



City of Lake Charles

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

Meeting Agenda

Planning and Zoning Commission

Monday, March 10, 2025

5:00 PM

Council Chambers

OPEN MEETING

ROLL CALL

MINUTES OF PREVIOUS MEETING

SPECIAL ANNOUNCEMENTS

COMMISSION BUSINESS

ANX 25-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting annexation approval of 0.17-acres M/L, and generally described as a **50ft. x 150ft. M/L section of Ogea Road @ intersection of Benoit Road.**

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 25-02

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: CITY OF LAKE CHARLES

SUBJECT: The applicant is requesting a zoning classification of Neighborhood Zoning District of 0.17-acres M/L, and generally described as a **50ft. x 150ft. M/L section of Ogea Road @ intersection of Benoit Road.**

STAFF FINDINGS: The on-site and site plan reviews revealed that the proposed zoning classification of Neighborhood is consistent with the current zoning classification of the Parish of Calcasieu (R-2). Therefore, staff finds the request reasonable and acceptable for passage.

PRELIM 25-01 LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: LAKE CHARLES HOUSING AUTHORITY (MID CITY NEIGHBORHOOD)

SUBJECT: Applicant is requesting Preliminary Subdivision approval (Sec. 2.3) in order to subdivide a 38.3-acre tract of land into ten (10), development tracts, within a Neighborhood and Mixed Use Zoning District. Location of the request is the **Southeast section of Lake Street @ 18th Street thru to Creole Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a 38.3 acre tract of land into ten (10) development tracts, within a Neighborhood and Mixed Use Zoning District. This was previously an approved master planned development in October of 2022 (MAJ 22-14) later revised in July of 2023 (MAJ 23-11). The developer is now moving forward with the infrastructure development and

establishing development parcels and street layouts. Therefore, staff finds the request reasonable.

PREFNL-VAR LAKE CHARLES SUBDIVISION REGULATIONS

25-05

APPLICANT: AZUCENA MADRIGAL (MADRIGAL SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .18-acre tract of land M/L into two (2) development lots including Variances in order to 1) reduce lot size requirement (4,000sq.ft. each vs. 5,000sq.ft.) and 2) create side setback property line encroachment, within a Mixed Use Zoning District. Location of the request is the **Southeast corner of N. Shattuck Street @ Commercial Street.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a .18 acre tract of land into two development lots including Variances in order to 1) reduce the lot size requirement and 2) create a side setback property line encroachment, within a Mixed Use Zoning District. Both of the existing structures on the property have current Unsafe Structure cases open and the commercial building has an active demolition permit. Staff cannot forward a position of support due to the commercial redevelopment of these individual subdivided properties will make it challenging to adhere to the development standards. Sec 4-205(5)(a)(ii) of the Zoning Ordinance states Variances should not be granted which would permit the creation of a lot or parcel that cannot be developed in compliance with this ordinance and other regulations applicable thereto.

PREFNL

25-06

LAKE CHARLES SUBDIVISION REGULATIONS

APPLICANT: CHARVAIS COMPANY, LLC (CHARVAIS CROSSING)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 2.14-acre tract of land M/L into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the **Southeast section of Nelson Road @ Wolf Circle.**

STAFF FINDINGS: The on-site and site plan reviews revealed the applicant is requesting to subdivide a 2.14 acre tract of land into two (2) development tracts, within a Mixed Use Zoning District. The subdivision request meets the minimum lot size for development, therefore staff finds the request reasonable.

PREFNL-VAR LAKE CHARLES SUBDIVISION REGULATIONS

25-07

APPLICANT: WILLIAM SCOTT MONTGOMERY (MONTGOMERY OAKS SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .28-acre tract of land M/L into two (2) residential lots including a Variances for reduction of lot size requirement (Lot B - 5,608sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is **628A and 628B 15th Street.**

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to re-subdivide a .28-acre tract of land with existing residential homes, into two (2) residential lots including a Variances for reduction of lot size requirement for one of the created lots, in a Neighborhood Zoning District.

PREFNL-MAJ LAKE CHARLES SUBDIVISION REGULATIONS

-VAR 25-08

APPLICANT: LAKE CITY RENTALS (JAMES PLACE SUBDIVISION)

SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 1.36-acre tract of land into ten (10) residential lots including a Major Conditional Use Permit for private drive access and Variances for 1) private drive to exceed 200ft. in length; and 2) reduction of lot size requirements for Lots 5-10, within a

Residential Zoning District. Location of the request is **4201-4205 Alma Lane (and rear of)**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to subdivide a 1.36 acre tract of land into ten (10) residential lots including a Major Conditional Use Permit for private drive access and Variances for 1) private drive to exceed 200ft in length; and 2) reduction of lot size requirements for Lots 5-10, within a Residential Zoning District. Staff’s review found the lot configuration potentially challenging for access of future property owners. Therefore, staff cannot forward a position of support.

REZONE-MAJ CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

25-02

APPLICANT: LARRY THOMAS

SUBJECT: Applicant is requesting to amend the official zoning map (Sec 5-207) from a Residential Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit (5-302(3)(b)) in order to convert an existing residential structure into an office building with an existing accessory shop and shed. Location of the request is **6706 Big Lake Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to amend the official zoning map from a Residential Zoning District to a Mixed Use Zoning District companioned with a Major Conditional Use Permit in order to convert an existing residential structure into an office building with an existing accessory shop and shed for a commercial contracting office. The property will need to meet all development standards including, but not limited to, parking standards, landscaping, and fencing requirements as outlined in the Zoning Ordinance.

MAJ 25-03

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: GUL AWAN

SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(ii)) in order to construct a drive thru restaurant, within a Mixed Use Zoning District. Location of the request is **3760 Nelson Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a drive thru restaurant within a Mixed Use Zoning District. The proposal must meet all development standards including but not limited to providing 10 cars stacked within the property and adhere to all landscape requirements outlined in Sec 5-210 in the Zoning Ordinance. This proposal must get DOTD approvals.

SPC 25-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: L & M TRAFFIC

SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to convert an existing non-conforming multi-modal transportation facility into an aggregate off-loading exterior storage facility, within a Light Manufacturing Zoning District. Location of the request is **400 N. Kirkman Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to convert an existing non-conforming multi-modal transportation facility/warehouse into an aggregate off-loading facility within a Light Manufacturing Zoning District. The applicant is requesting to re-establish another non-conforming use for the light manufacturing property. This proposed use of an aggregate offloading, storage, and distribution facility is consistent with the intensity and impact of the previous facility.

VAR 25-08

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LI YU

SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to 1) establish a

massage therapy business within 300ft. of a Residential Zoning District and 2) allow reduction of front and side landscape bufferyard areas in order to provide required parking, within a Mixed Use Zoning District. Location of the request is **4021 Nelson Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to establish a massage therapy business within 300ft of a Residential Zoning District. Staff’s review revealed that the proposal is bordered to the North by a vacant building, to the East by residential property, and to the West and South by commercial properties. Ordinance #20031 states that no massage establishment shall be located less than 300ft from the nearest property line of any land located in a Residential Dwelling District or Neighborhood District unless a variance is granted. If approved applicant will have to meet all other development standards including meeting the parking and landscaping requirements.

VAR 25-11

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JIM SHAMBURGER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a proposed church facility beyond the front property or easement line with parking area in front of building, within a TND Development District (Morganfield). Location of the request is the **Northside 3100 Blk. E. McNeese Street**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a church facility beyond the front property or easement line with parking in front of the building. In the city wide rezoning effort at the end of 2023, a large area of surrounding properties in the Morganfield area were taken out of the TND overlay due to the general development pattern being more conventional in nature and not aligning with the TND development regulations. At the time, this parcel was not considered as part of that effort, however staff finds this request reasonable.

VAR 25-12

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: JIM SHAMBURGER

SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a temporary crushed stone aggregate surfaced parking area, within a TND Development District (Morganfield). Location of the request is the **Eastside 4300 Blk. Corbina Road**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is requesting to construct a temporary crushed stone aggregate surfaced parking area to support the temporary church location across the street at 3091 Advent Court. If approved staff requests that the temporary materials and curb cut be removed or a variance be obtained to allow three curb cuts on one property. Additionally staff recommends a concrete apron be installed from the street edge back a distance of no less than 20’ to minimize aggregate migrating on to the street. Staff recommends approval on the condition that the temporary lot meet the landscape standards outlined in Sec 5-210 in the Zoning Ordinance.

VAR 25-13

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

APPLICANT: LAKE CITY RENTALS

SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 10’ front setback vs. 30’ front setback on all lots; 2) 5’ street side setback vs. required 15’ setback on Lot 10; 3) 5’ front setback vs. required 30’ setback on Lot 7; and 4) increase maximum lot coverage exceeding 40%, within a Residential Zoning District. Location of the request is **4201-4205 Alma Lane (and rear of) (James Place Subdivision)**.

STAFF FINDINGS: The on-site and site plan review revealed that the applicant is

requesting to construct homes with reduced setbacks of 10' front setback vs. 30' front setback on all lots; 2) 5' street side setback vs. required 15' setback on Lot 10; 3) 5' front setback vs. required 30' setback on Lot 7; and 4) increase maximum lot coverage exceeding 40%, within a Residential Zoning District. Any request to exceed 40% lot coverage cannot be greater than 50% per Sec 4-205(5)(a)(i). Staff's review found the lot configuration and requested variances potentially challenging for access of future property owners. Therefore, staff cannot forward a position of support.

OTHER BUSINESS

ADJOURN

D. W. JESSEN & ASSOCIATES, LLC
CIVIL & CONSULTING ENGINEERS

440 KIRBY STREET • LAKE CHARLES, LOUISIANA 70601 • FAX (337) 433-5842 • PHONE (337) 433-0561

February 14, 2025

ANNEXATION LEGAL DESCRIPTION FOR APPROXIMATELY 0.17 ACRES
OF OGEA ROAD

A 50-foot-wide strip of land located in the Southeast Quarter of the Northwest Quarter of Section 27, Township 10 South, Range 9 West, Calcasieu Parish, Louisiana that serves as right of way for Ogea Road and is coincident with the east line of Lot Seven (7) of Tract "A" of the Partition of the Estate of Narcisse Ogea, Sr ET AL, as recorded in Plat Book 13 at Page 60, records of Calcasieu Parish, Louisiana.

