

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



CASE NUMBER EX-0120-0068 DATE RECEIVED 1/14/20 FEE \$200.00

APPLICANT INFORMATION

NAME: Albert East III
ADDRESS: 2235 Highway 109
Vinton, LA 70668
PHONE NUMBER: (Home) _____
(Work) _____ (Cell) 409-273-8216

PROPERTY INFORMATION

LOCATION: 2197 Highway 109 South AMOUNT OF LAND: x = +/- 44 acres
IDENTIFYING LANDMARK: House, shop, existing borrow pit
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 _____
TO _____

PURPOSE OF REQUEST: To allow a borrow pit (9.25 acres).

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 [Signature] DATE 1-14-2020

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

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

STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for conditions.

Application Summary			
Applicant	Albert East, III	Submittal Date	1/14/2020
Case Number	EX-0120-0068	Site Area	+/- 44 Acres
Location	2197 Highway 109 South	Police Jury District	12- Judd Bares
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/A
Request(s)			
To allow a borrow pit (9.25 acres).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	House, shop, existing borrow pit		
Urban Service Area	Out	Flood Zone	X
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Central Business Commercial (C-3), Light Commercial (C-1), General Commercial (C-2), Light Industrial (I-1), Recreational Vehicle Park (R-RVP)		
Surrounding Uses	Residential, Commercial, Industrial		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1983
Recent Zoning Requests in Immediate Area In the past five years, there have been five zoning requests within the immediate area. <ul style="list-style-type: none">• In 2018, the Planning and Zoning Board denied, but the Police Jury granted a request by Harold Temple, Jr. to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (6 spaces) at 2142 Highway 109 South.• In 2017, the Planning and Zoning Board denied, but the Police Jury granted a request by Talesha Bertrand to rezone from Agricultural (A-1) to General Commercial (C-2) to allow general commercial development (auto/truck sales) at 2118 Highway 109 South.• In 2017, the Planning and Zoning Board granted a request by Gabriel Prejean, et ux for a variance to allow two dwellings on one lot at 2151 Highway 109 South.• In 2016, the Planning and Zoning Board and the Police Jury granted a request by Louise Courmier, et al to abandon and revoke the original dedication of a 40-foot wide unimproved right-of-way at 5400 Highway 90 West.• In 2015, the Planning and Zoning Board granted a request by Cade Henderson, et ux for a zoning exception to allow a borrow pit (7.35 acres) at 2226 Highway 109 South.			
Recommendation			
<p>Because minimal impacts are to be expected, the staff recommends that the request be granted with the following conditions:</p> <ol style="list-style-type: none">1) that the development must be in accordance with Section 26-122 (1) h. 4. of the Parish Code of Ordinances;2) that permitting is subject to approval of the Louisiana Department of Transportation and Development;3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and4) that access is limited to Highway 109 South.			
Additional Information			
<ul style="list-style-type: none">• In 2016, the Division of Planning and Development granted a request by The Succession of Alice Breaux Chesson for an administrative review to allow a borrow pit (2.86 acres) at 2235 Highway 109. This is pertaining to the property in question.			

Calcasieu Parish Police Jury
Application for Borrow Pit or Pond

Submit the following with this application: Recorded ownership document, a detailed site plan, and a copy of the dirt contractor's occupational license. Upon review, the Division of Engineering may require a road damage bond. If necessary, the bond must be provided to the Division of Engineering before the application is considered complete. This will apply to all borrow pit application requests.

Name of Applicant: Albert East Mobile Phone: 409 273 8216
Address: 2235 Hwy 1095 Vinton LA 70668
street city state, zip
Name of Dirt Contractor: Smith and Sons Mobile Phone: 337 499 9906
Address: 1609 Parish Loop Vinton LA 70668
street city state, zip
Location of Excavation: 2235 Hwy 1095 Vinton LA 70668
Will site be fenced? No ☒ Yes If yes, fence type and height: Field Fence 48"
Will pit/pond be stocked? ~~Yes~~ ☒ No ☒ Yes If yes, will public have access? ☒ No ☐ Yes
Will pit/pond be backfilled? ☒ No ☐ Yes If yes, explain _____

Size of Borrow Pit or Pond: Length: 1,104 Width: 365 Depth: 20' Side Slope: 3:1
Will material be removed from the site? ☐ No ☒ Yes If yes, this section must be filled out completely:

