

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



CASE NUMBER EX-0120-0069 DATE RECEIVED 1/27/20 FEE \$200.00

APPLICANT INFORMATION

NAME: Emily Sue Gaspard
ADDRESS: 167 David Lane
Lake Charles, LA 70607
PHONE NUMBER: (Home) _____
(Work) _____ (Cell) 337-405-9706 Email: egaspard@riversfence.com

PROPERTY INFORMATION

LOCATION: 9200 Block of Greathouse Road AMOUNT OF LAND: _____ x _____ = 32.6 acres
IDENTIFYING LANDMARK: 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 expand an existing borrow pit from 4.96 acres to 10 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 Emily Pence DATE 1/27/20

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? | YES | NO | N/A |
| | FLOOD ZONE CLASSIFICATION <u>AE</u> BFE _____ FT. | | | |

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

Application Summary			
Applicant	Emily Sue Gaspard		Submittal Date 1/27/2020
Case Number	EX-0120-0069		Site Area +/- 32.6 Acres
Location	9200 Block of Greathouse Road	Police Jury District	7- Chris Landry
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/A
Request(s)			
To expand an existing borrow pit from 4.96 acres to 10 acres.			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Existing borrow pit		
Urban Service Area	Out	Flood Zone	AE, Bfe 9'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Heavy Industrial (I-2), Single Family Residential (R-1)		
Surrounding Uses	Residential, Industrial		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1983
Recent Zoning Requests in Immediate Area In the past five years, there have been four zoning requests within the immediate area. <ul style="list-style-type: none"> • In 2018, the Planning and Zoning Board and the Police Jury granted a request by Mark Vail, et al to amend Ordinance No. 6780 (RZ03-054-16) stipulation 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development to allow a revised site plan (storage yard, temporary offices, and potential future parking facility) at 9340 Tom Hebert Road. • In 2017, the Planning and Zoning Board denied a request by Jeremy Pousson, et ux for a variance to allow two dwellings on one lot at 9284 Greathouse Road. • In 2016, the Planning and Zoning Board and the Police Jury granted a request by Mark Vail, et al to amend Ordinance No. 6092 (RZ03-008-12) and Ordinance No. 6756 (RZ03-036-16) to allow a storage yard in the 1900 Block of Helms Road. • In 2016, the Planning and Zoning Board and the Police Jury granted a request by Mark Vail, et al to rezone from Agricultural (A-1) to Heavy Industrial (I-2) to revise case EX03-027-15 to allow a second borrow pit (34 acres) in the 1900 Block of Helms Road. 			
Recommendation			
Because minimal impacts are to be expected, the staff recommends that the request be granted with the following conditions: <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 a road damage bond in an amount determined by the Parish Engineer must be submitted to the Division of Engineering prior to hauling under this expansion approval; 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and 4) that access is limited to Helms Road. 			
Additional Information			
<ul style="list-style-type: none"> • In 2018, the Division of Planning and Development approved a request by Emily Gaspard for an Administrative Review to allow a borrow pit (4.96 acres) in the 9200 Block of Greathouse Road. This is pertaining to the property in question. 			

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Date: 2/13/2020

By: AB

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: Emily Caspard Pence Mobile Phone: 337-405-9706
Address: 167 David Lane Lake Charles, LA
Name of Dirt Contractor: Dubon Dirt Service Mobile Phone: 337-982-0373
Address: _____
Location of Excavation: Helms Rd + Greenhouse
Will site be fenced? No ☒ Yes If yes, fence type and height: Farm Fencing B/W
Will pit/pond be stocked? 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 540' Width: 400' Depth: 12' 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: 95 % Number of cubic yards: 91,200
[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: 20 yard
How many loads will be hauled each day: 50 Estimated date of completion: 1-8-23
What days and times will the pit operate: Days: Mon - Sat Hours of operation: 6:00am - 5:00pm
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: Helms Rd
Last setbacks (minimum 50 feet from property lines): AB 75'/60' sides: 80 rear: 1,500' front
Location of nearest operating pit: Tom Hebert Rd
Length of access road and type of road surface: 1,500' Rock Surface

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 Cadogan Parish Code of Ordinances.