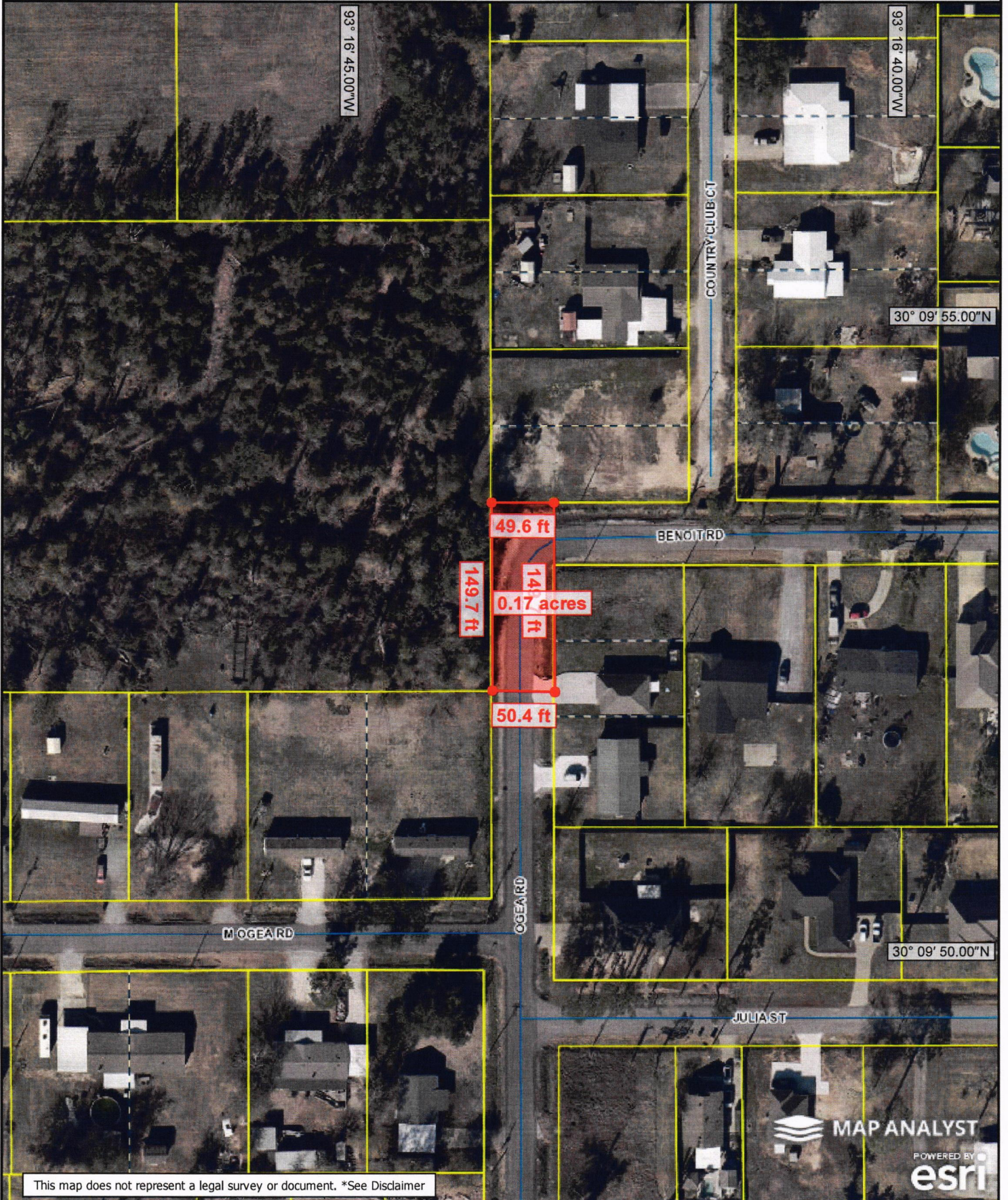
The annexation tract herein described contains 0.17 acres, more or less.

Prepared by W. Fisher Hamilton, Project No. LC-2025-1454

THIS LEGAL DESCRIPTION IS NOT BASED ON AN ACTUAL FIELD SURVEY. IT IS BASED ON PROPERTY RECORDS AVAILABLE TO D. W. JESSEN AND ASSOCIATES.



Ogea Road - Annexation



This map does not represent a legal survey or document. *See Disclaimer

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 2/10/2025 APPLICATION FEE: _____

1. NAME OF SUBDIVISION: Mid-City Neighborhood

2. NAME OF APPLICANT: Lake Charles Housing Authority

ADDRESS: PO BOX 1206 ZIP: 70602 PHONE: 337-489 8581

3. NAME OF AUTHORIZED AGENT: S. BENJAMIN TAYLOR JR

ADDRESS: _____ ZIP: _____ PHONE: _____

4. OWNER OF RECORD: Lake Charles Housing Authority

ADDRESS: _____ ZIP: _____ PHONE: _____

5. ENGINEER (and/or Land Surveyor): D.W. Jessen & Associates

ADDRESS: 440 Kirby St ZIP: 70601 PHONE: 337-433-0561

6. ATTORNEY: _____

ADDRESS: _____ ZIP: _____ PHONE: _____

7. SUBDIVISION LOCATION: Block being bounded by Lake St, West 18th St., and Creole St.

8. TOTAL ACREAGE BEING SUBDIVIDED: 38.3 acres

NUMBER OF LOTS: 10

9. ZONING CLASSIFICATION: Neighborhood/Mixed Use

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:
None

12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
Entire block identified above less Oasis Safe Haven in Northeast corner thereof and less Mid-city Lots in Northwest corner thereof

13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
700-728 W. Hale & 3005 Lake St. - Numerous Owners
601 W. 18th Street - Oasis A Safe Haven for Survivors of Domestic & Sexual Violence
2701 Lake St - Lake Charles Mid-City Lofts, LLC

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, S. BENJAMIN TAYLOR JR HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HERewith ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 2-12-25

MID-CITY NEIGHBORHOOD

SUBDIVISION PLAT

FEBRUARY 07, 2025

A BOUNDARY SURVEY OF A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE GASPARD ADDITION SUBDIVISION AS PER CONVEYANCE BOOK 573, PAGE 452, RECORDS OF CALCASIEU PARISH, LOUISIANA, THENCE N00°45'29"E, ALONG THE EAST RIGHT OF WAY LINE OF LAKE STREET, A DISTANCE OF 998.00 FEET; THENCE S89°04'49"E, A DISTANCE OF 208.70 FEET; THENCE N00°45'29"E, A DISTANCE OF 312.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 18th STREET; THENCE S89°04'49"E, ALONG THE SOUTH RIGHT OF WAY LINE OF WEST 18th STREET, A DISTANCE OF 781.42 FEET TO THE NORTHWEST CORNER OF OASIS A SAFE HAVEN FOR SURVIVORS OF DOMESTIC AND SEXUAL VIOLENCE AS PER ACT OF DONATION BY CONVEYANCE BOOK 2332, PAGE 682, CLERK'S FILE No. 2151669, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE SOUTHEASTERLY ALONG SAID PROPERTY LINE A DISTANCE OF 510 FEET MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF CREOLE STREET; THENCE S00°42'07"W, ALONG THE WEST RIGHT OF WAY LINE OF CREOLE STREET, A DISTANCE OF 1015.62 FEET; THENCE N89°03'25"W, A DISTANCE OF 1381.40 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINS 38.289 ACRES, MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE LOUISIANA COORDINATE SYSTEM OF NAD83 SOUTH ZONE (2011).
- ELEVATIONS SHOWN HEREON ARE NAVD88 (CEOID 12A).
- THE HEREIN DESCRIBED TRACT OF LAND IS LOCATED IN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, & OTHER FLOOD AREAS ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22019C0480F, DATED FEBRUARY 18, 2011.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE WHICH MAY AFFECT THE TRACT SURVEYED.
- THERE MAY BE STRUCTURES AND IMPROVEMENTS LOCATED ON THESE TRACTS WHICH ARE NOT SHOWN HEREON.
- FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITHIN SAID SERVITUDE. A PUBLIC ENTITY ACCESSING SAID SERVITUDE IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS OR TEMPORARY OBSTRUCTIONS WITH SAID SERVITUDE.
- 3/4" DIAMETER RODS HAVE BEEN SET AT ALL LOT CORNERS, EXCEPT AS NOTED.

LINE #	LENGTH	DIRECTION
L1	21.25	N44°08'58"W
L2	21.18	S45°51'02"W
L3	14.12	N45°51'02"E
L4	14.16	S44°08'58"E
L5	56.69	S89°03'25"E
L6	14.12	N45°51'02"E
L7	14.16	N44°08'58"W
L8	14.11	N45°49'21"E
L9	14.17	N44°10'39"W
L10	14.12	N45°51'02"E
L11	15.44	N49°34'34"W
L12	14.11	S45°49'21"W
L13	14.17	S44°10'39"E
L14	6.22	N48°03'20"W
L15	14.14	N03°03'20"W
L16	14.14	N86°56'40"E

LINE #	LENGTH	DIRECTION
L17	14.14	N03°03'20"W
L18	14.14	S86°56'40"W
L19	14.14	S03°03'20"E
L20	3.08	N48°03'20"W
L21	14.14	N03°03'20"W
L22	14.17	S44°10'39"E
L23	14.16	S44°08'58"E
L24	14.12	S45°51'02"W
L25	14.16	N44°08'58"W
L26	14.12	S45°51'02"W
L27	21.25	N44°08'58"W
L28	21.18	S45°51'02"W
L29	14.16	S44°09'40"E
L30	14.12	S45°50'20"W
L31	14.16	N44°09'40"W
L32	14.12	N45°50'20"E

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCES OF THE PARISH OF CALCASIEU, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.

COLE THOMPSON, P.L.S.
LOUISIANA REG. NO. 5340

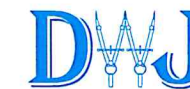
DEDICATION

THE RIGHTS-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS EASEMENTS 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 BE PLANTED WITHIN THE LIMITS OF ANY EASEMENTS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

LAKE CHARLES HOUSING AUTHORITY

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	54.08	275.00	N83°25'23"W	53.99	11°16'04"	27.13
C2	54.08	275.00	N83°25'23"W	53.99	11°16'04"	27.13
C3	67.48	200.00	N79°23'27"W	67.16	19°19'56"	34.06
C4	67.48	200.00	N79°23'27"W	67.16	19°19'56"	34.06
C5	132.05	155.00	N23°38'56"W	128.10	48°48'49"	70.33
C6	64.23	400.00	S86°20'34"W	64.17	9°12'03"	32.19
C7	64.23	400.00	S86°20'34"W	64.17	9°12'03"	32.19
C8	129.06	300.00	S13°04'57"W	128.07	24°38'57"	65.55
C9	129.06	300.00	S13°04'57"W	128.07	24°38'57"	65.55

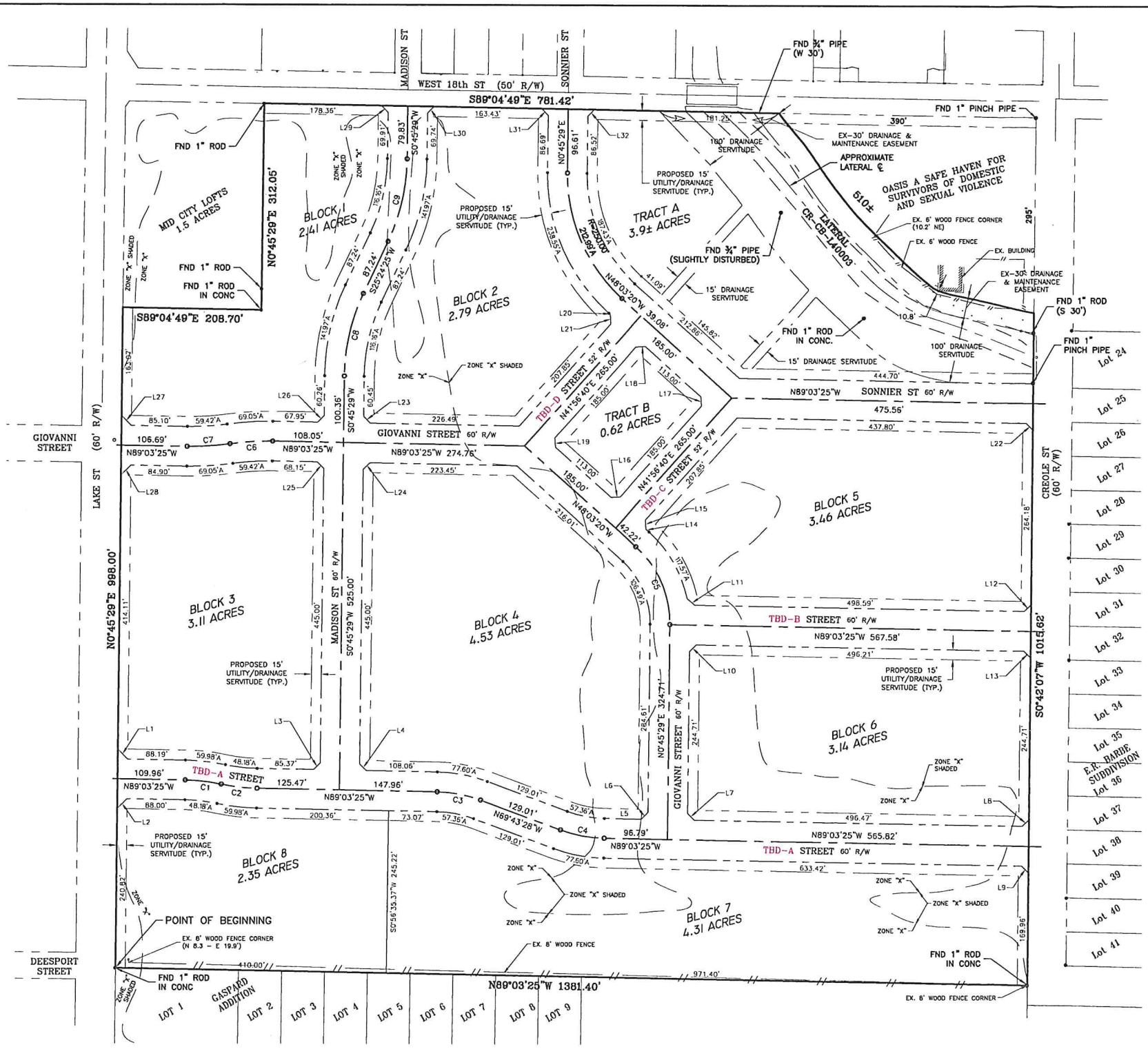
PRELIMINARY
THIS DOCUMENT IS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT
Cole R. Thompson, P.E.
P.E. La. Reg. No. 37262
P.L.S. La. Reg. No. 5340



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

File: P-2024-2960 (Lloyd Oaks Composite Map)
Drawing: P-2024-2960 (Lloyd Oaks Composite Map).dwg

SCALE: 1" = 100'
(24"x36" Sheet)
SCALE: 1" = 200'
(11"x17" Sheet)



VICINITY MAP
SCALE = N.T.S.

