

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



CASE NUMBER EX-0120-0070 DATE RECEIVED 1/29/20 FEE \$200.00

APPLICANT INFORMATION

NAME: James LaBove Jr., et al Custom Dirt Work
ADDRESS: 2351 Highway 90 West c/o Charles Atherton
Sulphur, LA 70663 415 Jim Pickens Road
PHONE NUMBER: (Home) Sulphur, LA 70663
(Work) (Cell) 337-794-8489 (Cell) 337-485-6805, 337-528-8152
Email: jmlabove@yahoo.com

PROPERTY INFORMATION

LOCATION: 2351 Highway 90 West AMOUNT OF LAND: x = 25.07 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 _____
TO _____

PURPOSE OF REQUEST: To allow a borrow pit (6 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 Charles H. Atherton DATE 1-29-2020

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>AE</u> BFE <u>14</u> FT. | YES | NO | N/A |

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

Application Summary			
Applicant	James LaBove Jr., et al	Submittal Date	1/29/2020
Case Number	EX-0120-0070	Site Area	25.07 Acres
Location	2351 Highway 90 West	Police Jury District	13- Joe Andrepont
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/A
Request(s)			
To allow a borrow pit (6 acres).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	AE, Bfe 14'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Single Family Residential (R-1)		
Surrounding Uses	Rural Residential		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1982
Recent Zoning Requests in Immediate Area			
In the past five years, there has been one zoning request within the immediate area.			
<ul style="list-style-type: none">In 2018, the Planning and Zoning Board granted a request by Redmarque Construction, LLC for preliminary subdivision approval to allow a residential subdivision (3 lots in Redmarque Estates Phase Two) in the 2600 Block of Highway 90 West. This is pertaining to the property in question.			
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">that the development must be in accordance with Section 26-122 (1) h. 4. of the Parish Code of Ordinances;that permitting is subject to approval of the Louisiana Department of Transportation and Development and the Consolidated Gravity Drainage District No. One;that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; andthat removed cubic yardage is limited to 231,000.			
Additional Information			
<ul style="list-style-type: none">In 2018, the Division of Planning and Development approved a request by Redmarque Construction, LLC for an Administrative Review to decrease the required public road frontage on two lots (required 100 feet per lot; requesting 50 feet per lot) in the 2400 Block of Highway 90 West. 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: James M LaBare Jr. Mobile Phone: 337-294-8489
Address: 2351 Hwy 90 West Sulphur LA 70663
street city state, zip

Name of Dirt Contractor: Custom Dirt Work Mobile Phone: 337 485-6805
Address: 415 Jim Dickens Sulphur LA 70663
street city state, zip

Location of Excavation: 2351 Hwy 90 West Sulphur LA 70663

Will site be fenced? ☒ No ☐ Yes If yes, fence type and height: _____

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: 660 Width: 450 Depth: 35 Side Slope: 4:1

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: 60 % Number of cubic yards: 23,100,000

(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: 20 Estimated date of completion: 6 years

What days and times will the pit operate: Days: 7 Day Hours of operation: 6 AM - 8 PM

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: Hwy. 90

List setbacks (minimum 50 feet from property lines): AB 50 sides 50 rear over 175 front

Location of nearest operating pit: _____

Length of access road and type of road surface: 450 ft Dirt

By signing below, I certify that the information provided is true, correct, and ^{Spoke to Contractor over phone for setbacks. Pert. T.} 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.

James M LaBare Jr.

Applicant

1/16/2020

Date

Dirt Contractor

Date

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: Raymond E Prince Jr Mobile Phone: 337-794-9864
Address: 832 INWOOD FOREST BLVD SULPHUR LA, 70665
street city state, zip

Name of Dirt Contractor: Custom Dirt Work Mobile Phone: 337-485-6805
Address: 415 Jrm Dickens Sulphur LA 70663
street city state, zip

Location of Excavation: 2367 HWY 90 SULPHUR LA, 70663

Will site be fenced? ☒ No ☐ Yes If yes, fence type and height: _____

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: 660 Width: 450 Depth: 35 Side Slope: 4:1

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: 60 % Number of cubic yards: 93,100,000

(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: 20 Estimated date of completion: 6/1/2020

What days and times will the pit operate: Days: 7 days Hours of operation: 6 AM - 8 PM

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: HWY 90

List setbacks (minimum 50 feet from property lines): AB 50 sides 50 rear OVER 175 front

Location of nearest operating pit: _____

Length of access road and type of road surface: 450 Dirt
Spoke to contractor over phone for setbacks.
Per T.T.

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.

Raymond E Prince Jr 1/16/2020
Applicant Date

Dirt Contractor Date

By: AB

By: AB









