

CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE  
APPLICATION FOR ZONING CHANGES / AMENDMENTS  
VARIANCES OR EXCEPTIONS



CASE NUMBER RZ01-053-16 DATE RECEIVED 8/2/16 FEE \$1000.00

APPLICANT INFORMATION

NAME: Goldsmith Farms, LLC c/o Cliff Guidry  
ADDRESS: P. O. Box 1376 Guidry Land Development  
Lake Charles, LA 70602 410 Gordon Crocket Drive  
PHONE NUMBER: (Home) \_\_\_\_\_ Lafayette, LA 70508  
(Work) \_\_\_\_\_ (Cell) \_\_\_\_\_ 337-962-3274  
Cliff@guidrylanddevelopment.com

PROPERTY INFORMATION

LOCATION: 2900 Block of Clyde Dulaney Road AMOUNT OF LAND: \_\_\_\_\_ x \_\_\_\_\_ = +/- 218 acres  
IDENTIFYING LANDMARK: vacant  
PRESENT ZONING CLASSIFICATION: Agricultural (A-1)  
METRO. PLANNING BOUNDARY IN OUT

- ☒ REZONING  
☐ ZONING VARIANCE  
☐ EXTENSION
- ZONING REQUEST INFORMATION
- ☐ EXCEPTION  
☐ SUBDIVISION VARIANCE  
☐ REVISION  
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Agricultural (A-1)  
TO Single Family Residential (R-1)  
PURPOSE OF REQUEST: to allow residential development (708 lots in Porter's Cove).

I DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IS DULY SIGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FOR WHICH A CHANGE OF CLASSIFICATION IS REQUESTED PROVIDED HOWEVER, THAT WHERE ANY LOT LOCATED IN THE AFORESAID AREA IS OWNED IN DIVISION, ALL CO-OWNERS MUST SIGN THE PETITION FOR THAT LOT TO BE INCLUDED IN THE (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

FURTHER, I DO CERTIFY THAT THE PROPERTY FOR WHICH THE ABOVE REQUEST IS BEING MADE DOES NOT HOLD ANY RESTRICTIONS OR COVENANTS THAT WOULD BE IN CONFLICT WITH SAID REQUEST.