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

\$ 830⁰⁰

DATE: 1/31/25

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

1. NAME OF PROPOSED SUBDIVISION: Madrigal
(MUST CREATE NEW NAME)

2. NAME OF APPLICANT: Azucena Madrigal

ADDRESS: 12314 New Brunswick Houston TX ZIP 77089 PHONE 832 692 9609

3. NAME OF AUTHORIZED AGENT: _____

ADDRESS: _____ ZIP _____ PHONE _____

4. OWNER OF RECORD: Same

ADDRESS: _____ ZIP _____ PHONE _____

5. ENGINEER (and/or Land Surveyor): _____

ADDRESS: _____ ZIP _____ PHONE _____

6. ATTORNEY: _____

ADDRESS: _____ ZIP _____ PHONE _____

7. SUBDIVISION LOCATION: Corner N Shattuck st and Comercial street

8. TOTAL ACREAGE BEING SUBDIVIDED: _____

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

BY: Azucena Madrigal
SIGNATURE OF APPLICANT

DATE: 1/31/25

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 10/7/2024.

REFERENCE PLAT:

- PLAT OF WILLIAMS SUBDIVISION
- DATED 07/18/1904
- RECORDED ON PAGE 10, PLAT BOOK 61, RECORDS OF CALCASIEU PARISH, LOUISIANA

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.

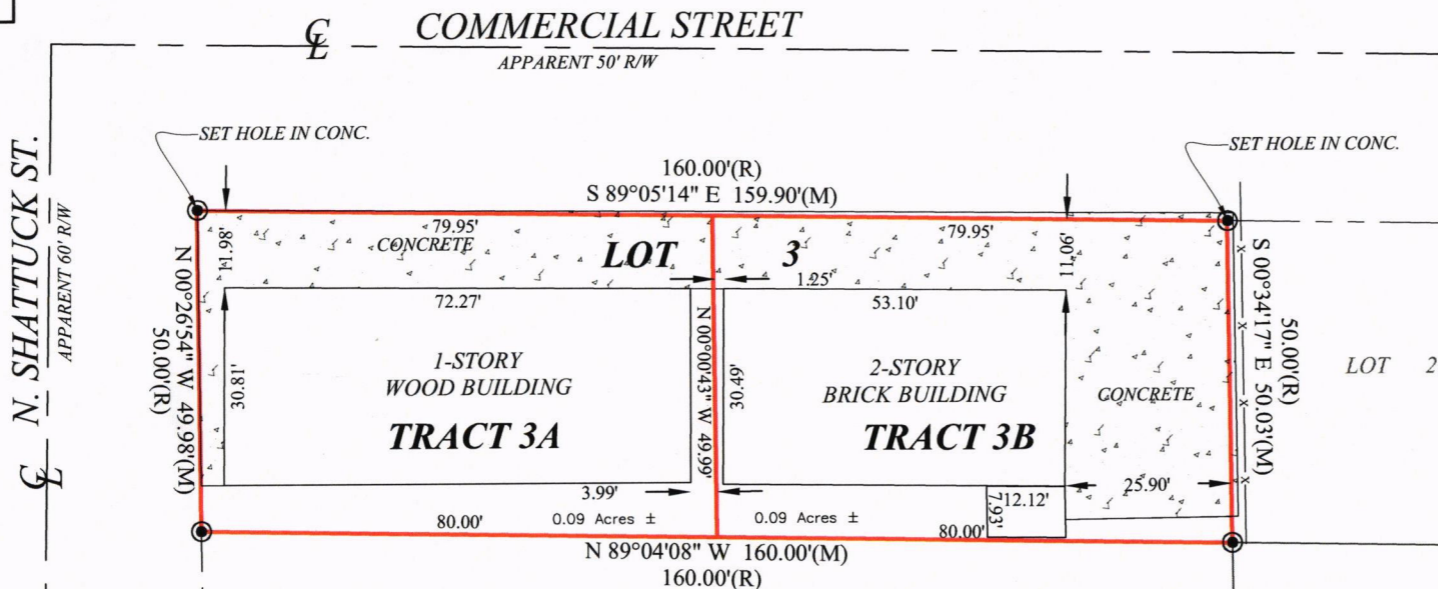
PLAT OF BOUNDARY SURVEY

FOR PROPERTY LOCATED IN:
SECTION 28, TOWNSHIP 9 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

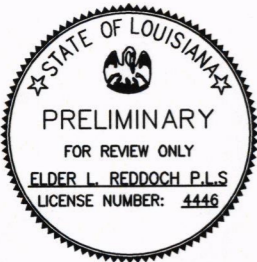
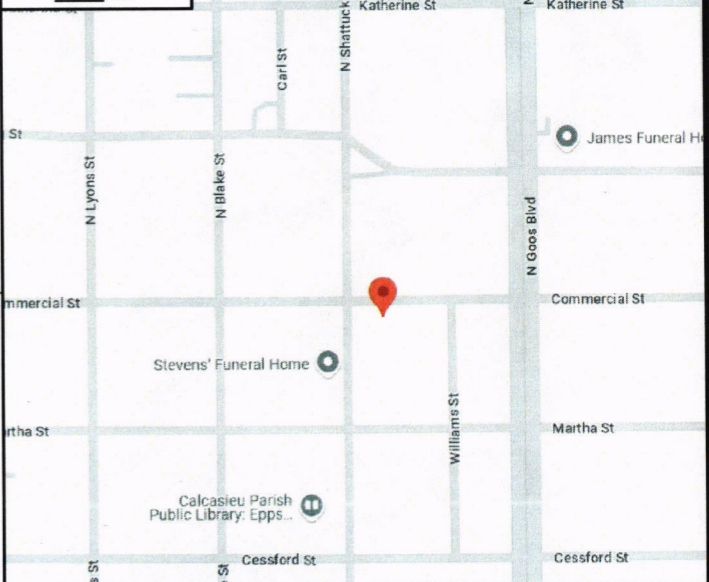
PROPERTY DESCRIPTION:

TRACT 3A
A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST HALF OF LOT 3 OF WILLIAMS SUBDIVISION, BEING A SUBDIVISION OF BLOCK 9 OF MOELING SUBDIVISION, AS PER PLAT RECORDED ON PAGE 10 OF PLAT BOOK 61, RECORDS OF CALCASIEU PARISH, LOUISIANA;
CONTAINING 0.09 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

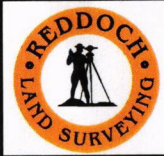
TRACT 3B
A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 9 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST HALF OF LOT 3 OF WILLIAMS SUBDIVISION, BEING A SUBDIVISION OF BLOCK 9 OF MOELING SUBDIVISION, AS PER PLAT RECORDED ON PAGE 10 OF PLAT BOOK 61, RECORDS OF CALCASIEU PARISH, LOUISIANA;
CONTAINING 0.09 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.



VICINITY MAP
SCALE: NTS



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:

1. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
2. 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.
3. 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.
4. 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 ZONE X 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: 1701 COMMERCIAL STREET, LAKE CHARLES, LA 70601

DRAWN BY:
JDG

APPROVED BY:
ELR

SCALE:
1" = 30'

DATE OF PLAT: OCTOBER 7, 2024

SURVEY PERFORMED FOR:
AZUCENA MADRIGAL

PROPERTY LOCATED IN:
SECTION 28,
TOWNSHIP 9 SOUTH,
RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT,
LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

REV. DATE: OCTOBER 10, 2024

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 1/10/25

APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 270.00

1. NAME OF SUBDIVISION: Charvais Crossing
2. NAME OF APPLICANT: Charvais Company LLC
ADDRESS: 905 Shell Beach Dr ZIP 70601 PHONE 337-884-7967
3. NAME OF AUTHORIZED AGENT: Louis D. Mark III
ADDRESS: 905 Shell Beach Dr ZIP 70601 PHONE 337-884-7967
4. OWNER OF RECORD: Charvais Company, LLC
ADDRESS: 905 Shell Beach Dr ZIP 70601 PHONE 337-884-7967
5. ENGINEER (and/or Land Surveyor): Reddock Land Surveying Inc.
ADDRESS: 2125 Hodgey St ZIP 70601 PHONE 337-491-9520
6. ATTORNEY: _____
ADDRESS: _____ ZIP _____ PHONE _____
7. SUBDIVISION LOCATION: 3723 Nelson Rd
8. TOTAL ACREAGE BEING SUBDIVIDED: .38
NO. OF LOTS: 1
9. ZONING CLASSIFICATION: Mixed Use X
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:
Zaffron Holdings, LLC 1715 Wolf Creek, RT Limited Liability Company
3635 Nelson Rd, CMAN Land LLC 1714 Wolf Circle
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.

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 10/31/2024.

REFERENCE PLAT:

- SURVEY OF AIMEE PARK SUBDIVISION
- PERFORMED BY D.W. JESSEN & ASSOCIATES
- DATED 09/04/2008
- RECORDED ON PAGE 267, PLAT BOOK 20, RECORDS OF CALCASIEU PARISH, LOUISIANA.

