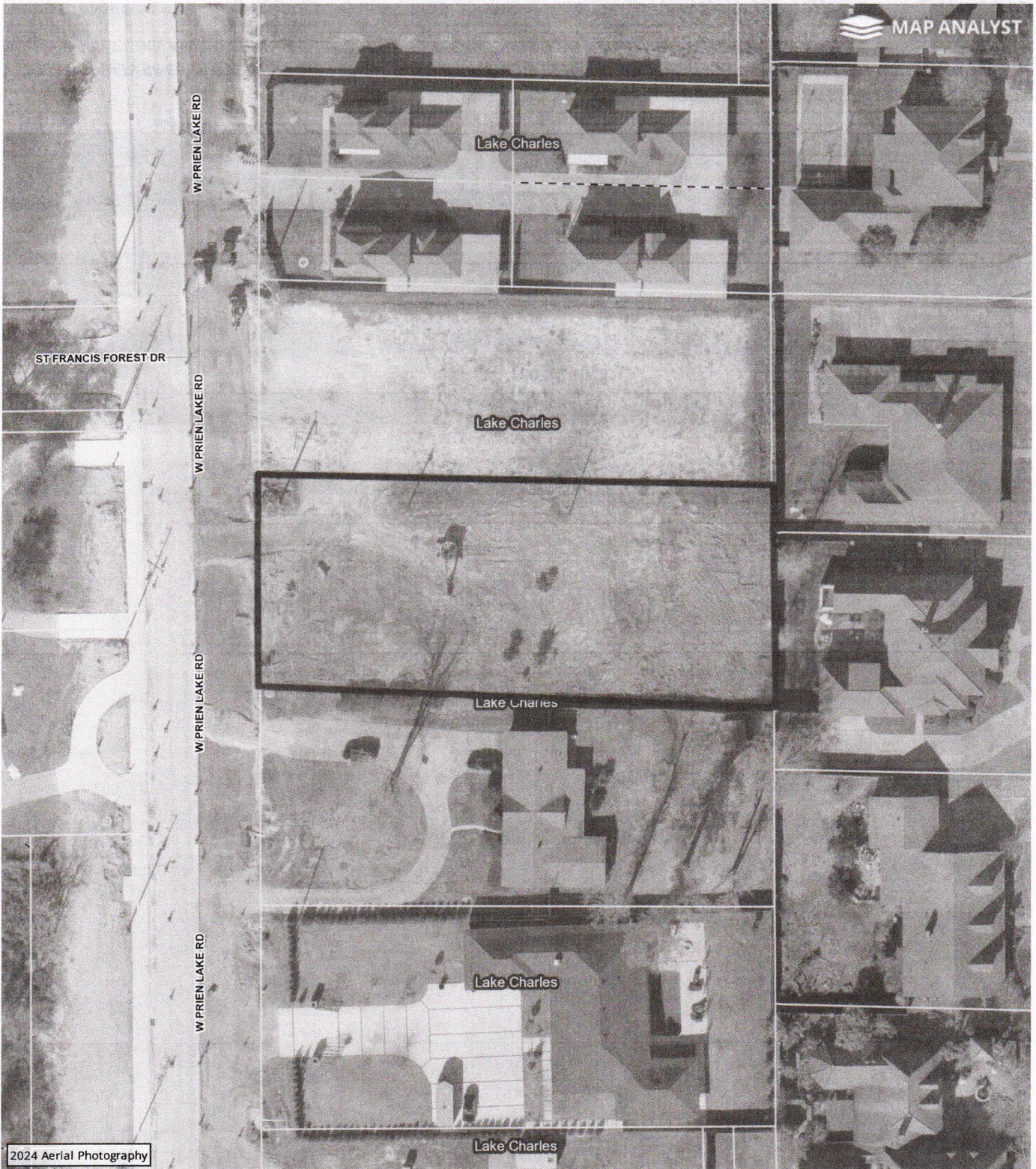
DATE \_\_\_\_\_

Matthew Jimenez  
APPLICANT 337-764-9910

1/6/25  
DATE







Nicholas Homes, LLC

3904 Indian Bay

Lake Charles, LA 70605

I, Michael Migués, as the owner of record do hereby request Major Conditional Use Permit for vacant property @ 4153 W Prien Lake Rd, Lake Charles LA 70605.