FURTHERMORE, I, THE APPLICANT AGREE TO DISPOSE OF THE ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

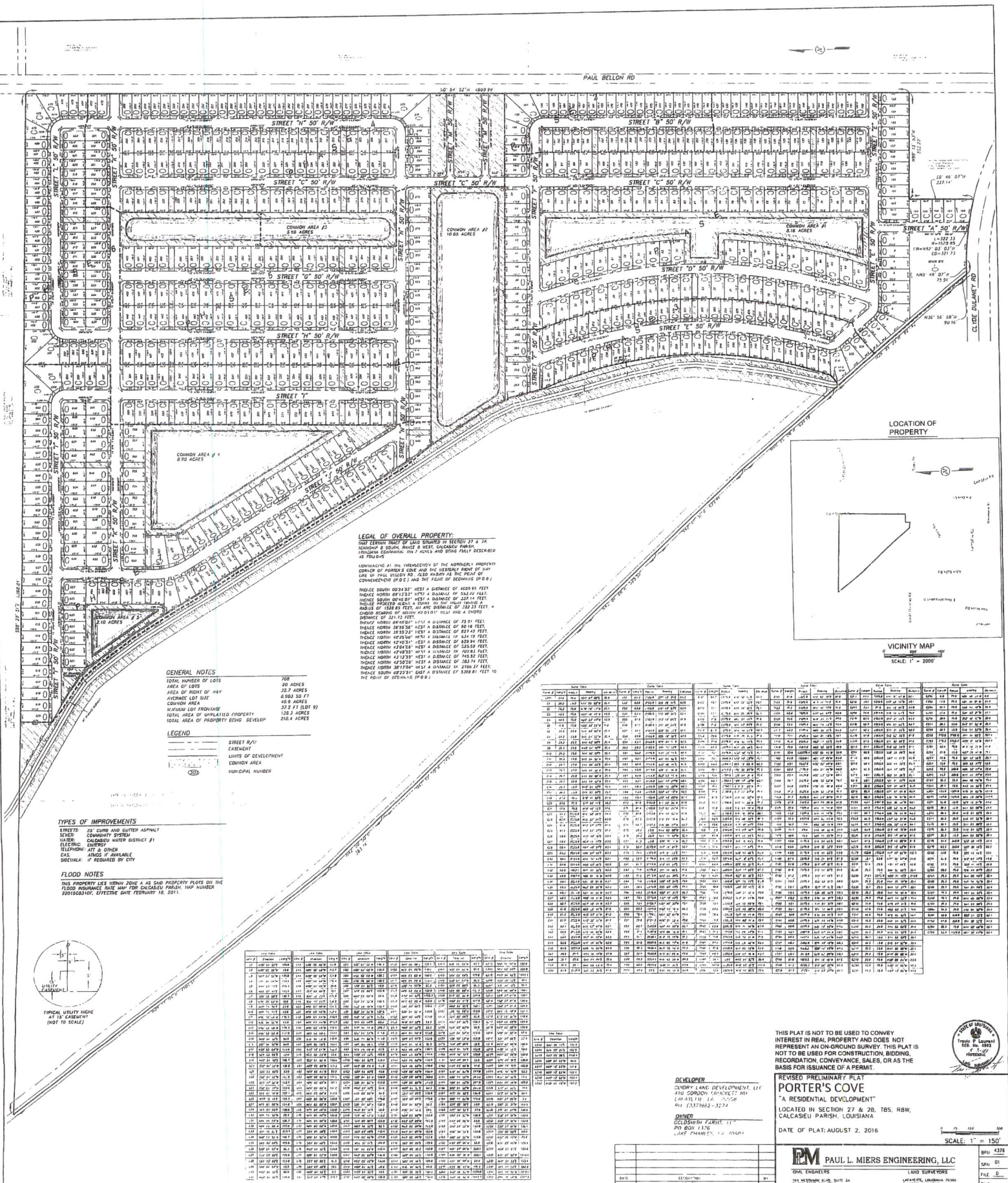
REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- |     |                                                                                                                                                                                     |            |           |            |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?                                                                                                                             | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?                                                                                                                             | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?                                                                                                | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER <u>community sewer system</u> |            |           |            |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?                                                                          | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 4.  | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS?                                            | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?                                                                         | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?                                                                                                                                   | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?                                                                       | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?                                                                                                                                  | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
|     | FLOOD ZONE CLASSIFICATION <u>A</u> BFE <u>26</u> FT.                                                                                                                                |            |           |            |

STAFF RECOMMENDATION: Staff recommends the request be granted.

Application Summary				
Applicant	Goldsmith Farms, LLC		Submittal Date	8/2/16
Case Number	RZ01-053-16		Site Area	218 acres
Location	2900 Block of Clyde Dulaney Road		District	2 – Calvin Collins
P&Z Meeting Date	September 20, 2016	PJ Meeting Date	September 22, 2016	
Request(s)				
To allow residential development (708 lots in Porter’s Cove).				
Site Characteristics				
Present Zoning Classification	Agricultural (A-1)			
Existing Use	Agricultural			
Urban Service Area	In and Out	Flood Zone	AE, 26’	
Area Characteristics				
Surrounding Zoning	Agricultural (A-1), Single Family Residential (R-1) and Mixed Residential (R-2)			
Surrounding Uses	Agricultural and Residential			
Zoning History				
Original Zoning	Agricultural (A-1)		Date	1982
<b>Recent Zoning Requests in Immediate Area</b> In the past five years, there have been three zoning request within the immediate area. <ul style="list-style-type: none"><li>• In 2014, the Planning and Zoning Board <b>granted</b> a request by Tim Mixon for a zoning exception to allow a borrow pit (1.29 acres) on Paul Bellon Road.</li><li>• In 2012, the Planning and Zoning Board <b>granted</b> a request by Derik Ross for a zoning exception to allow a residential development (manufactured home) on Goss Road.</li><li>• In 2012, the Planning and Zoning Board <b>granted</b> a request by Woodbrook, Inc., for a zoning exception to allow a borrow pit (10 acres) on Goss Road.</li></ul>				
Recommendation				
Because the development is within the urban service area and the projected growth area, the staff recommends that the request be <b>granted</b> .				





THIS PLAT IS NOT TO BE USED TO CONVEY  
INTEREST IN REAL PROPERTY AND DOES NOT  
REPRESENT AN ON-GROUND SURVEY. THIS PLAT IS  
NOT TO BE USED FOR CONSTRUCTION, BIDDING,  
RECORDATION, CONVEYANCE, SALES, OR AS THE  
BASIS FOR ISSUANCE OF A PERMIT.

