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

EX-0120-0072



CASE NUMBER DATE RECEIVED 1/14/20 FEE \$100.00 APPLICANT INFORMATION NAME: D & G Construction, LLC c/o Adam Daigle ADDRESS: 520 North Hazel Street Sulphur, LA 70663 PHONE NUMBER: (Home) \_\_\_\_ (Work) 337-625-5150 (Cell) 337-625-5154 Email: jim@dgconst.net PROPERTY INFORMATION LOCATION: 7000 Block of John Brannon Road AMOUNT OF LAND: x = 40 **IDENTIFYING LANDMARK:** Existing borrow pit PRESENT ZONING CLASSIFICATION: \_\_Agricultural (A-1) METRO. PLANNING BOUNDARY (OUT) REZONING **EXCEPTION** ☐ EXCEPTION☐ SUBDIVISION VARIANCE ZONING VARIANCE ZONING REQUEST INFORMATION **X** EXTENSION ☐ REVISION ☐ ADMINISTRATIVE REVIEW ZONING CHANGE: FROM **PURPOSE OF REQUEST:** To allow a five (5) year extension of an existing borrow pit. 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)** IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? 1a. NO b. IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? YES NO HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU 2a. **PARISH HEALTH UNIT?** YES NO (N/A) h WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND SEPTIC TANK \_\_\_\_ MUNICIPAL SEWAGE DISTRICT \_\_\_ MECHANICAL PLANT \_\_ 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 FLEMENTS? 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? NO N/A 7. CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? (NO) N/A IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA? N/A FLOOD ZONE CLASSIFICATION \_\_\_\_\_ AE \_\_\_\_ BFE \_\_\_

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

Application Summary								
Applicant	D & G Construction, LLC		Submitta 1 Date		1/14/2020			
Case Number	EX-0120-0072		Site Area		40 Acres			
Location	7000 Block of John Brannon Road	Police Jury District		12- Judd Bares				
P&Z Meeting Date	May 19, 2020	PJ Meeting D	ate	N/A				

### Request(s)

To allow a five (5) year extension of an existing borrow pit.

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), Light Industrial (I-1), Heavy Industrial (I-2), Heavy Industrial Restricted (I-2R)							
Surrounding Uses	Rural Residential, Industrial							
Zoning History								
Original Zoning	Agricultural (	A-1)	Date	1980				

#### Recent Zoning Requests in Immediate Area

In the past five years, there have been two zoning requests within the immediate area.

- In 2017, the Planning and Zoning Board and the Police Jury **granted** a request by D & G Construction, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow industrial development (storage yard and park and ride facility) in the 7000 Block of John Brannon Road. This is pertaining to the property in question.
- In 2015, the Planning and Zoning Board **granted** a request by Vicky Lynn Manard Alexander, et al for a zoning exception to allow a borrow pit (27 acres) in the 7000 block of John Brannon Road. 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:

- 1) that the development must be in accordance with Section 26-122 (1) h. 4. i. through xii. of the Parish Code of Ordinances;
- 2) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 3) that hauling must be completed within five (5) years.

520 N. HAZEL STREET SULPHUR, LA 70663 PHONE (337) 625-5150 FAX (337) 625-5154 LA CONTRACTORS LICENSE 39966



January 30, 2020

Calcasieu Parish Police Jury Division of Planning and Development Lake Charles, Louisiana

Subject:

**Zoning Permit Time Extension** 

Case: EX04-024-15

Mr. Crain,

D&G Construction, LLC would like to request a five (5) year time extension on the zoning of our Borrow Pit located in the 7000 Block of John Brannon Road in Ward Four (District 12, Judd Bares).

The reason for the request is D&G Construction, LLC did not remove the amount of material it had anticipated in the previous years. There are numerous upcoming projects in the West Calcasieu Parish/West Cameron area that we plan on quoting that will require Fill Material.

I will be happy to discuss any questions you have, please contact me @ (337) 625-5150.