Our intent would be to construct four (4) stand alone residences on subject property, per site plan provided.

In addition, Jonathan Jimney (JK Properties of SWLA) as the prospective contractor has my permission to submit application and answer any questions that may arise throughout the zoning/council review process.

Regards,



Michael Migués

Nicholas Homes, LLC

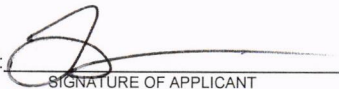
337-274-5027

CITY OF LAKE CHARLES  
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

- DATE: 1/10/25 APPLICATION FEE: \_\_\_\_\_
1. NAME OF SUBDIVISION: Terre Sainte
2. NAME OF APPLICANT: Troy Stine  
ADDRESS: 800 Ryan St. Ste 200 ZIP: 701601 PHONE: 337 499 6937
3. NAME OF AUTHORIZED AGENT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
4. OWNER OF RECORD: Terre Sainte LLC  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
5. ENGINEER (and/or Land Surveyor): \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
6. ATTORNEY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ ZIP: \_\_\_\_\_ PHONE: \_\_\_\_\_
7. SUBDIVISION LOCATION: Facing North between  
~~St. Joseph Dr.~~ Saint Patrick Dr. & St Joseph Drive
8. TOTAL ACREAGE BEING SUBDIVIDED: \_\_\_\_\_  
NUMBER OF LOTS: seven
9. ZONING CLASSIFICATION: \_\_\_\_\_
10. HAS THE PLANNING COMMISSION GRANTED VARIANCE, EXCEPTION OR SPECIAL PERMIT CONCERNING THIS PROPERTY?  YES  NO  
IF SO, LIST CASE NO. AND NAME: \_\_\_\_\_
11. LIST ALL CONTIGUOUS HOLDINGS IN THE SAME OWNERSHIP:  
\_\_\_\_\_  
\_\_\_\_\_
12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:  
\_\_\_\_\_  
\_\_\_\_\_
13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:  
\_\_\_\_\_  
\_\_\_\_\_
14. ATTACH FIFTEEN (15) COPIES OF PROPOSED PRELIMINARY PLAT.
15. ATTACH THREE (3) COPIES OF CONSTRUCTION PLAN.

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

I, Troy Stine 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: 1/10/2025



*Terre Sainte*

*Lake Charles Premier Family Community*

01/10/2025

City of Lake Charles Zoning

Attn: Board Committee

326 Pujo Street

Lake Charles, La. 70601

Re: Re-zoning

Lake Charles Zoning Board:

Terre Sainte LLC is requesting application to re-subdivide the Terre Sainte frontage area facing W Sallier St in the following manner:

Terre Sainte LLC is requesting application to re-subdivide of lots 16 through 19 and lots 27 through 29c, subdivision located off Sallier Street in Lake Charles, Louisiana. We are requesting you subdivide lots 16 through 19 and lots 27 through 29 c rezoned into seven large lots with no alley access. These lots sit facing north of Sallier St between Saint Patrick Dr. and Saint Joseph Drive.

The purpose of the rezoning for this request is because we have a builder wanting to potentially purchase all seven new subdivided lots.

Thank You,

Troy Stine



CLIENT NAME  
**TERRE SAINTÉ**

SHEET  
SCALED ON

11" x 17"