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- - - FENCE LINE

PLAT OF BOUNDARY SURVEY

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

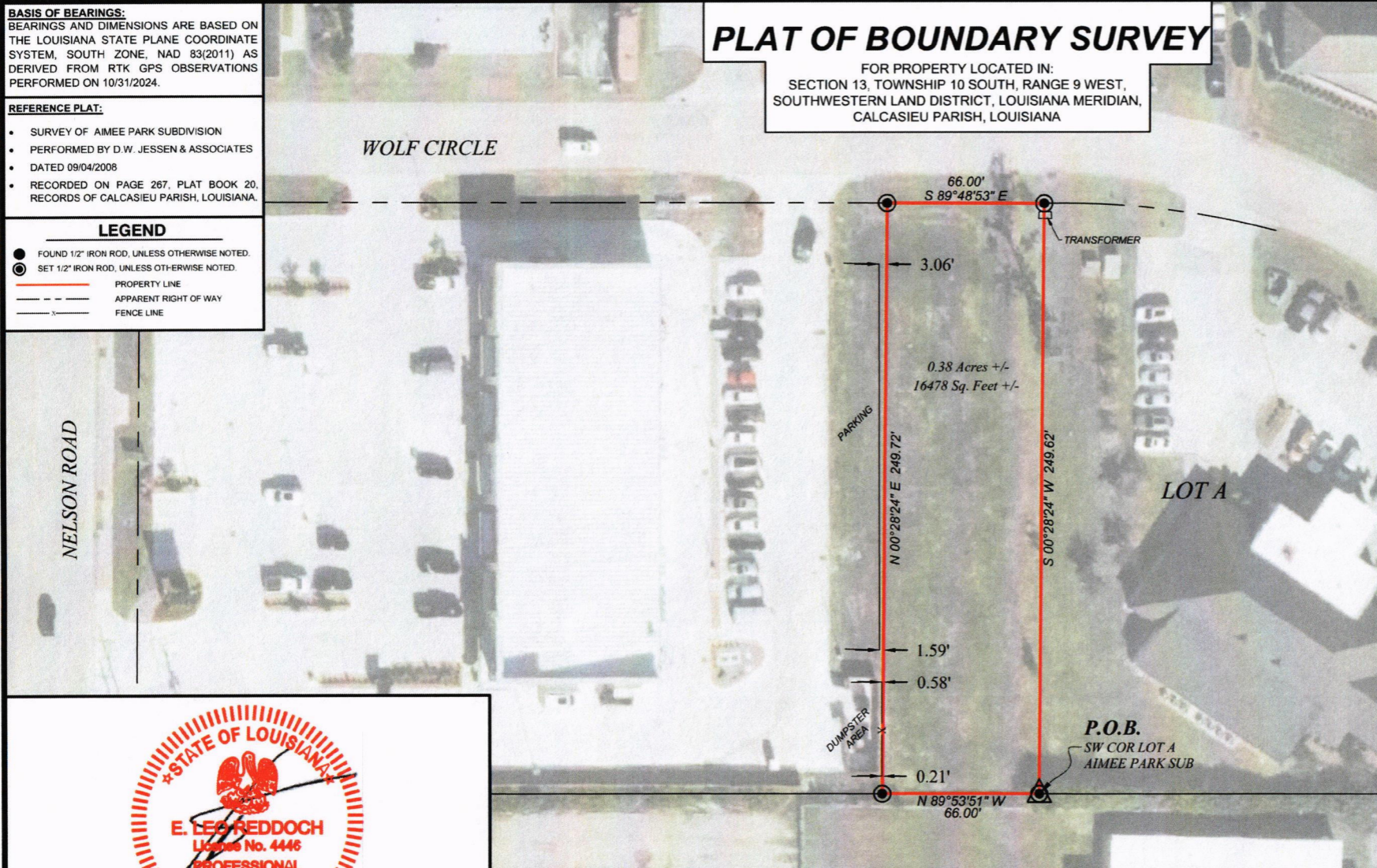
PROPERTY DESCRIPTION:

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:

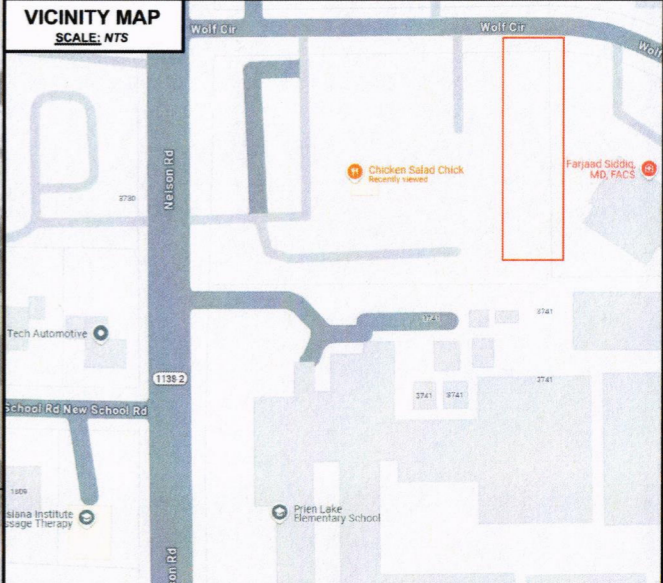
BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF AIMEE PARK SUBDIVISION, BEING A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 20, AT PAGE 80, RECORDS OF CALCASIEU PARISH, LOUISIANA;

THENCE NORTH 89°53'51" WEST A DISTANCE OF 66.00 FEET;
THENCE NORTH 00°28'24" EAST A DISTANCE OF 249.72 FEET;
THENCE SOUTH 89°48'53" EAST A DISTANCE OF 66.00 FEET;
THENCE SOUTH 00°28'24" WEST A DISTANCE OF 249.62 FEET TO THE POINT OF BEGINNING;

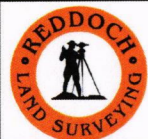
CONTAINING 0.38 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.



VICINITY MAP
SCALE: NTS



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:

1. THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
2. 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.
3. 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.
4. 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 ZONE X 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: TBD WOLF CIRCLE, LAKE CHARLES, LA 70605

DRAWN BY:
JDG

APPROVED BY:
ELR

SCALE:
1" = 60'

DATE OF PLAT: OCTOBER 31, 2024

SURVEY PERFORMED FOR:
BARBE PROPERTIES

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

REV. DATE:

CITY OF LAKE CHARLES
APPLICATION FOR FINAL SUBDIVISION APPROVAL

DATE: 2/7/25

APPLICATION FEE: \$ 200.00
PLAT FILING FEE: \$ 230.00

1. NAME OF SUBDIVISION: Montgomery Oaks
2. NAME OF APPLICANT: William Scott Montgomery
ADDRESS: 2700 McNair Farm Rd ZIP 70607 PHONE (337) 439-0373
3. NAME OF AUTHORIZED AGENT: N/A
ADDRESS: _____ ZIP _____ PHONE _____
4. OWNER OF RECORD: same as above
ADDRESS: _____ ZIP _____ PHONE _____
5. ENGINEER (and/or Land Surveyor): E. Leo Reddock III P.L.S.
ADDRESS: 2125 Hodges St ZIP 70601 PHONE (337) 421-9520
6. ATTORNEY: Charles M. Hunt II
ADDRESS: 411 Clarence St. ZIP 70601 PHONE (337) 436-4546
7. SUBDIVISION LOCATION: W 1/4 SW 1/4 of NW 1/4 Section 8, Township 10 South Range 8 West
8. TOTAL ACREAGE BEING SUBDIVIDED: .28 approximately
NO. OF LOTS: 2
9. ZONING CLASSIFICATION: City
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:

Stephen Eric Griffin, et al
Common Street Self Storage

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: Scott Montgomery
SIGNATURE OF APPLICANT

DATE: 2/7/25

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2/7/25

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: 628A & 628B 15th St, Lake Charles, LA 70601

LEGAL DESCRIPTION: see attached

DESCRIPTION OF JOB: Divide Property in half

WITH PLANS ATTACHED HERETO:

APPLICANT: William Scott Montgomery PHONE (337) 439-0373

MAILING ADDRESS: 2700 McNew Farnold Bldg. B Lake Charles, LA ZIP: 70607

EMAIL ADDRESS: Kristy@montelectric.com

OWNER OF RECORD: William Scott Montgomery

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 Scott Montgomery

DATE 2/7/25

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 04/04/2024.

LEGEND

- FOUND 1" IRON ROD, UNLESS OTHERWISE NOTED.
- ⊙ SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- - - FENCE LINE

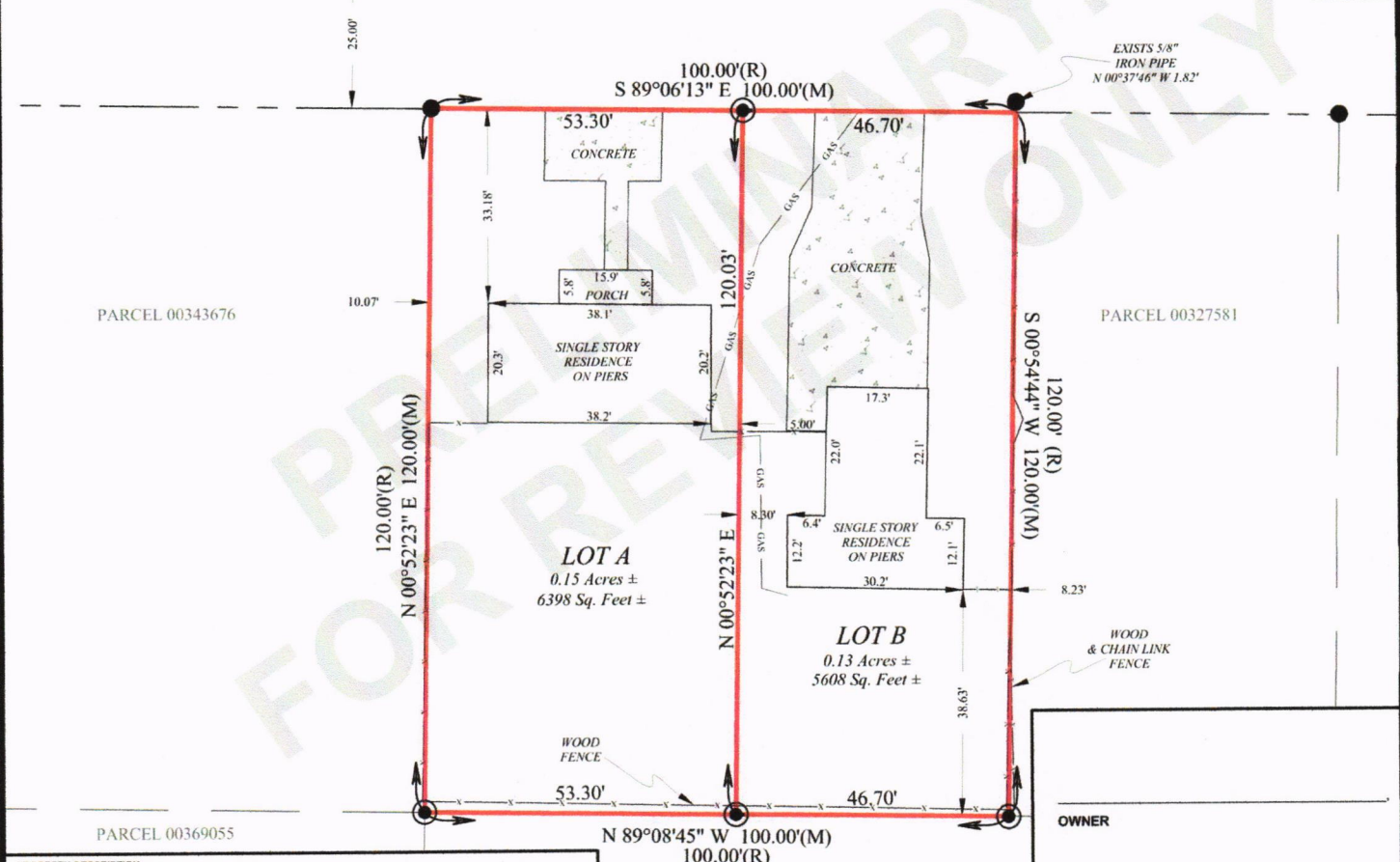
PLAT OF BOUNDARY SURVEY

SHOWING:
**MONTGOMERY OAKS
SUBDIVISION**

BEING LOCATED IN:
SECTION 8, TOWNSHIP 10 SOUTH, RANGE 8 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA

15TH STREET

APPARENT 50' R/W



PROPERTY DESCRIPTION:
A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COM 100 FT W AND 500 FT N OF SE COR. OF N 8 ACS OF W 1/2 SW NW 8.10.8, ON S/S OF PARKWAY ST, W 100 FT S 120 FT ETC.
CONTAINING 0.28 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON (PRELIMINARY)

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

DEDICATION:
THE RIGHT-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWERAGE 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 SERVICED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED IS GRANTED.