What percentage of dirt will be removed from site: 80 % Number of cubic yards: 298,488.88
(Cubic yards = [Length (feet) x Width (feet) x Depth (feet)] ÷ 27)

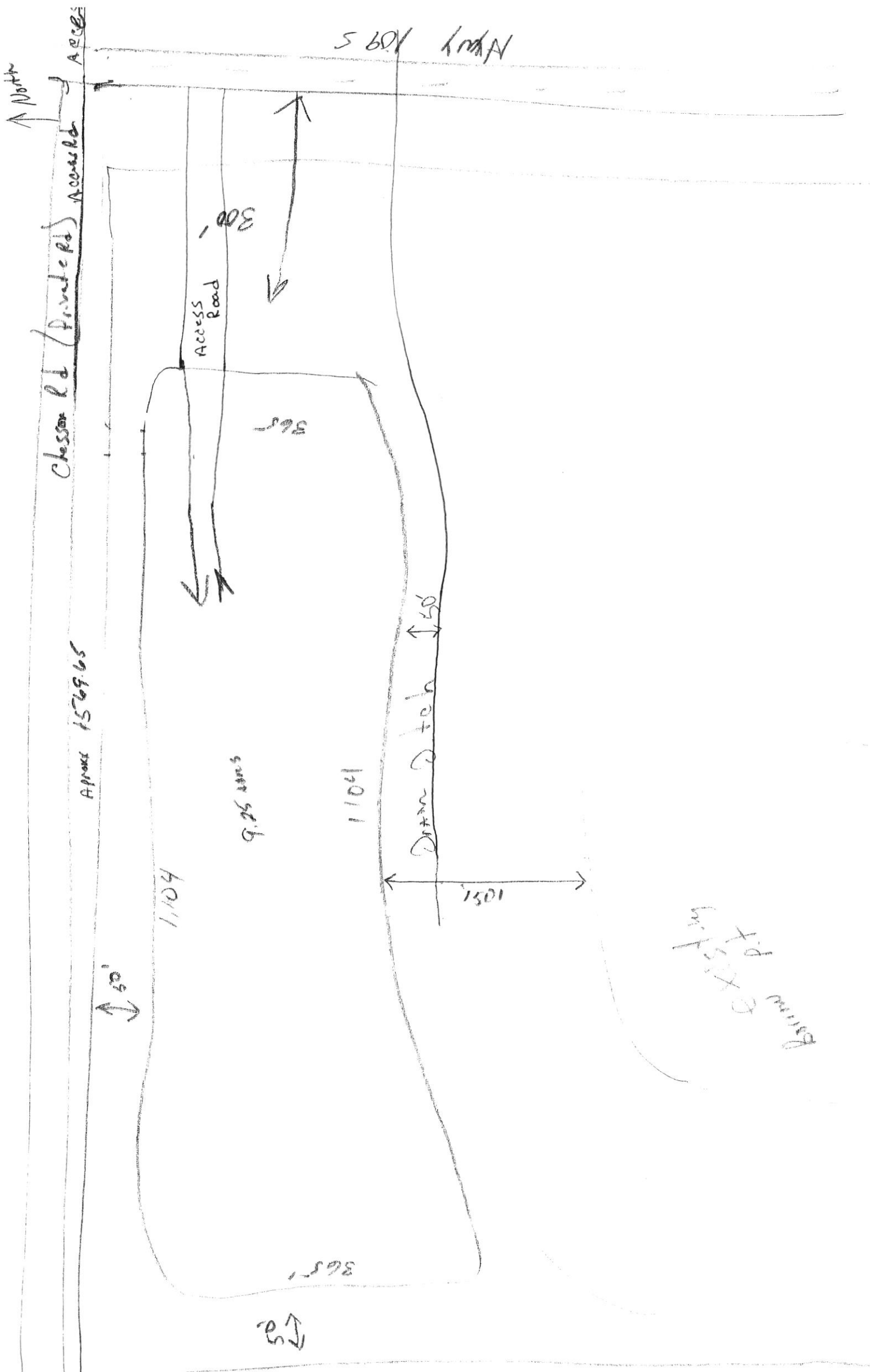
What size trucks will haul dirt: ☐ 7 yards ☒ 14 yards ☐ Other If other, specify size _____
How many loads will be hauled each day: 15 Estimated date of completion: 2025
What days and times will the pit operate: Days: 7 Hours of operation: 7-5
Do you have a contract for purchase of materials: ☒ No ☐ Yes If yes, name: _____
List all roads trucks will utilize to reach state or federal roads: Dump Trucks

List setbacks (minimum 50 feet from property lines): 50 sides 50 rear 300 front
Location of nearest operating pit: 150'
Length of access road and type of road surface: 1800' gravel Chasson Rd.