Respectfully,

D&G Construction, LLC

Jim Daigle

Project Manager

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

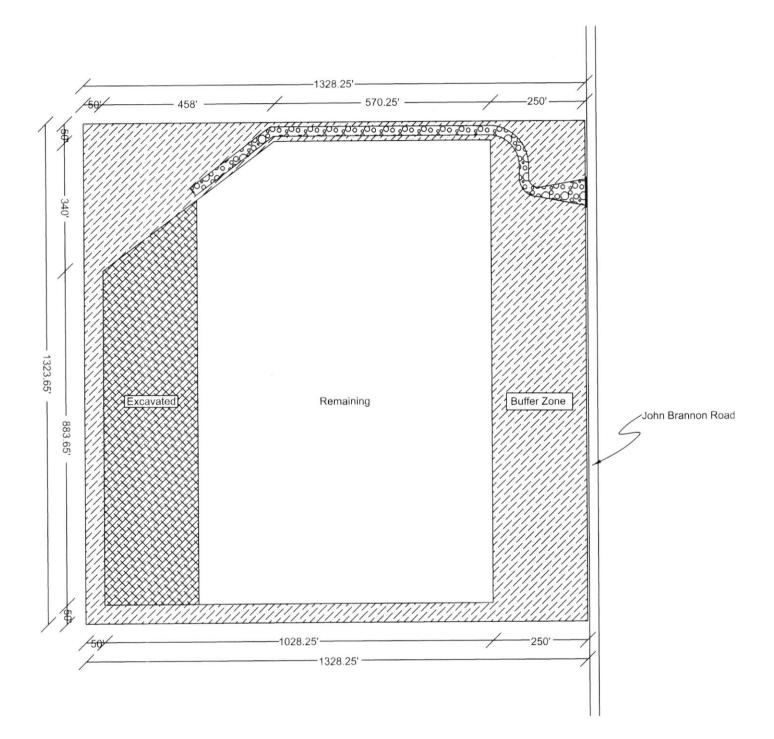
# Calcasieu Parish Police Jury Application For Borrow Pit or Pond

Date: January 30, 2020

Submit the following with this application: Legal Description and a detailed Site Plan. Upon review, the Division of Engineering may require a cash deposit. If necessary, the deposit must be paid to the Division of Engineering before the application is considered complete. This will apply to all borrow pit application requests.

Address:	520 North Hazel S	Street	Sulphur		LA	70663	
	street		city			te, zip	
Name of	Dirt Contractor: _I	0&G Construction, LI	C Phone:	(337) 625-5150	Cell# _	(337) 660-3771	
Address:	520 North Hazel St	reet	Sulphur		LA 70663		
	street		city		sta	ite, zip	
Does the	Dirt Contractor ha	ve an occupational li	icense? X yes	;no			
Location	of Excavation: SE	/4, SE/4, Section 5, To	ownship 11 South, R	ange 10 West, Cal	casieu Parish,	Louisiana	
Purpose	of Excavation: Perso	onal use (pond)	Borro	w Pit X			
Will any	dirt be removed from	n the site? X	_ yes1	10			
Size of B	orrow Pit or Pond:	Length _1,030'	Width _1,224'	Depth12'	Side Slope	3:1	
	If dirt is remo	ved from the site	e, this section n	nust be filled	out comple	etely:	
What per Cul	centage of dirt will bic yards are determined	pe removed from site by using this formula.	e55% (Length (ft.) X Width	# of cubic yar	ds <u>50</u> divided by 27 =	0,000 = cubic yards	
2. 3. 4.	Number of loa Which days of Operating hour	o haul dirt:ds to be hauled eathe week do you gets of borrow pit :_tt take to complet	ach day:5 plan to operate: _ 7:00 AM to 5:00 P	0 Monday thru Sta M	urday, Occasio	onlly Sunday	
6.	Do you have a	contract with a sp	pecific company:	No			
7.		major roads South, State Highway			from th	his location	
9. 10 11	Will borrow pit  O. Will public have  I. What are the se  ne  Z. What is the dist	ced?y be stocked? e access to the sto tbacks?50' arest residence (A ance of the neare as road and type of	X yes  ocked pit?  _side yard50'  Minimum of 50 foot seest borrow pit in	no yes rear yard _ atback requirement for the comparison 1	X 1 250' from property lin 0 Miles	no ont yard es)	
		s signing this form, in			s, certifies tha	t the information	
ided is tru	e, correct and comple	ete to the best of my k	mowledge and belie	f. / /			
1/0	les de la	01/30/2020		/hold 11	1/1	01/30/2020	
icant	70	Date	Dirt Contra	ctor		Date	
ment lette	r from Parish Engine	er					

Revised 02/10



D & G Construction, LLC