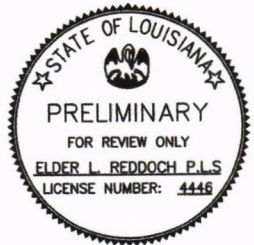
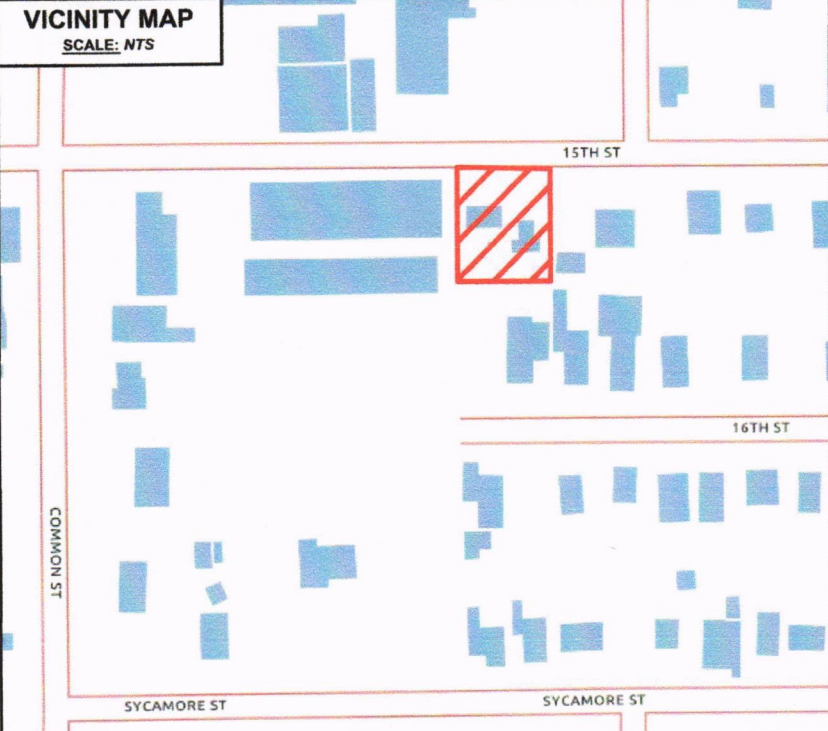
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER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

GENERAL NOTES:

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- NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL, ISSUES, EASEMENTS, OR SERVICEDS 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.

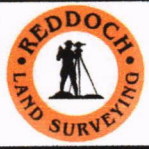
FLOOD ZONE NOTE:
DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 220904809F, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2011. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MUNICIPAL ADDRESS: 628 15TH STREET, LAKE CHARLES, LOUISIANA 70601



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

REDDOCH LAND SURVEYING, INC.
In the field since 1981.
528 Pujos Street,
Lake Charles, LA 70601
(337)491-9520
reddochlandsurveying@yahoo.com



DRAWN BY: ACR	SURVEY PERFORMED FOR: WILLIAM MONTGOMERY
APPROVED BY: ELR	PROPERTY LOCATED IN: SECTION 8, TOWNSHIP 10 SOUTH, RANGE 8 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA
SCALE: 1" = 30'	
DATE OF PLAT: APRIL 9, 2024	REV. DATE: 06/14/2024, 02/07/2025

CITY OF LAKE CHARLES
APPLICATION FOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 2-10-25 APPLICATION FEE: _____

1. NAME OF PROPOSED SUBDIVISION: James Place
(MUST CREATE NEW NAME)

2. NAME OF APPLICANT: Lake City Rentals
ADDRESS: 3617 E. Banbury Rd. ZIP: 70605 PHONE: 337 794-1941

3. NAME OF AUTHORIZED AGENT: Kevin Snider
ADDRESS: Same as above ZIP: _____ PHONE: _____

4. OWNER OF RECORD: Nichole Forman
ADDRESS: _____ ZIP: _____ PHONE: _____

5. ENGINEER (and/or Land Surveyor): Magnolia
ADDRESS: _____ ZIP: _____ PHONE: _____

6. ATTORNEY: _____
ADDRESS: _____ ZIP: _____ PHONE: _____

7. SUBDIVISION LOCATION: 4201, 4205 Alma
Lot 10 East of Lots

8. TOTAL ACREAGE BEING SUBDIVIDED: 1.36 Acres NUMBER OF LOTS: 10

9. ZONING CLASSIFICATION: Residential

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:
Yes

12. LIST ALL LAND PROPOSED TO BE SUBDIVIDED:
See Above list

13. LIST ALL ABUTTING AND ADJACENT PROPERTY OWNERS AND ADDRESSES:
Yes Attach

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, Kevin Snider HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS SUBMITTED HEREWITH ARE TRUE.

BY: [Signature]
SIGNATURE OF APPLICANT

DATE: 2-10-25

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2-10-25

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: 4201, 4205 Alma + (Lot 10)

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Subdivision, with variances + Private Drive

WITH PLANS ATTACHED HERETO:

APPLICANT: Lake City Rentals PHONE: 337 794-1941

MAILING ADDRESS: 3617 E. Banbury Rd. LC. ZIP: 70600

EMAIL ADDRESS: Lake city development 337@gmail.com

OWNER OF RECORD: Nichole Long

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: March 10th

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: 90 days 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 KML

DATE 2-10-25



3617 E. Banbury Rd. Lake Charles, LA
70605
+1 (337) 794-1941
lakecitydevelopment@gmail.com

February 10, 2025

Zoning Department

City of Lake Charles
326 Pujo Street
Lake Charles, LA 70601

To whom it may concern

This Letter of Intent (LOI) is submitted on behalf of Lake City Rentals regarding the zoning request for residential use at the following properties:

- **4201 (Lot 1) Alma Lane, Lake Charles, LA 70605**
- **4205 (Lot 2) Alma Lane, Lake Charles, LA 70605**
- **(TBD) Lot 10 Alma Lane, Lake Charles, LA 70605**

We seek to rezone these properties for residential single-family homes to provide affordable housing within the City of Lake Charles.

Purpose of Request:

This rezoning request is for 3 variances: 1. Lot size. 2. Set back from 30' to 10'. 3. Lot coverage. This will also request major conditional use, with a private driveway for a new planned subdivision development called James Place.

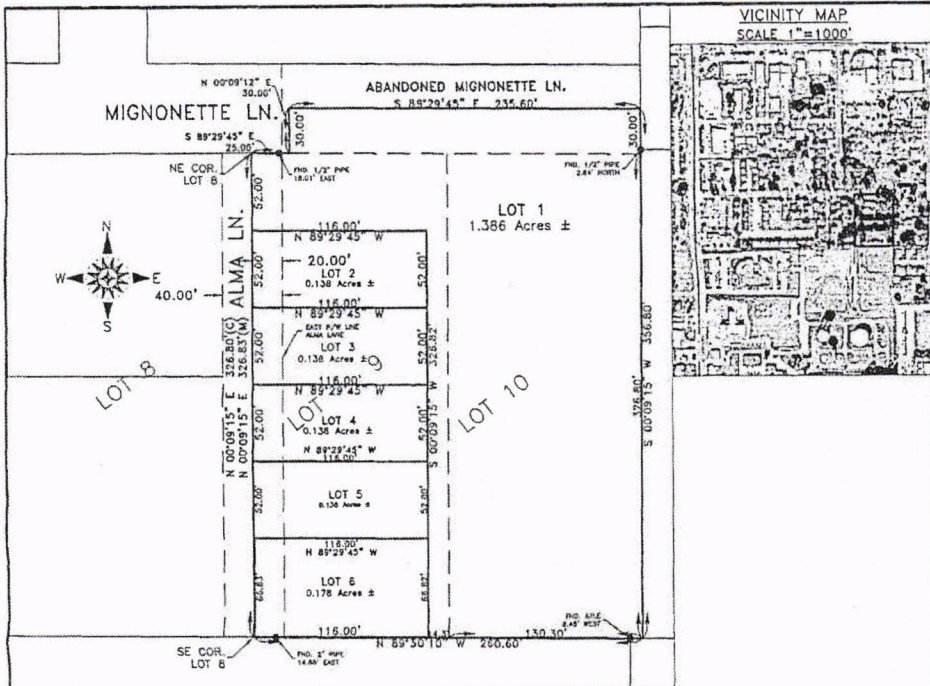
We respectfully request that this zoning request be reviewed, and we look forward to discussing the project further with your office.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Kevin Snider
Owner
Lake City Development/Lake City Rentals

FILE NO 2019-1200
 RECORDED DATE 6-20-19
 RECORDED TIME 8:41:38 AM

RECORDED IN Platts
 BOOK 57 PAGE 1



PROPERTY DESCRIPTION:
 LOTS 9 & 10 OF MRS. CHRISTINA SWEENEY SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 72, RECORDS OF CALCASIEU PARISH, LOUISIANA, AND THAT PORTION OF ALMA LANE AND MIGNONETTE STREET REVERTING TO THE SAID LOTS 9 & 10 BY VIRTUE OF THE ABANDONMENT BY THE CITY OF LAKE CHARLES BY ORDINANCE NO. 8709 FILED 10/05/1988 AT CLERK'S FILE NUMBER 1998996 IN CONVEYANCE BOOK 2091, PAGE 646, RECORDS OF CALCASIEU PARISH, LOUISIANA.

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

THIS REVISION (OF JUNE 17, 2019) IS INTENDED TO CORRECT A CLERICAL ERROR IN THE PRIOR RECORDED PLAT OF LUCAS ESTATES AS TO THE BOUNDARIES OF LOT 1 OF LUCAS ESTATES. LOTS 2 THROUGH 6 OF LUCAS ESTATES ARE NOT AFFECTED BY THIS REVISION; ONLY LOT 1 IS AFFECTED.

Brad Foreman - *Kapin Properties, LLC*
 OWNER
Brad Foreman

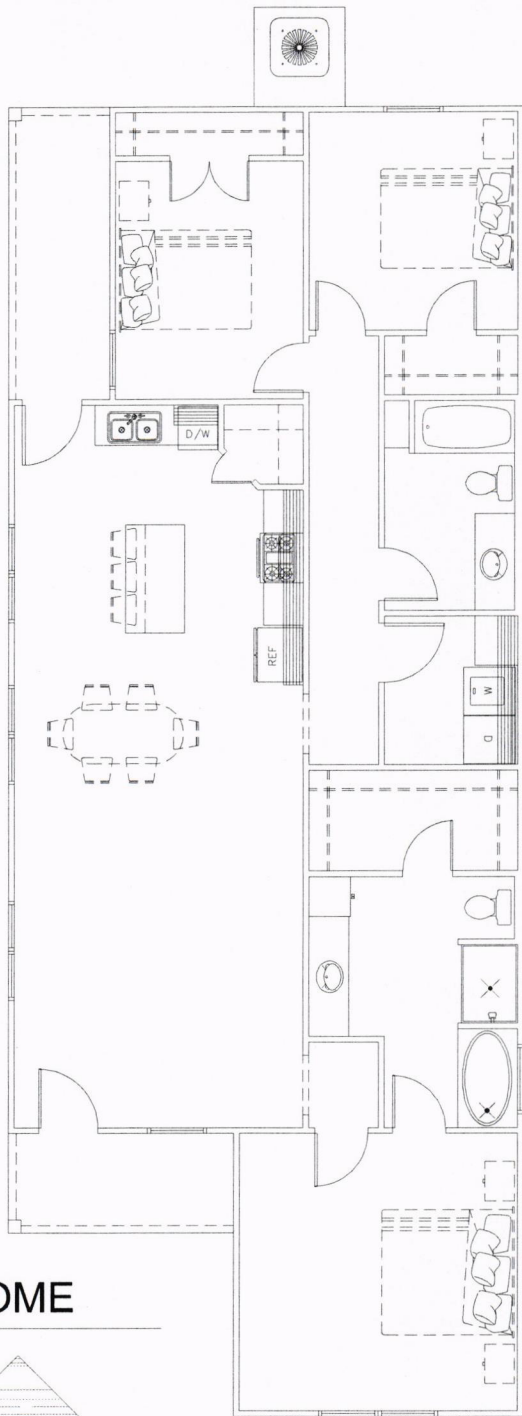
CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CALCASIEU PARISH, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.
 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 PER MAGNETIC UNLESS OTHERWISE NOTED.
 I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X & X(SHADED) 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.

E. Leo Reddoch
 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

PLAT OF SUBDIVISION

DRAWN BY: KVN	PLAT OF SUBDIVISION PERFORMED FOR: LUCAS ESTATES
CHECKED BY: ELR	PROPERTY LOCATED IN: SECTION 24 TOWNSHIP 10 SOUTH RANGE 9 WEST CALCASIEU PARISH, LOUISIANA
SCALE 1" = 50'	
DATE OF PLAT: FEBRUARY 26, 2018	
REV. SUB.: APRIL 24, 2018	
REV. SUB.: JUNE 6, 2019	
REV. LEGAL: JUNE 17, 2019	



SHOTGUN HOME

298.888



SQUARE FOOTAGE CALCULATIONS	
LIVING	= 1,478 SQ. FT.
FRONT PATIO	= 57 SQ. FT.
REAR PATIO	= 75 SQ. FT.
TOTAL	= 1,610 SQ. FT.