By signing below, I certify that the information provided is true, correct, and complete to the best of my knowledge and belief. I understand that borrow pits must be developed and designed in accordance with Article VII of the Calcasieu Parish Code of Ordinances.

[Signature] 1-14-2020 _____
Applicant Date Dirt Contractor Date

Scanned and Uploaded
Date: 2/13/2020
By: AB

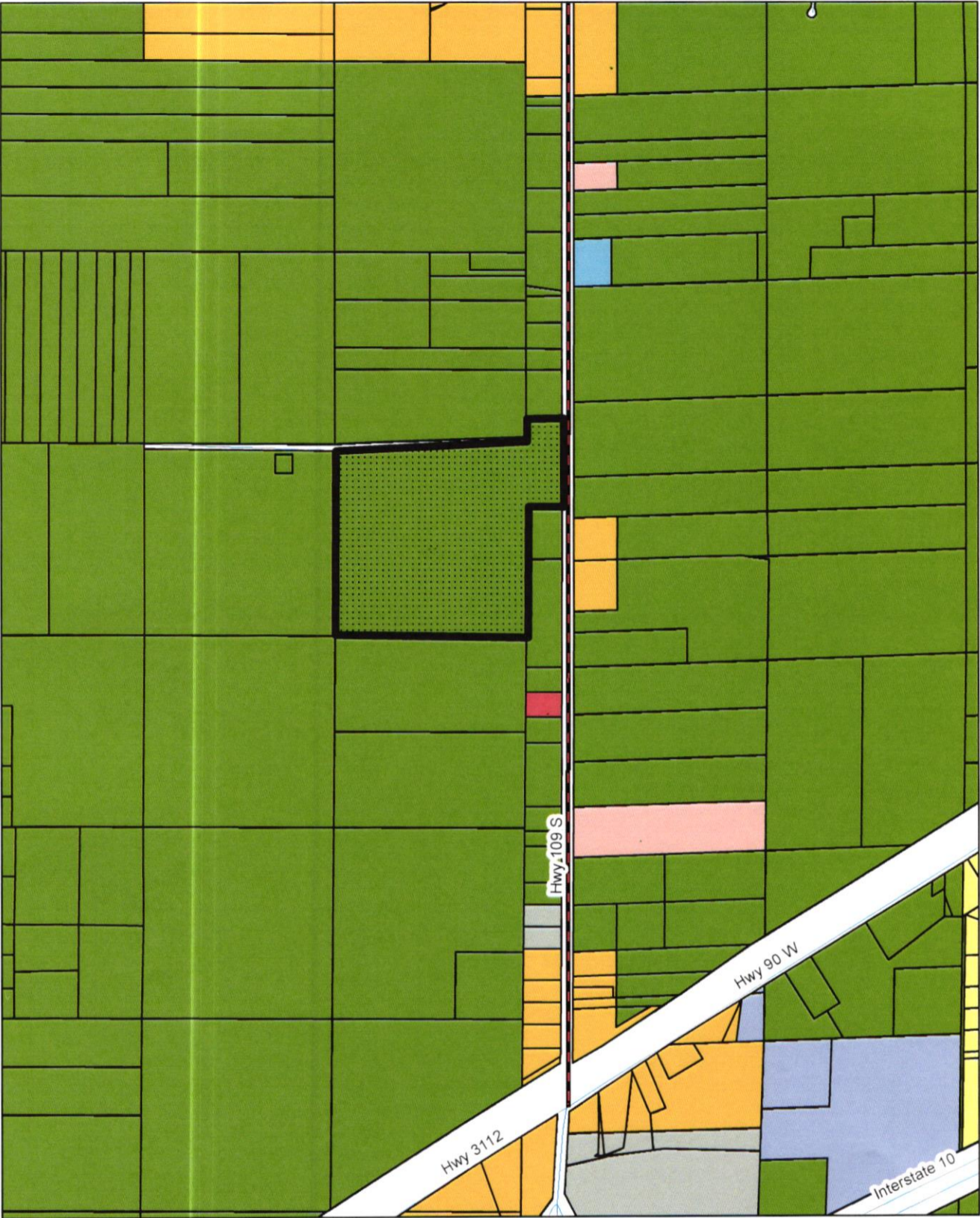


2-28-2020

14/8.22

Barrow
 2 x 15' x 10' by

Albert East, III

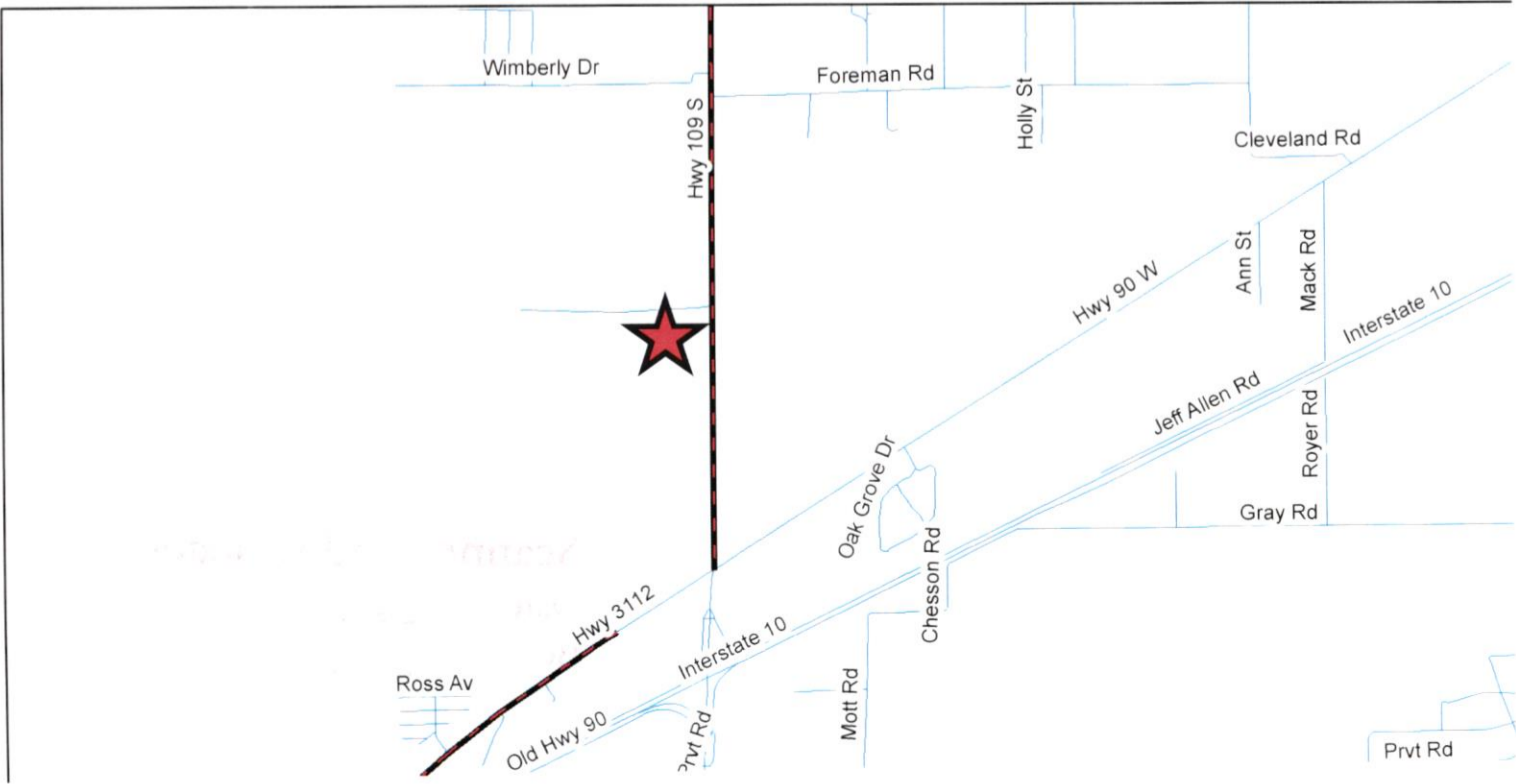


Petitioner's Property

- tax
- State_Roads
- Street_Centerline
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON