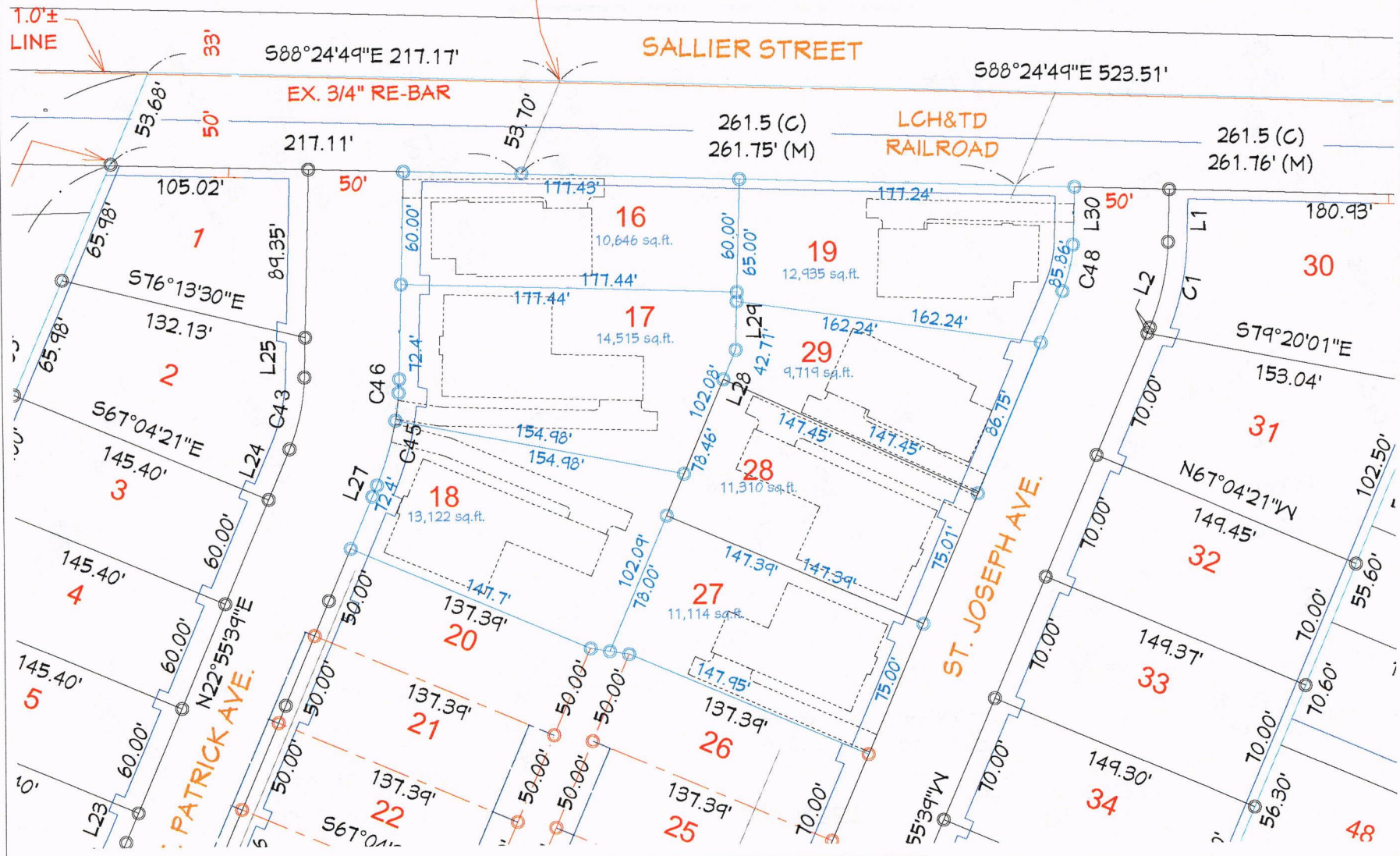
DRAWN BY:  
LOGAN BUCK

DATE:

1/8/25

COPYRIGHT 2022  
LAROCQUE HOMES  
ALL RIGHTS RESERVED

PAGE:



SCALE: 1" = 50'

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1-13-2025

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: 3717 Lake St. Lake Charles, LA 70605

LEGAL DESCRIPTION: Lot 5 DLK 1 AW Sale Sub

DESCRIPTION OF JOB: Convert existing structure in Neighborhood Commercial Office

WITH PLANS ATTACHED HERETO:

APPLICANT: Mark Peterson / Peterson Ventures, LLC PHONE: 337-274-3745

MAILING ADDRESS: 3990 N. Blue Sage Rd LC, LA ZIP: 70605

EMAIL ADDRESS: mapeterson001@gmail.com

OWNER OF RECORD: Peterson Development, 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:

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 Mark Peterson

DATE 1-13-2025

Peterson Ventures, LLC  
3990 N Blue Sage Rd.  
Lake Charles, La 70605

January 13, 2025

City of Lake Charles  
Planning and Zoning Commission  
326 Pujo Street  
Lake Charles, La 70601

Re: 3717 Lake St, Lake Charles, La 70605

To Whom It May Concern,

We are requesting the rezoning of the property at 3717 Lake St. Lake Charles, La 70605.  
The rezoning would allow applicants to use the property as a pediatric therapy clinic.