---

REVISED PRELIMINARY PLAT  
**PORTER'S COVE**  
"A RESIDENTIAL DEVELOPMENT"  
LOCATED IN SECTION 27 & 28, T8S, R8W,  
CALCASIEU PARISH, LOUISIANA  
DATE OF PLAT: AUGUST 2, 2016

PM

**PLM** PAUL L. MIERS ENGINEER

OWI ENGINEERS	LA
104 WESTBARK BLVD. SUITE 2A	LAFAYE
PO BOX 1337 801-7712	LA 70503

---

1

SCALE: 1" = 150'

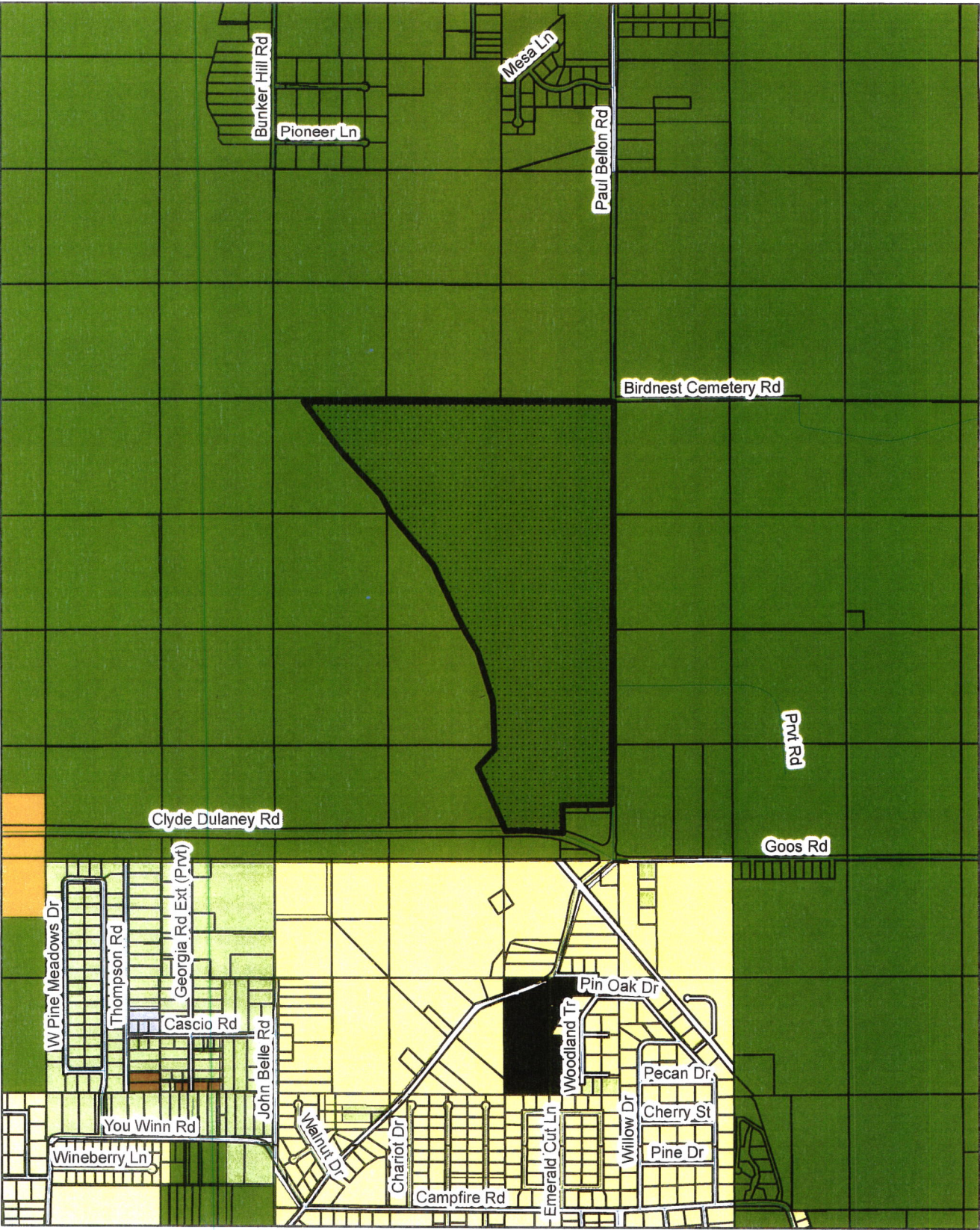