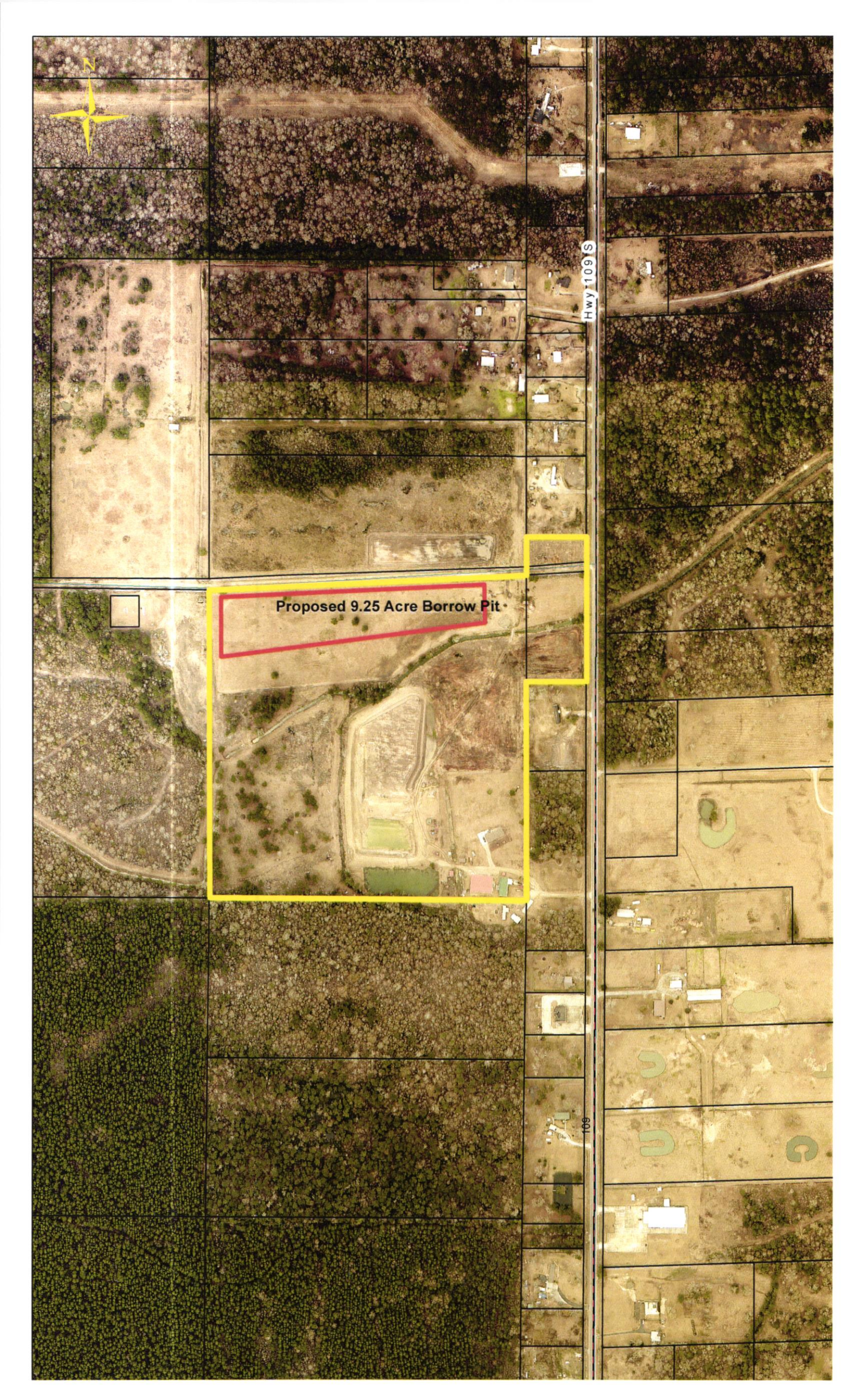


Police Juror
District 12
Judd Bares









Proposed 9.25 Acre Borrow Pit

Hwy 109 S

109