1. Zoning change from residential to neighborhood
2. Major Conditional Use to allow for neighborhood commercial
3. Variance request to increase allowable sqft of gross floor area
4. Variance request for buffer yard reduction to 1 foot on southside and northside of property to allow for driveway and parking.
5. Variance request for buffer yard/landscape reduction for front

Thank You,

  
Mark Peterson







**APPLICATION FOR PUBLIC HEARING**

**CITY OF LAKE CHARLES, LOUISIANA**

DATE: January 28, 2025

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: TBD Hodges Street, Lake Charles

LEGAL DESCRIPTION: Parcel 00442933; empty lot south of, & adjacent to, Big Easy Foods, less parts sold

DESCRIPTION OF JOB: Construct warehouse

WITH PLANS ATTACHED HERETO:

APPLICANT: Big Easy Foods c/o Tom Gayle PHONE: 337-494-1220

MAILING ADDRESS: 713 Kirby Street, Lake Charles, LA 70601 ZIP: \_\_\_\_\_

EMAIL ADDRESS: TGayle@GayleLaw.com

OWNER OF RECORD: Gulf Island Shrimp & Seafood

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:**

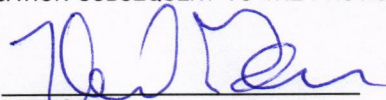
- 1.) FIRM ZONE:  "X"  "A"  "AE"  "D"  OTHER \_\_\_\_\_
- 2.) FLOODWAY:  IN  OUT
- 3.) ELEVATION CERTIFICATE REQUIRED:  YES  NO
- 4.) BASE FLOOD ELEVATION: \_\_\_\_\_ MSL

**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 \_\_\_\_\_

1/28/25  
DATE

January 28, 2025

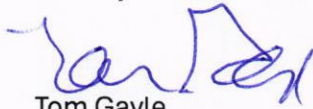
City of Lake Charles  
Planning Department

Re: Warehouse for Big Easy Foods, Hodges Street, Lake Charles, LA

The owner would like to construct a cold storage building/warehouse on the attached parcel.

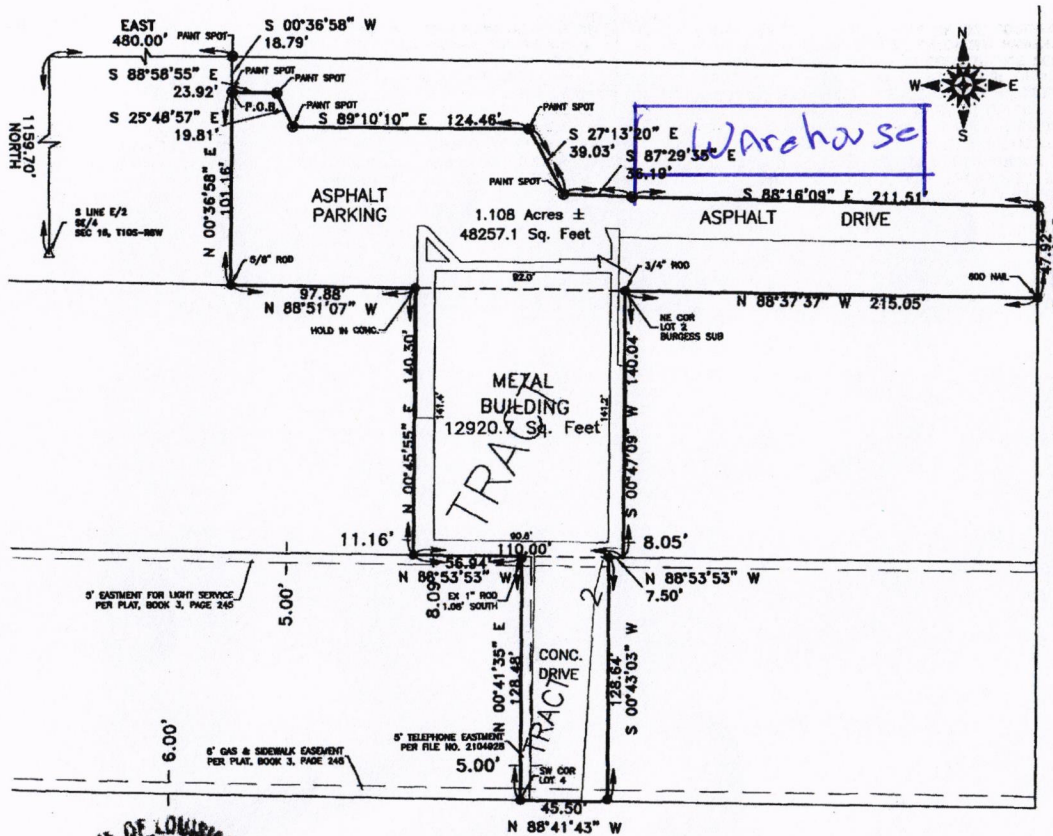
We will submit the filing fee separately.