Tru Design, LLC

House Plans and Drafting Services

www.TruHomeDesign.net

337-692-5369

TruHomeDesign@gmail.com

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 1-11-25

TOTAL FEE: \$ 500⁰⁰

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: 6706 Big Lake Road

LEGAL DESCRIPTION: Parcel # 01317861

DESCRIPTION OF JOB: Commercial Zoning

WITH PLANS ATTACHED HERETO:

APPLICANT: Larry Thomas PHONE: 337-515-1308

MAILING ADDRESS: 5 Riverlane LC LA 70605 ZIP: 70605

EMAIL ADDRESS: LarryThomas1308@G-Mail.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:

Rezone To Mixed Use

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 _____

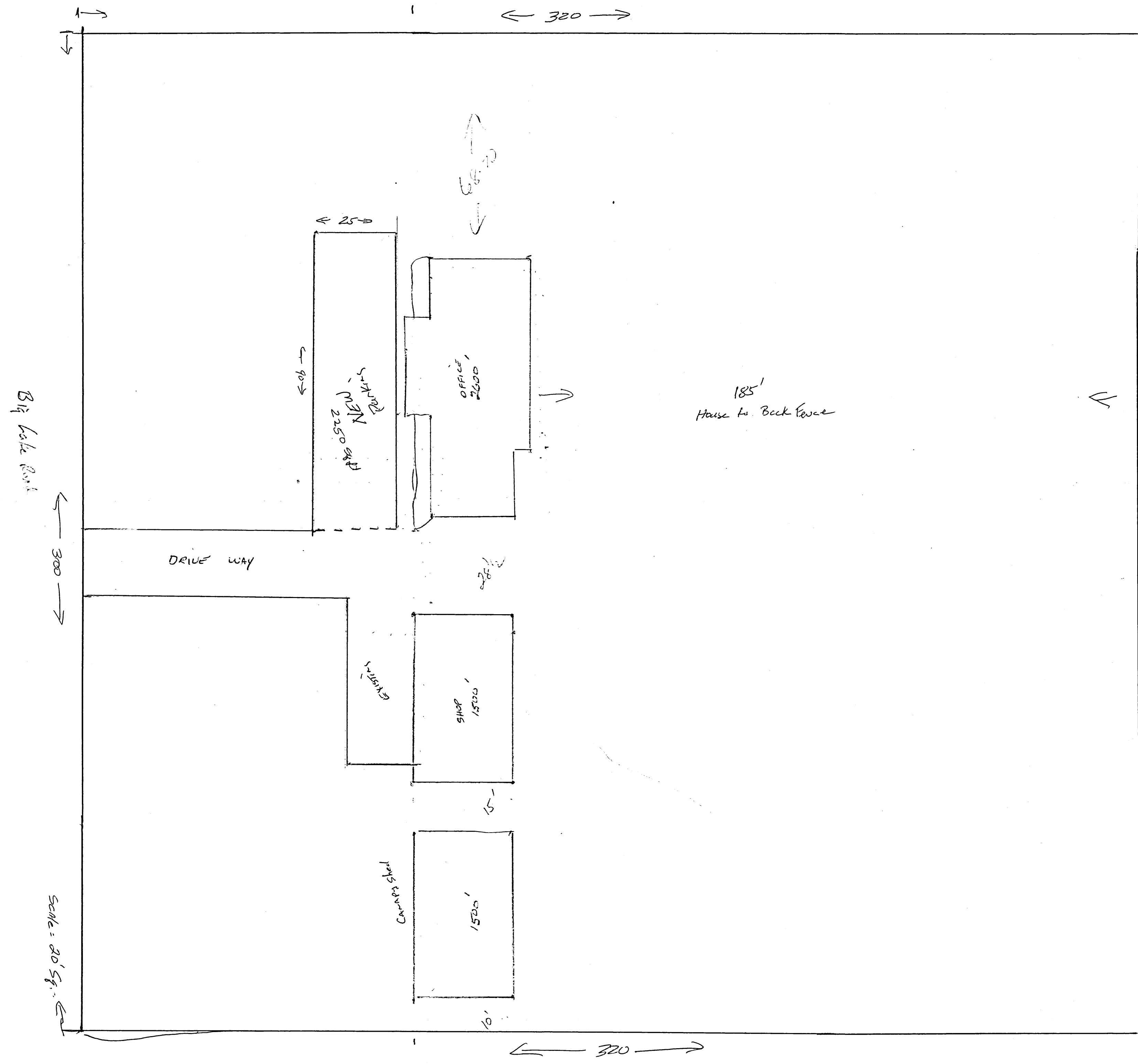
Letter of INTENT

Larry & Vicki THOMAS 5 RIVER Lane Lake Charles
70605 zip

Applying for COMMERCIAL ZONING @ 6706

Big Lake Rd 70605

Larry Thomas



Scale: 80 Sq. Ft.

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 02/11/2025

TOTAL FEE: \$ 500.00

THIS APPLICATION IS ISSUED IN ACCORDANCE WITH THE LAWS, ORDINANCES, AND REGULATIONS ENFORCED BY THE PLANNING DEPARTMENT OF THE CITY OF LAKE CHARLES, 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: 3760 Nelson Rd, Lake Charles, LA 70605

LEGAL DESCRIPTION: Schedule A - Attached

DESCRIPTION OF JOB: New Construction

WITH PLANS ATTACHED HERETO:

APPLICANT: Gul Awan PHONE: 337-263-2038

MAILING ADDRESS: 900 GERSTNER MEMORIAL DR LAKE CHARLES LA ZIP: 70601

EMAIL ADDRESS: gulnawan@yahoo.com

OWNER OF RECORD: Sunshine Delights 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: 05/25 EXPECTED COMPLETION: 09/25 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 _____

02/11/2025
DATE

Date: 02/11/2025

Planning Department
Office of Zoning & Land Use
City of Lake Charles
326 Pujol St,
Lake Charles, LA 70602

Dear Members of the Planning Commission,

Subject: Letter of Intent for Conditional Use Permit Application

I am writing to formally submit my application for a **Conditional Use Permit** for the property located at **3760 Nelson Rd, Lake Charles, LA 70605** in accordance with the zoning regulations and requirements of Lake Charles.

The purpose of this request is to build a Quick-service restaurant. (Big Chicken)

I respectfully request the opportunity to present this application before the Planning Commission at the earliest available hearing. I am confident that this proposal will contribute positively to the community and align with the City's vision for sustainable growth.

Thank you for your time and consideration. I look forward to your response and the possibility of moving forward with this project.

Sincerely,



Gul Awan
Member
Sunshine Delights LLC



Exterior Paint

Sherwin Williams
Web Gray SW 7076

Or

Sherwin Williams
Cityscape SW 7067

Sherwin Williams
Reflection SW 7661

Accent color Exterior

Sherwin Williams
Bohemian Black SW 6900

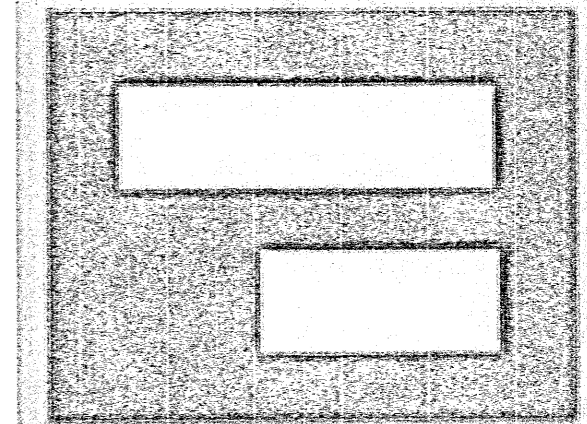
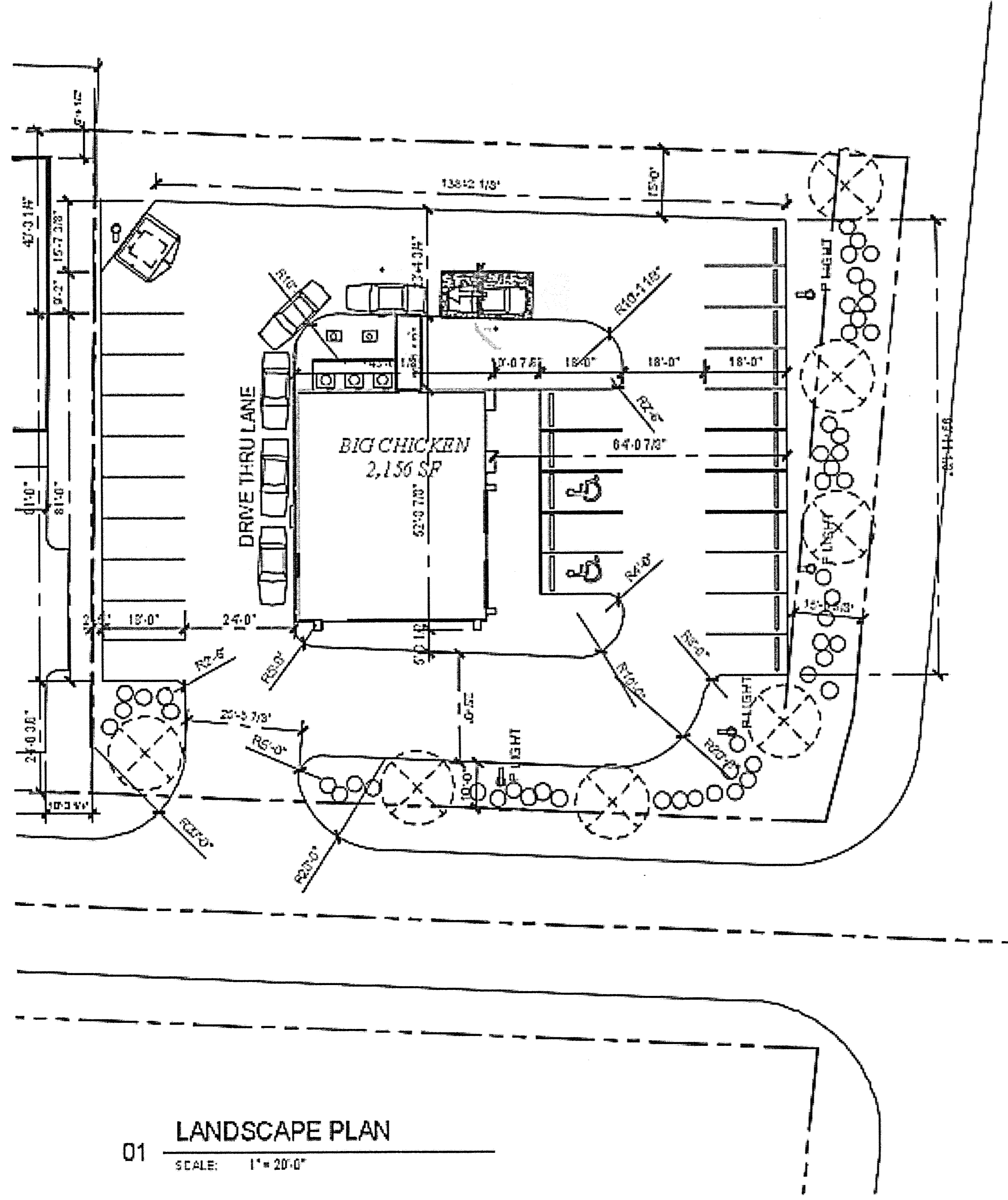
Exterior Longboard woodgrain finish with slight texture with matte sheen (longboardproducts.com)

6" V groove profile

Dark color: Italian Rosewood
Light Color: Light National Walnut

Contact Adam Cossick for Big Chicken Account Pricing
770-530-3862

acossick@longboardproducts.com



JSP
Joseph S. Pender
1234567890
BOSSIERE CITY, LA 70112
LS 1234567890

PRELIMINARY	SET #
REVISION	
DATE	

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

NEWBUILDING FOR

BIG CHICKEN

376 NELSON ROAD
LAKE CHARLES, LOUISIANA 70605

LANDSCAPE PLAN

PROJECT #	REVISION	DATE
DRAWN BY:		
CHECKED BY:		
DRAWN BY:		
CHECKED BY:		
CIVIL PLANS		
ARCH PLANS		
SHEET		

L100

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2/8/25

TOTAL FEE: \$ 200⁰⁰

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: 400 Kirkman St.