BPH	43
-----	----

SPN	01
FILE	D

NAME: 70300 87	DWG:
-------------------	------



Goldsmith Farms, LLC



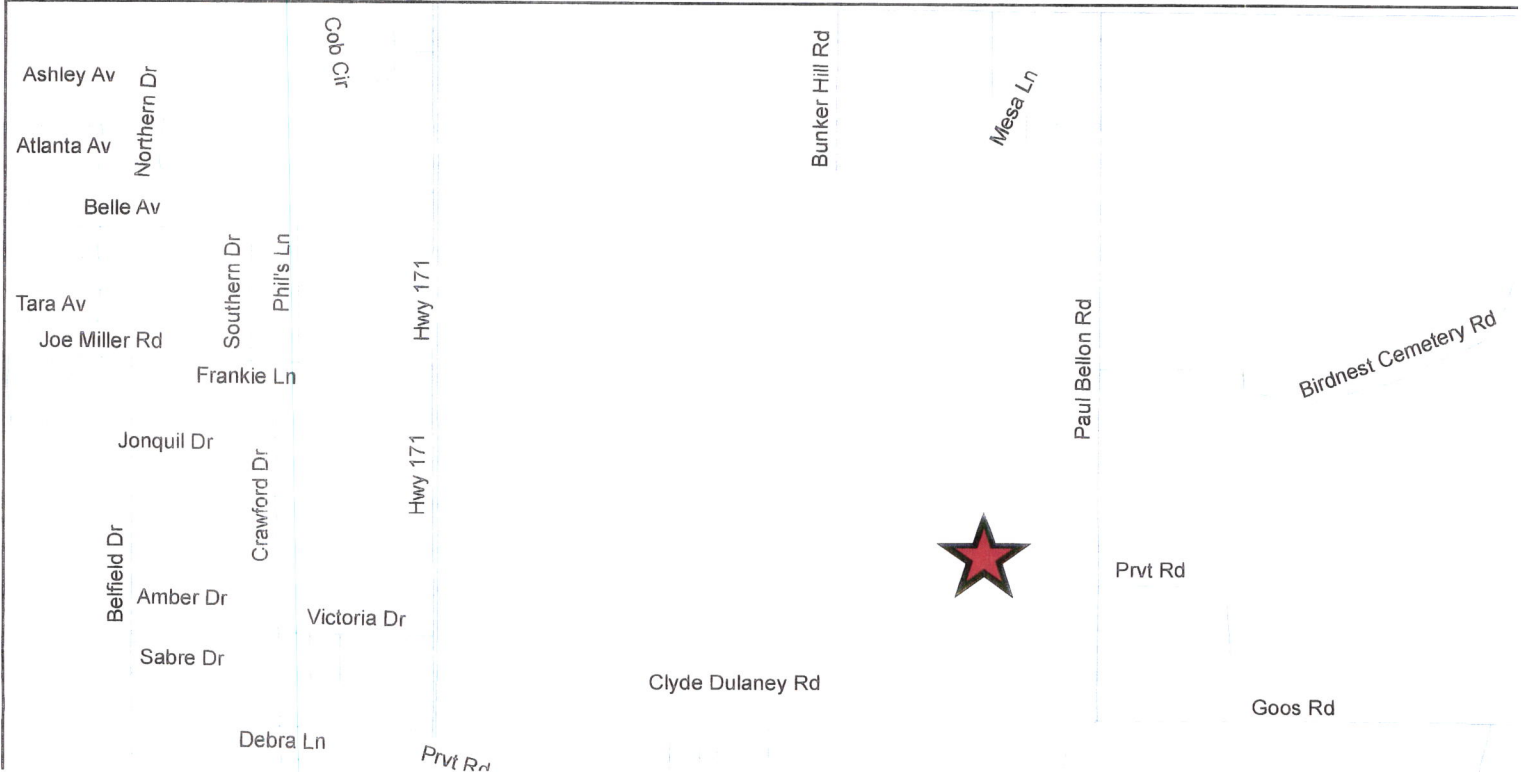
Petitioner's Property

Legend

- a1
- c1
- c2
- c3
- city
- i1
- i2
- i2r
- i3
- pud
- r1
- r2
- rm
- rmhp
- Lake
- nelson
- r-rvp



Police Juror  
District 10  
Shalon Latour





Goldsmith Farms, LLC