Thank you.



Tom Gayle

For Big Easy Foods



**PROPERTY DESCRIPTION:**  
 COMMENCING AT THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 1159.70 FEET, THENCE EAST 480.00 FEET, THENCE SOUTH 00°36'58" WEST A DISTANCE OF 18.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°58'55" EAST A DISTANCE OF 23.92 FEET, THENCE SOUTH 25°48'57" EAST A DISTANCE OF 19.81 FEET, THENCE SOUTH 89°10'10" EAST A DISTANCE OF 124.46 FEET, THENCE SOUTH 27°13'20" EAST A DISTANCE OF 39.03 FEET, THENCE SOUTH 87°29'35" EAST A DISTANCE OF 36.19 FEET, THENCE SOUTH 88°18'09" EAST A DISTANCE OF 211.51 FEET, THENCE SOUTH 00°43'12" WEST A DISTANCE OF 47.92 FEET, THENCE NORTH 88°57'37" WEST A DISTANCE OF 215.05 FEET, THENCE SOUTH 00°47'09" WEST A DISTANCE OF 140.04 FEET, THENCE NORTH 88°53'53" WEST A DISTANCE OF 7.50 FEET, THENCE SOUTH 00°43'03" WEST A DISTANCE OF 128.84 FEET, THENCE NORTH 88°41'43" WEST A DISTANCE OF 45.55 FEET, THENCE NORTH 00°41'35" EAST A DISTANCE OF 128.48 FEET, THENCE NORTH 88°53'53" WEST A DISTANCE OF 56.94 FEET, THENCE NORTH 00°45'55" EAST A DISTANCE OF 140.30 FEET, THENCE NORTH 88°51'07" WEST A DISTANCE OF 97.88 FEET, THENCE NORTH 00°36'58" EAST A DISTANCE OF 101.16 FEET TO THE POINT OF BEGINNING.

**ALSO KNOWN AS:**

**TRACT 1**  
 COMMENCE AT THE NORTHEAST CORNER OF LOT TWO (2) OF BURGESS SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 184, RECORDS OF CALCASIEU PARISH, LOUISIANA, THENCE SOUTH 140.3 FEET MORE OR LESS ALONG THE EAST LINE OF LOTS TWO (2) AND THREE (3) TO THE SOUTH LINE OF LOT THREE (3) THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 110 FEET, THENCE NORTH 140.3 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT TWO (2), THENCE EAST 110 FEET TO THE POINT OF COMMENCEMENT.

**TRACT 2**  
 THE WEST 45 1/2 FEET OF LOT FOUR (4) OF SUBURBAN PLACE, A SUBDIVISION IN THE WEST HALF (W/2) OF LOT 21 OF J.W. TOOKE ADDITION, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 OF SE/4) OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 8 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 245, RECORDS OF CALCASIEU PARISH, LOUISIANA.

- EXCEPTIONS:**
- Section II, Schedule B
  - 6. Any and all servitudes, easements, or setbacks as shown on the subdivision plat recorded in Book 5, Page(s) 184 of the Conveyance Records of Calcasieu Parish, Louisiana. (Does not effect subject property)
  - 7. Any and all servitudes, easements, or setbacks as shown on the subdivision plat recorded in Book 3, Page(s) 245 of the Conveyance Records of Calcasieu Parish, Louisiana. (Effects subject property)
  - 8. Right of Way and Servitude in favor of South Central Bell Telephone Company recorded September 20, 1991 in Book 2267, page 574 under File No. 2104928 of the Conveyance Records of Calcasieu Parish, Louisiana. (Effect subject property)
  - 9. Predial Servitude contained in Cash Sale recorded September 27, 1983 in Book 1768, page 337 under File No. 1771797 of the Conveyance Records of Calcasieu Parish, Louisiana. (Effect subject property)