LEGAL DESCRIPTION: Section 29, Township 9 south, Range 8 West, Calcasieu Parish

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: L&M Traffic PHONE: 337-540-6189

MAILING ADDRESS: 1444 Carney St, Lake Charles, LA ZIP: 70615

EMAIL ADDRESS: lincolnrichardson@gmail.com

OWNER OF RECORD: L&M Traffic

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 _____

Letter of Intent

400 Kirkman St.

Owner: L&M Traffic

Applicant: Lincoln Richardson resides at 1444 Carney St., Lake Charles, LA

Parcel Location: Section 29, Township 9 South, Range 8 West, Calcasieu Parish

Physical Address: 400 Kirkman St

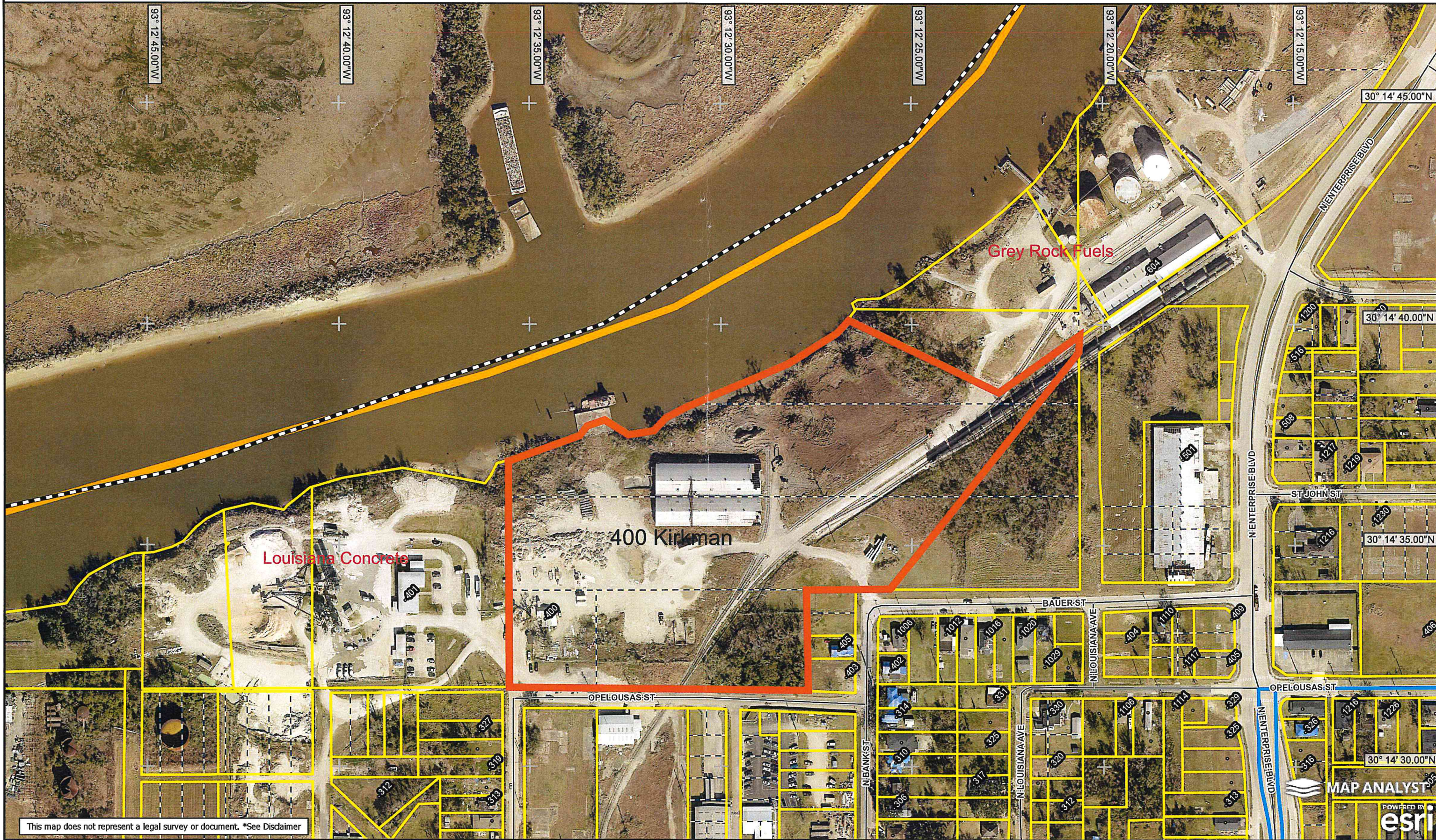
Proposed Intent:

- Offloading, staging and retail bulk construction materials
- Recycle concrete crushing operation
- Concrete batch plant

Signature of Applicant: Lincoln Richardson



Map



93° 12' 45.00" W

93° 12' 40.00" W

93° 12' 35.00" W

93° 12' 30.00" W

93° 12' 25.00" W

93° 12' 20.00" W

93° 12' 15.00" W

30° 14' 45.00" N

30° 14' 40.00" N

30° 14' 35.00" N

30° 14' 30.00" N

This map does not represent a legal survey or document. *See Disclaimer



Scalebar accurate at map center



APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: Jan 16 / 2025

TOTAL FEE: \$ 300⁰⁰ ~~300~~ 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: 4021 NELSON RD, LAKE CHARLES LA, 70605

LEGAL DESCRIPTION: Atch.

DESCRIPTION OF JOB:

WITH PLANS ATTACHED HERETO:

APPLICANT: LI Yu PHONE: 337-499-1636

MAILING ADDRESS: 4021 NELSON Rd. Lake Charles ZIP: 70605

EMAIL ADDRESS: L. Y08822@Yahoo.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 LI Yu DATE 1-26-2025

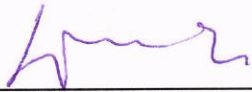
01/24/25

To Whom It May Concern:

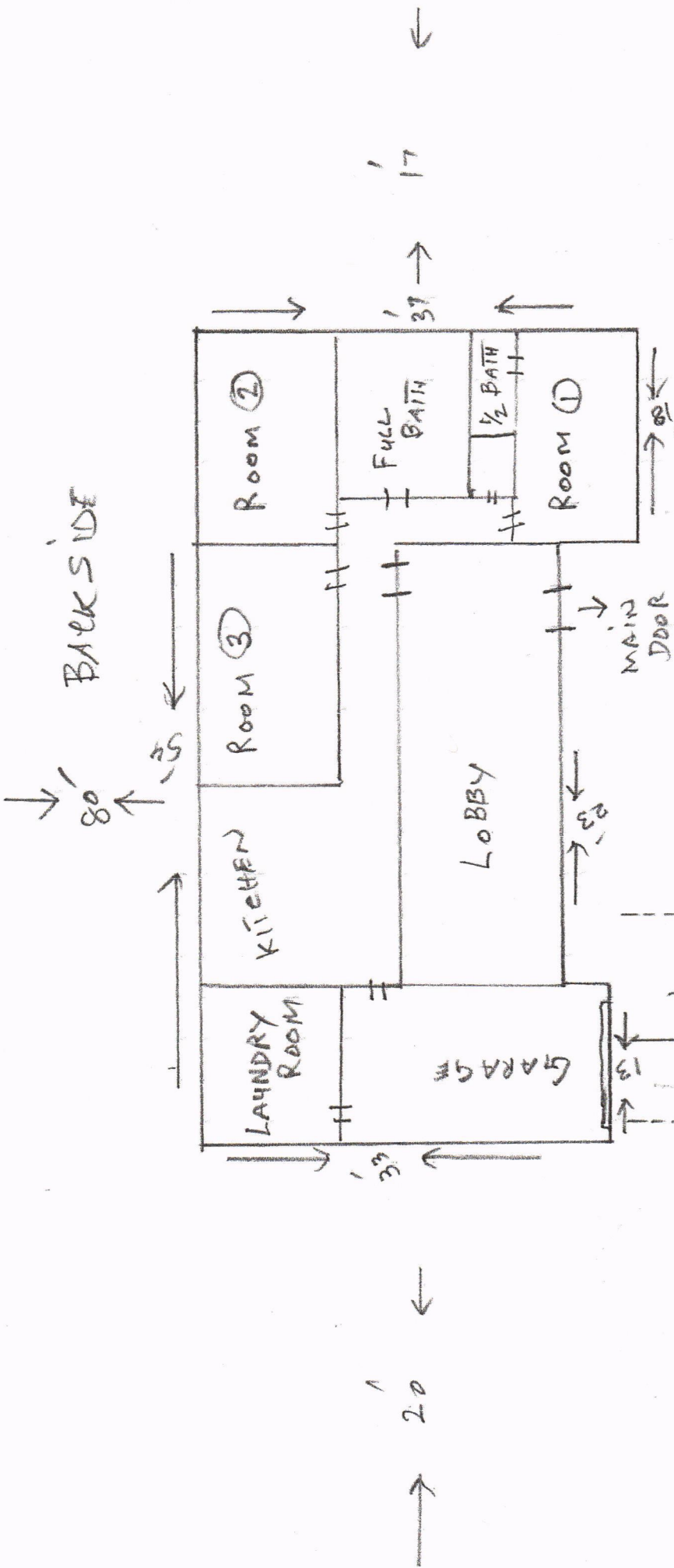
I am requesting a Minor Conditional Use permit in order to establish a massage therapy business within a Mixed Use Zoning District.

I am also requesting the following variances:

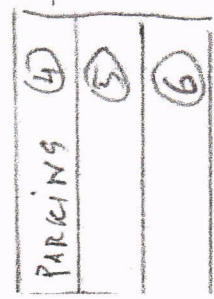
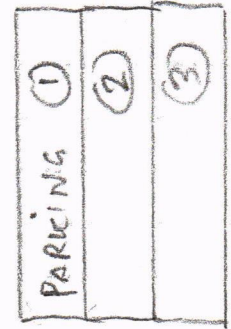
1. Establish a massage therapy business within 300ft. of a Residential Zoning District
2. Reduction of required front and side landscape bufferyard in order to provide required number of parking spaces.



Li Yu



ADDRESS
 4021 NELSON RD
 LAKE CHARLES
 LA 70605



NELSON ROAD

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2/10/25

TOTAL FEE: \$ 200⁰⁰

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: NE CORNER OF INTERSECTION OF E. McNEESE ST & COBBINA ROAD

LEGAL DESCRIPTION: SEE ATTACHED

DESCRIPTION OF JOB: VARIANCE FOR PARKING & BLDG LOCATION - SEE ATTACHED

WITH PLANS ATTACHED HERETO:

APPLICANT: JIM SHAMBURGER

PHONE: 337-515-9731

MAILING ADDRESS: P.O. BOX 5920 LAKE CHARLES, LA ZIP: 70606

EMAIL ADDRESS: JWSTAM213@YAHOO.COM

OWNER OF RECORD: FIRST BAPTIST CHURCH OF LAKE CHARLES, LA.

ZONING DISTRICT: RESIDENTIAL MIXED USE INDUSTRIAL NEIGHBORHOOD BUSINESS

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

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

James C. Shamburger

2/10/25

SAMPSON ARCHITECTURE LLC

February 8, 2025

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

Re: New Church Facility
FBC Lake Charles
E. McNeese Street and Corbina Road
Letter of Intent for Variance Application for Parking Area & Building Location

Dear Sir/Madam,

On behalf of First Baptist Church of Lake Charles, please be advised that the church wishes to apply for a Variance to the required site development regulations for their 23 Ac. Parcel in the MorganField development.

The property is currently mixed-zoned with the bulk of the property zoned 'TND' and the easternmost portion zoned 'Residential.' The church wishes to construct a new church facility in the 'TND' area, and as such is required to site the building near to the E. McNeese Street Right of Way with parking to the sides and rear.

