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



CASE NUMBE	EREX-0220	0 0070	DATE REC	CEIVED	2/5/20	F	EE \$	100.00	
							HL	100.00	
			APPLICANT IN	FORMATIC	DN				
	Broussard Farms,		en Broussard	Bricks	and Mortan	Real Est	ate		
	301 Common St			c/o Ch	ris Khoury				
La	ake Charles, LA	70601		805 W	est Bayou P	ines Driv	ve .		
PHONE NUMB	BER: (Home)			_Lake C	harles, LA 7	70601			
(Work)337	7-496-7383	(Cell)		(Cell) 3	37-526-964	7 Email:	chris@p	oargrou	plc.com
			PROPERTY INF	FORMATIO	N				
LOCATION:	3500 Block o	of Ellis Moss F	Road ANAC	OUNT OF LA	ND.			00	
	ANDMARK: H				ND:	X	=	90	acres
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Application Summary							
Applicant	J.S. Broussard Farms, LLC			Submittal Date		2/5/2020	
Case Number	EX-0220-0073			Site Area		90 Acres	
Location	3500 Block of Ellis Mo Road	^{10ss} Police J		Jury District		12- Judd Bares	
P&Z Meeting Date	May 19, 2020	PJ Meeting Date 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	House and barn					
Urban Service Area	Out	Flood Zone	ne AE, VE, Bfe 11'			
Area Characteristics						
Surrounding Zoning	Agricultural (A-1)					
Surrounding Uses	Rural Residential, Agricultural					
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 2016, the Planning and Zoning Board **granted** a request by J.S. Broussard Farms, LLC for an exception to allow three borrow pit (+/- 60 acres total) in the 3500 Block of Ellis Moss Road. This is pertaining to the property in question.
- In 2016, the Planning and Zoning Board **granted** a request by West Family Irrevocable Trust for an exception to allow borrow pits (2 pits totaling 39 acres) at 3335 Ellis Moss Road.

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 road damage bond in an amount determined by the Parish Engineer must be submitted to the Division of Engineering prior to any hauling under this extension approval;
- 3) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 4) that hauling must be completed within five (5) years.

February 4, 2020

Supplement to Borrow Pit Application for J.S. Broussard Farms, LLC

To whom it may concern,

As Managing Member of J.S. Broussard Farms, LLC, I am hereby requesting that our application for a Borrow Pit be granted for a period of Five (5) years. It is our intention to transfer all fill materials dug on site to one of the large industrial expansion projects planned for Southwest Louisiana. Due to the lengthy nature of these projects, five years is a reasonable time frame for the work to be completed and the soils to be delivered to one of these pending industrial developments.

Should you have any questions or need any further clarification, please contact one of my authorized agents to speak on this matter. You may reach Chris Khoury at 337-526-9647 or Andrew Vanchiere at 337-304-1341.

Thank you for your attention to this matter.

With Kind Regards,

H stephen Broussard, Managing Member, J.S. Broussard Farms, LLC

Scanned and Uploaded Date: 2/11/2020 By: A73

Calcasieu Parish Police Jury Application for Borrow Pit or Pond

Submit the following with this application: <u>Recorded ownership document</u>, a <u>detailed site plan</u>, and a <u>copy of the dirt contractor's occupational license</u>. 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.