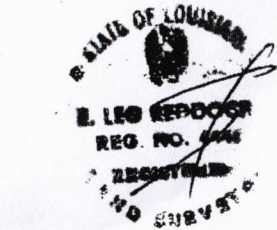
**CHURCHILL ST**

THIS IS TO CERTIFY TO CHARITY FINANCIAL LLC, ACTS COMMUNITY DEVELOPMENT CORPORATION, 409 CHURCHILL STREET, LLC, AND MERIDIAN TITLE CORPORATION THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS, CLASS "B" ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND (II) PURSUANT TO THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES (AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IN EFFECT ON DECEMBER 7, 2017) OF SURVEY.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:1X1, 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. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.  
 I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0490F DATED: 02/18/2011  
 ● - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.  
 ● - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.

**PRELIMINARY PLAT OF SURVEY**

<b>DRAWN BY:</b> KVN	<b>PLAT OF SURVEY PERFORMED FOR:</b> CHARITY FINANCIAL LLC
<b>CHECKED BY:</b> ELR	<b>ACTS COMMUNITY DEVELOPMENT CORPORATION</b> 409 CHURCHILL STREET, LLC MERIDIAN TITLE CORPORATION
<b>SCALE 1" = 60'</b>	<b>PROPERTY LOCATED IN:</b> SECTION 18 TOWNSHIP 10 SOUTH RANGE 8 WEST CALCASIEU PARISH, LOUISIANA
<b>DATE OF PLAT: DECEMBER 7, 2017</b>	



**REDDOCH LAND SURVEYING**  
 E. LEO REDDOCH  
 REGISTERED LAND SURVEYOR  
 NO. 4446 STATE OF LOUISIANA  
 528 PUJO ST. LAKE CHARLES, LA 70601  
 PH: (337) 491-9520  
 FAX: (337) 439-6859