Emily Caspard Pence 12/12/19 Christophe Mike 12/12/19
Applicant Dirt Contractor Date

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Helms Rd

Rock Road

Great house Road

400'

New Borrow Pit

400'

540'

50'

75'

540'

Existing 4.96 acre
Borrow Pit

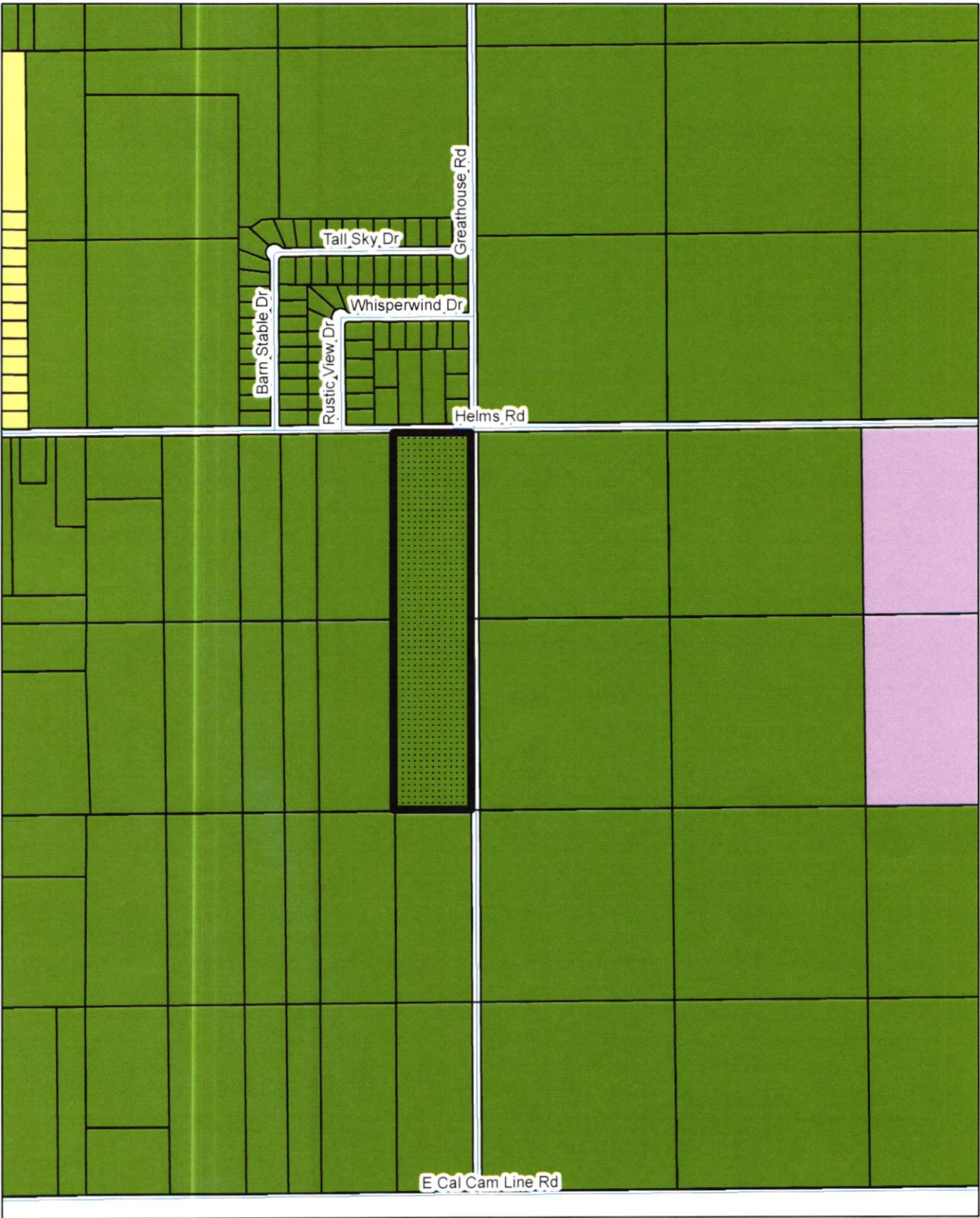


Drain Ditch

535'