Given that the building is being designed to allow future expansion to the north and west, the church wishes to request that they be allowed to position the building footprint further from E. McNeese so that the parking area can be situated between the building and the Right of Way. While we understand the purpose of the 'TND' requirements, having a fairly large church fronting on E. McNeese with the main entry facing the roadway will not allow the considerable amount of parking required to access the main entrance easily.

It's our understanding that several other areas have had their 'TND' zoning designation changed in recent years, and while we are not seeking to change the zoning, we are hoping that the building proximity to street and parking location requirements might be relaxed for this project. A site plan showing the proposed building position and parking area are attached for your review.

Thank you for your attention to this matter. As questions or comments arise please address them to my attention.

Sincerely,



Jeff Sampson
for James Shamburger,
FBC Lake Charles
P.O.Box 5920
Lake Charles, LA 70606

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2/10/25

TOTAL FEE: \$ 200⁰⁰

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: NE CORNER OF INTERSECTION OF E. McNEESE ST. & CORBINA ROAD

LEGAL DESCRIPTION: SEE ATTACHED

DESCRIPTION OF JOB: VARIANCE FOR TEMPORARY PARKING - SEE ATTACHED

WITH PLANS ATTACHED HERETO:

APPLICANT: JIM SHAMBURGER PHONE: 337-515-9731

MAILING ADDRESS: P.O. BOX 5920 LAKE CHARLES, LA ZIP: 70606

EMAIL ADDRESS: JWSHAM213@YAHOO.COM

OWNER OF RECORD: FIRST BAPTIST CHURCH OF LAKE CHARLES LA.

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

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 Jim Shambuger DATE 2/10/25

SAMPSON ARCHITECTURE LLC

February 8, 2025

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

Re: New Church Facility
FBC Lake Charles
E. McNeese Street and Corbina Road
Letter of Intent for Variance Application for Temporary Parking Area

Dear Sir/Madam,

I'm writing on behalf of First Baptist Church of Lake Charles to advise you that the church wishes to apply for a Variance to the required site development regulations for a portion of their 23 Ac. Parcel in the MorganField development.

The property is currently mixed-zoned with the bulk of the property zoned 'TND' and the easternmost portion zoned 'Residential.' The church wishes to construct a temporary crushed stone aggregate surfaced parking area in the 'TND' area at the northwest corner of the property. They will be constructing a new church building elsewhere on the property in the near future.

The church has entered into a lease agreement with a nearby property on Advent Court for temporary worship facilities while the new church building is being constructed, but there are concerns that the existing parking availability in that location won't meet the need for Sunday morning worship.

With that in mind, we are requesting that a temporary lot with 50 parking spaces be allowed to be constructed as depicted on the attached site plan. The use will be temporary, and the lot will be removed once the church takes occupancy of the new church facility.

Thank you for your attention to this matter. As questions or comments arise please address them to my attention.

Sincerely,



Jeff Sampson
for James Shamburger,
FBC Lake Charles
P.O.Box 5920
Lake Charles, LA 70606

APPLICATION FOR PUBLIC HEARING

CITY OF LAKE CHARLES, LOUISIANA

DATE: 2-10-25

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: 4201, 4205 Alma + (Lot 10)

LEGAL DESCRIPTION: Attached

DESCRIPTION OF JOB: Subdivision, with variances + Private Drive

WITH PLANS ATTACHED HERETO:

APPLICANT: Lake City Rentals PHONE: 337 794-1941

MAILING ADDRESS: 3617 E. Banbury Rd. LC. ZIP: 70600

EMAIL ADDRESS: Lake city development 337@gmail.com

OWNER OF RECORD: Nichole Long

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: March 10th

COMMENCEMENT OF CONSTRUCTION: _____ EXPECTED COMPLETION: 90 days 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 [Signature] DATE 2-10-25



3617 E. Banbury Rd. Lake Charles, LA
70605
+1 (337) 794-1941
lakecitydevelopment@gmail.com

February 10, 2025

Zoning Department

City of Lake Charles
326 Pujo Street
Lake Charles, LA 70601

To whom it may concern

This Letter of Intent (LOI) is submitted on behalf of Lake City Rentals regarding the zoning request for residential use at the following properties:

- **4201 (Lot 1) Alma Lane, Lake Charles, LA 70605**
- **4205 (Lot 2) Alma Lane, Lake Charles, LA 70605**
- **(TBD) Lot 10 Alma Lane, Lake Charles, LA 70605**

We seek to rezone these properties for residential single-family homes to provide affordable housing within the City of Lake Charles.

Purpose of Request:

This rezoning request is for 3 variances: 1. Lot size. 2. Set back from 30' to 10'. 3. Lot coverage. This will also request major conditional use, with a private driveway for a new planned subdivision development called James Place.

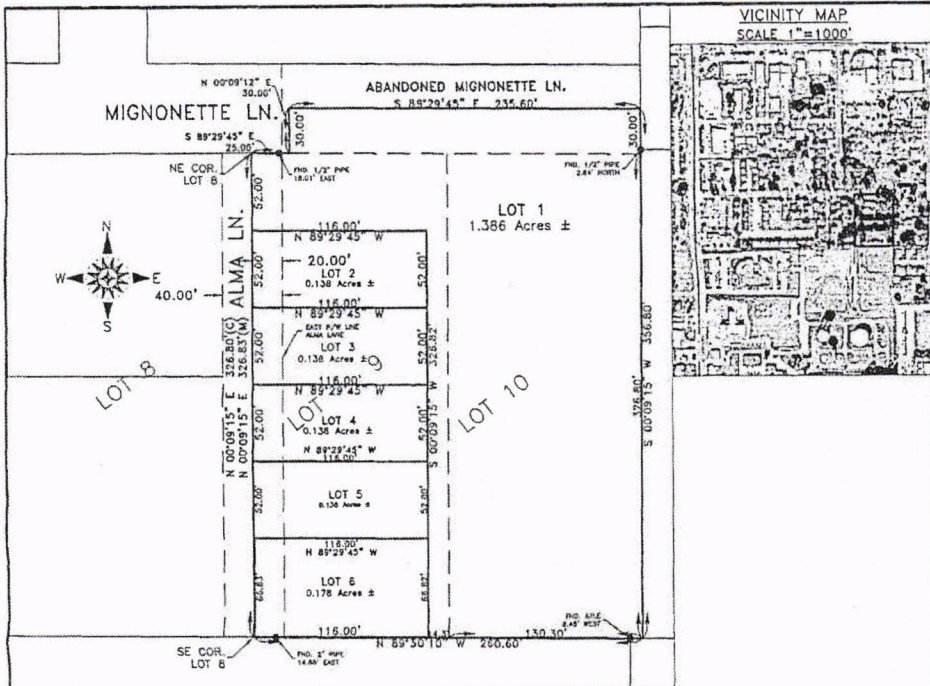
We respectfully request that this zoning request be reviewed, and we look forward to discussing the project further with your office.

Thank you for your time and consideration. Please feel free to contact me with any questions.

Sincerely,
Kevin Snider
Owner
Lake City Development/Lake City Rentals

FILE NO 2019-1200
 RECORDED DATE 6-20-19
 RECORDED TIME 8:41:38 AM

RECORDED IN Platts
 BOOK 57 PAGE 1



PROPERTY DESCRIPTION:
 LOTS 9 & 10 OF MRS. CHRISTINA SWEENEY SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 5, PAGE 72, RECORDS OF CALCASIEU PARISH, LOUISIANA, AND THAT PORTION OF ALMA LANE AND MIGNONETTE STREET REVERTING TO THE SAID LOTS 9 & 10 BY VIRTUE OF THE ABANDONMENT BY THE CITY OF LAKE CHARLES BY ORDINANCE NO. 8709 FILED 10/05/1988 AT CLERK'S FILE NUMBER 1998996 IN CONVEYANCE BOOK 2091, PAGE 646, RECORDS OF CALCASIEU PARISH, LOUISIANA.

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

THIS REVISION (OF JUNE 17, 2019) IS INTENDED TO CORRECT A CLERICAL ERROR IN THE PRIOR RECORDED PLAT OF LUCAS ESTATES AS TO THE BOUNDARIES OF LOT 1 OF LUCAS ESTATES. LOTS 2 THROUGH 6 OF LUCAS ESTATES ARE NOT AFFECTED BY THIS REVISION; ONLY LOT 1 IS AFFECTED.

Brad Foreman - *Kapin Properties, LLC*
 OWNER
Brad Foreman

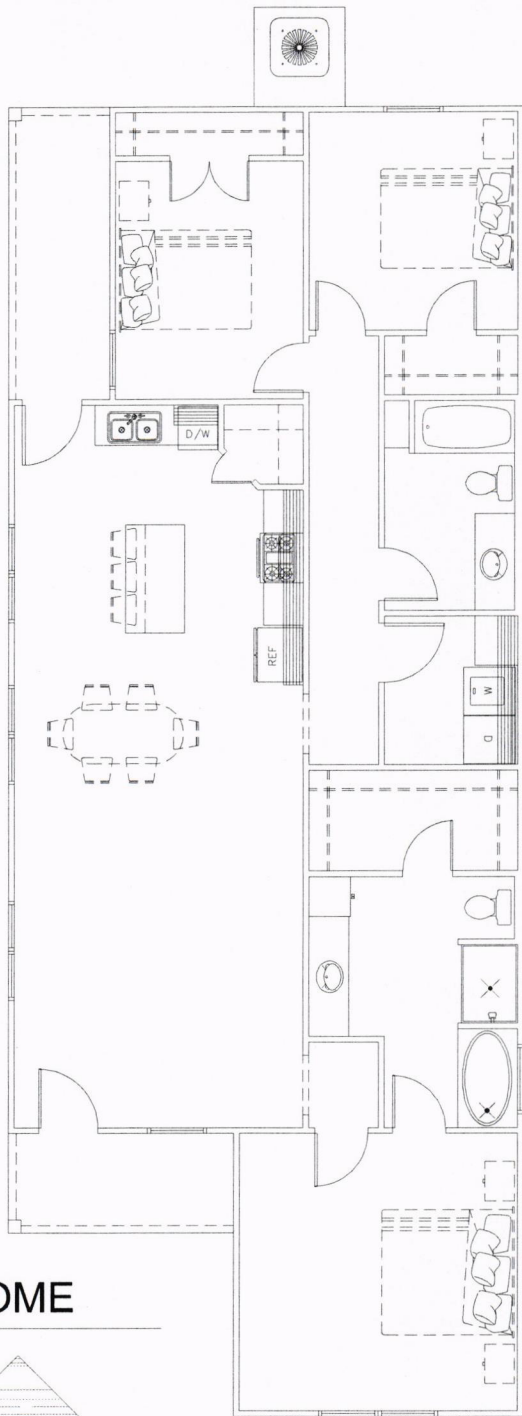
CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA AND THE ORDINANCE OF THE CALCASIEU PARISH, LOUISIANA PERTAINING TO THE SUBDIVISION OF LAND.
 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 PER MAGNETIC UNLESS OTHERWISE NOTED.
 I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X & X(SHADED) 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.

E. Leo Reddoch
 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

PLAT OF SUBDIVISION

DRAWN BY: KVN	PLAT OF SUBDIVISION PERFORMED FOR: LUCAS ESTATES
CHECKED BY: ELR	PROPERTY LOCATED IN: SECTION 24 TOWNSHIP 10 SOUTH RANGE 9 WEST CALCASIEU PARISH, LOUISIANA
SCALE 1" = 50'	
DATE OF PLAT: FEBRUARY 26, 2018	
REV. SUB.: APRIL 24, 2018	
REV. SUB.: JUNE 6, 2019	
REV. LEGAL: JUNE 17, 2019	



SHOTGUN HOME

298.888



SQUARE FOOTAGE CALCULATIONS	
LIVING	= 1,478 SQ. FT.
FRONT PATIO	= 57 SQ. FT.
REAR PATIO	= 75 SQ. FT.
TOTAL	= 1,610 SQ. FT.

Tru Design, LLC

House Plans and Drafting Services

www.TruHomeDesign.net

337-692-5369

TruHomeDesign@gmail.com