Key Plan

No Scale

**Project Information**

**Project Location:**  
No Parcel Address listed in LTC Table  
(Lot South 3935 Hodges)  
Lake Charles, LA, 70605

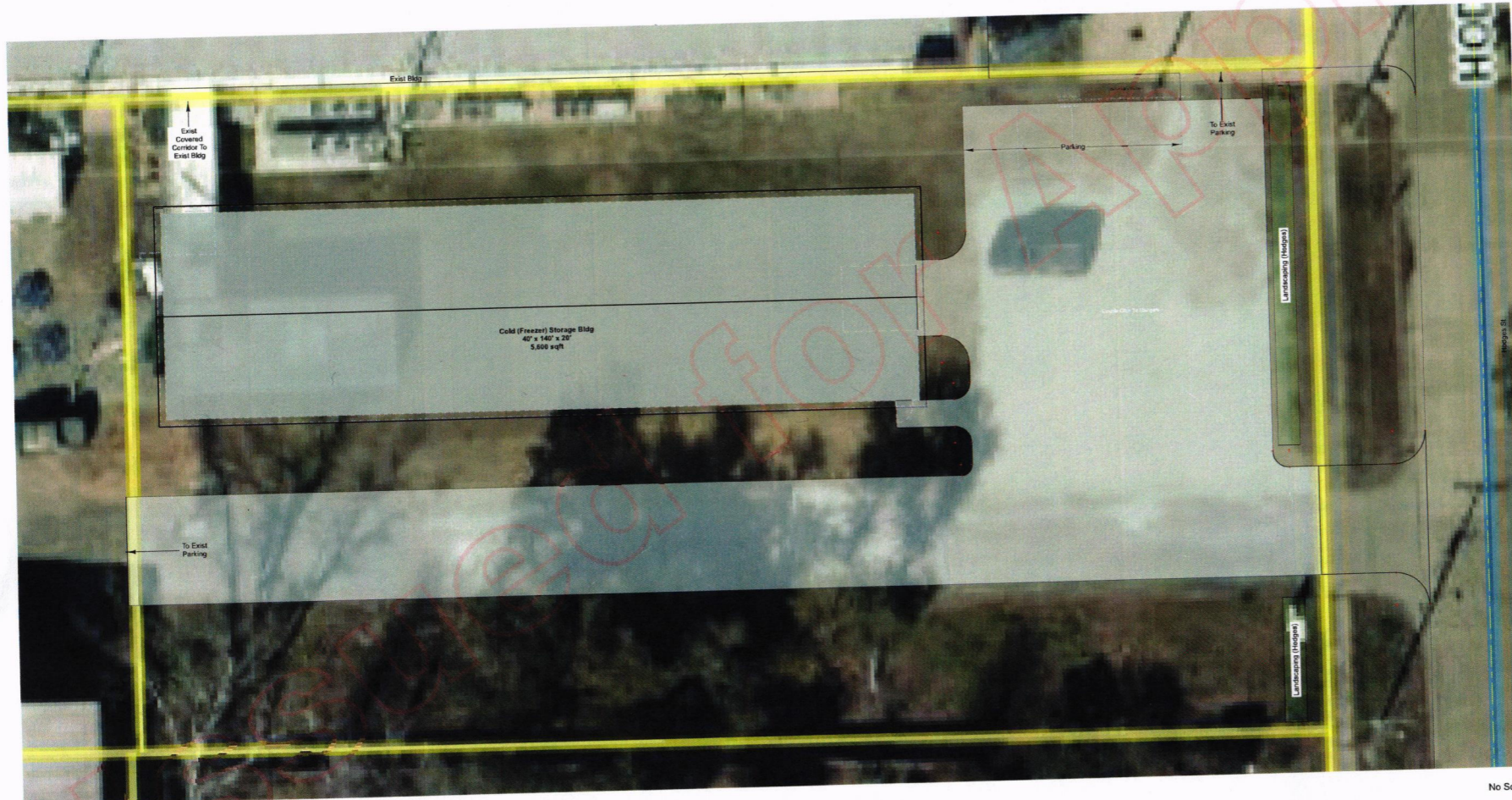
**Lake Charles Zone:**  
MU - Mixed Use

**Legal Description:**

@181008-0000-220001403 0000 COM 480 FT E OF CENTER LINE OF RYAN ST AND 1039.7 FT N OF S BDRY OF E 1/2 SE 18.10.8 N 120FT E 223.2FT ETC REF1-IDA PEARL LYNCH B 2024 P 431-87 REF2-MARGIE RUTH LYNCH B 2337 P 606-92 REF3-CHRISOPE TECHNOLOGIES INC B 2573 P 63 B 2572 P 41-96 REF4-CHRISOPE TECHNOLOGIES L C B 2611 P 379-97

**Lot Analysis**

LOT SIZE	26,784 SQFT	
BUILDINGS	5,600 SQFT	20.91 %
IMPERVIOUS (PAVED) AREA	8,318 SQFT	31.06 %
GREEN SPACE	12,866 SQFT	48.04 %



Plot Plan

No Scale

**Note:**  
INFORMATION GATHERED FROM CITY OF LAKE CHARLES AND CALCASIEU PARISH GIS WEBSITES.

REV	DATE	BY	DESCRIPTION
0.00	07/02/25	KC	ISSUED FOR LAKE CHARLES COMING BOARD APPROVAL

5FT-20 DRAFTING, LLC IS PROVIDING DRAFTING SERVICES ONLY AND IS NOT AN ARCHITECTURAL OR ENGINEERING FIRM. THEREFORE ASSUMING NO LIABILITY FOR STRUCTURAL OR ARCHITECTURAL DESIGN INTEGRITY. EVERY EFFORT HAS BEEN MADE TO INSURE ALL DIMENSIONS ARE CORRECT AND THAT ALL GOVERNMENT REGULATIONS HAVE BEEN MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER TO CORRECT THE ERROR OR OMISSION AND NOT THE RESPONSIBILITY OF 5FT-20 DRAFTING, LLC. USE OF ANY PORTIONS OF THESE DRAWINGS BY CONTRACTOR AND/OR HOMEOWNER CONSTITUTES AGREEMENT WITH THESE TERMS.

5FT 20 DRAFTING LLC  
Keith Campbell  
Mobile: 337.515.8545  
Email: Keith@5ft-20Drafting.com

**Client:**  
Gulf Island Shimp & Seafood, LLC  
(Big Easy Foods)  
3935 Ryan St  
Lake Charles, LA, 70605

**Sheet Title:**  
Plot, Key Plans and Notes

Printed:  
11:49:56 AM  
1/24/2025

**G-01**  
Revision:  
B.00  
01/24/25