Drain Ditch

Emily Gaspard

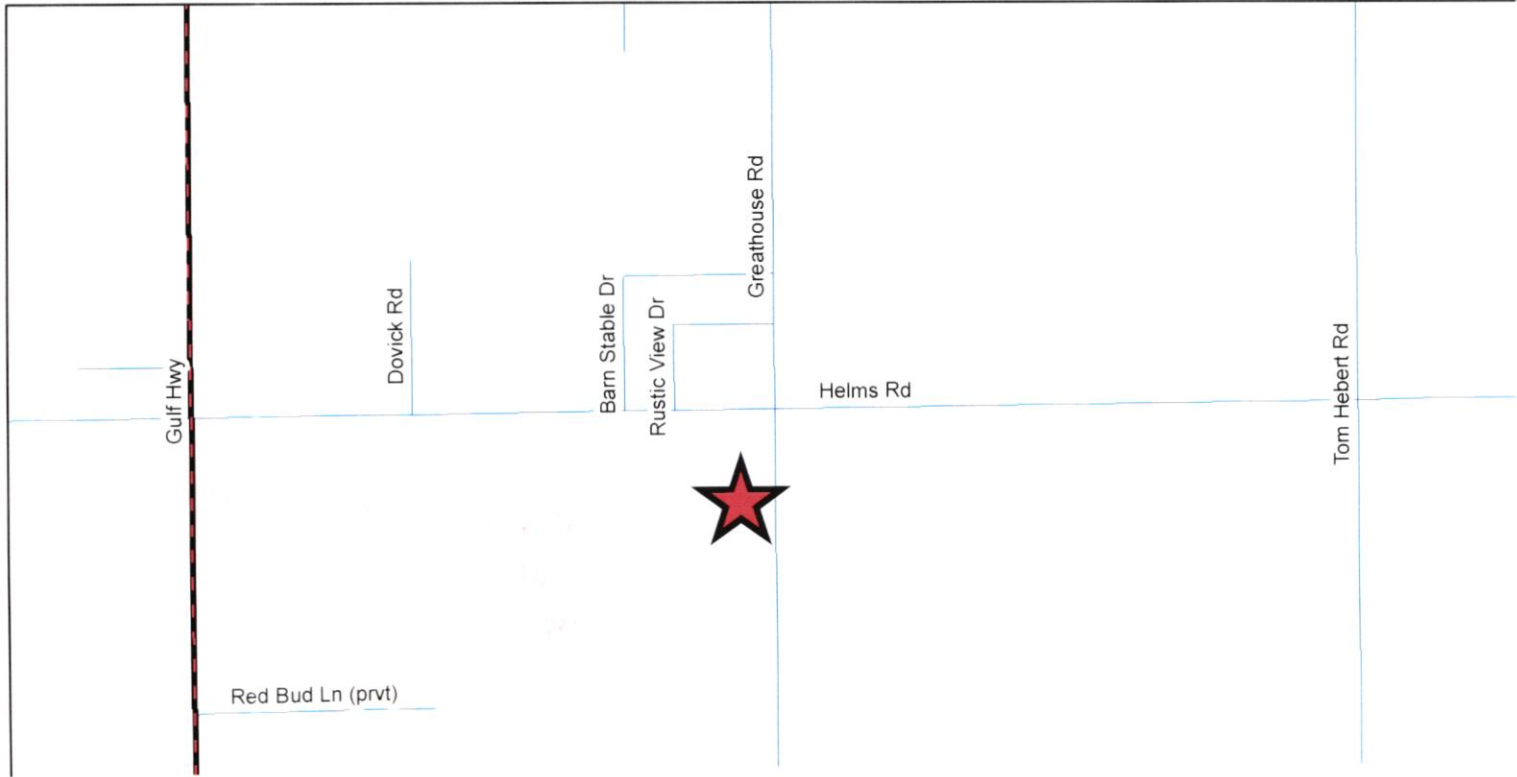


Petitioner's Property

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

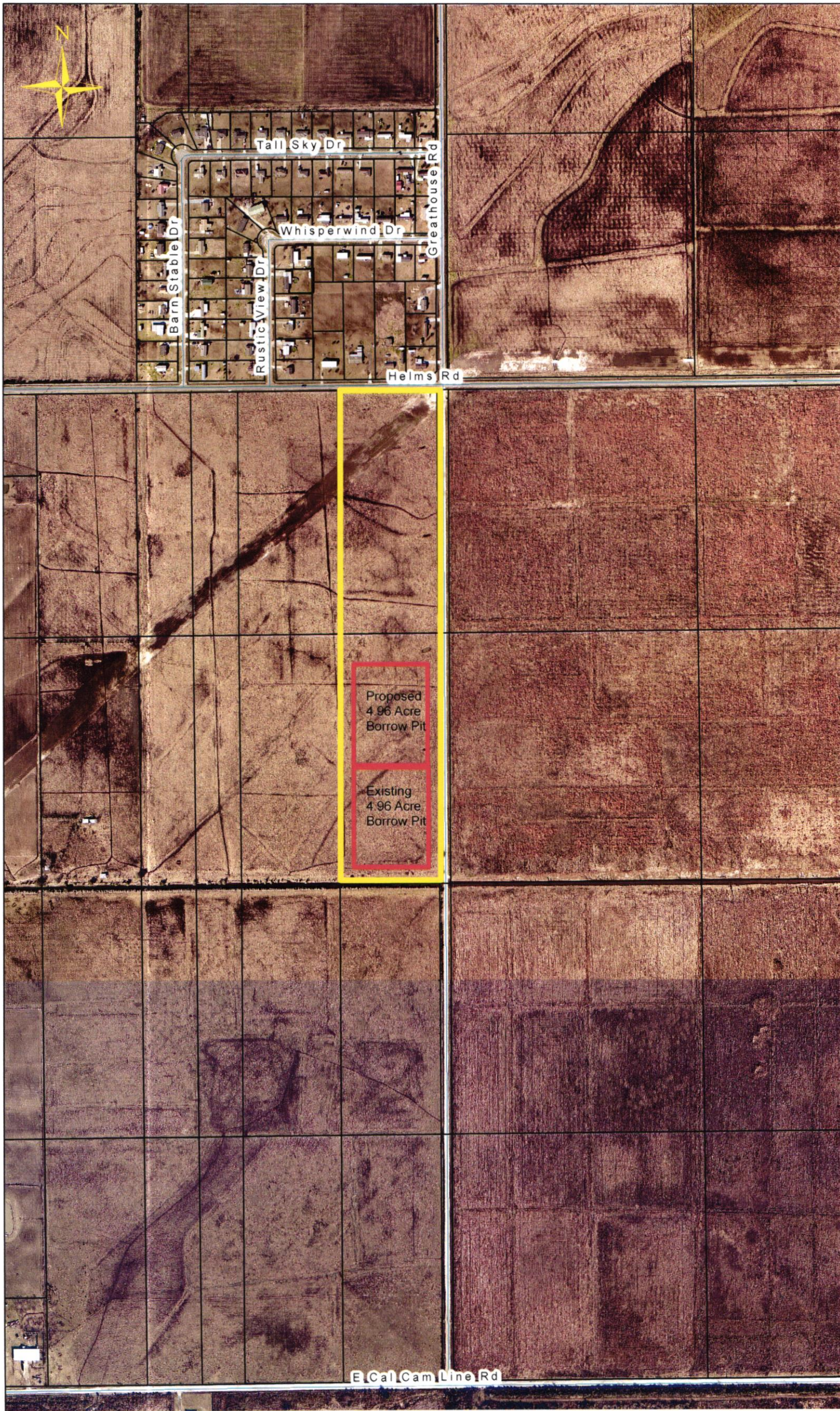


Police Juror
District 7
Chris Landry









N

Tall Sky Dr

Whisperwind Dr

Greathouse Rd

Barn Stable Dr

Rustic View Dr

Helms Rd

Proposed
4.96 Acre
Borrow Pit

Existing
4.96 Acre
Borrow Pit

E Cal Cam Line Rd