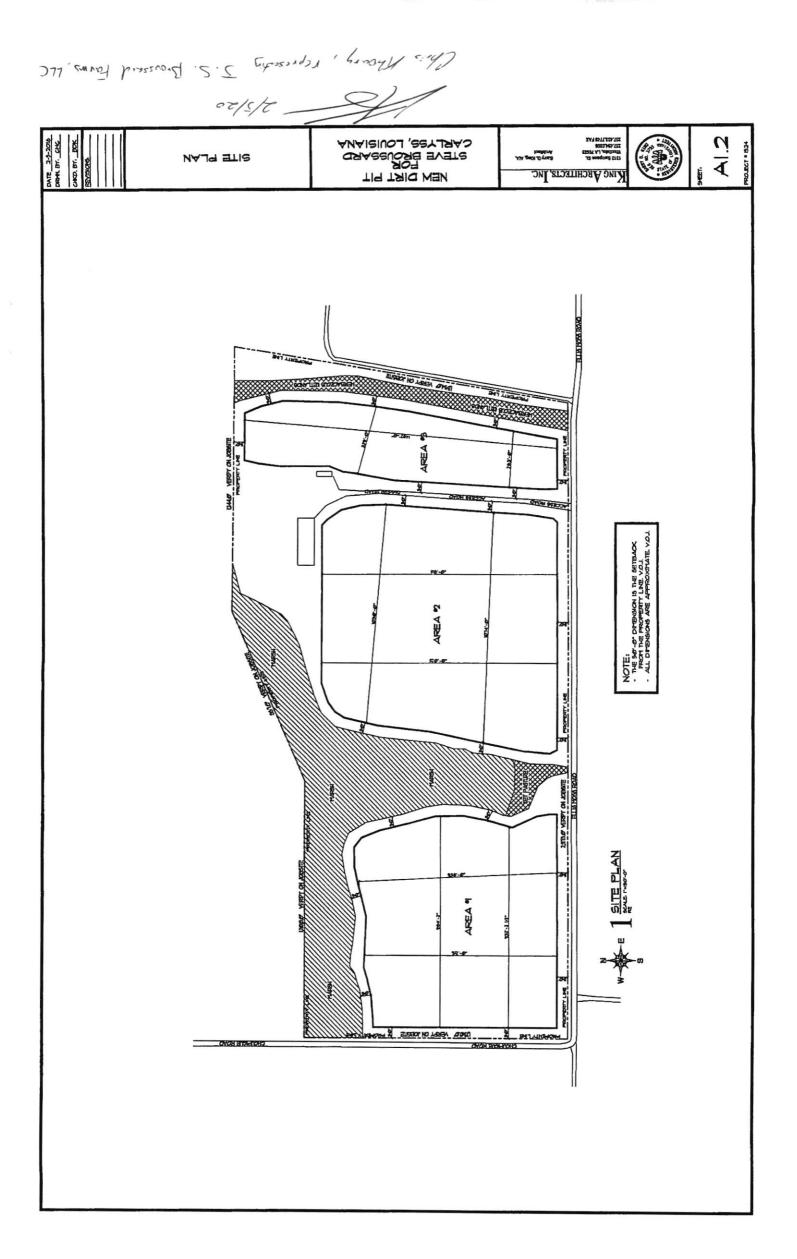
Name of Applicant: J.S. Broussard Farms	, LLC	Mobile Phone: 337	-496-7383
Address: 1301 Common Street, Lake Cha	arles, LA 70601		nel 337-439-2450
street	city		state, zip
Name of Dirt Contractor:		Mobile Phone:	
Address:			
street	city		state, zip
Location of Excavation: Corner of Choupiq			
Will site be fenced? X No Yes If	yes, fence type and	height:	
Will pit/pond be stocked? NoX	Yes If yes, will	public have access?	X No Yes
Will pit/pond be backfilled? X No	_ Yes If yes, explain	י <u></u>	
Size of Borrow Pit or Pond: Length: 1986: 2) 1118: 3)	^{329'} Width: ^{1)938, 2) 1074, 3)}	1482' Depth: 1) 16', 2) 16', 3) 16'	Side Slope: 3/1
Will material be removed from the site?			
What percentage of dirt will be removed from si	itc: 100 %	Number of cubic yards:	app 1,000,000
		et) x Depth (feet)] + 27)	
What size trucks will haul dirt:7 yards	14 yards (Other If other, specify si	ze Tri-Axle
How many loads will be hauled each day: 200-4	400 Estin	mated date of completio	n: March 31, 2025
What days and times will the pit operate: Days:	Mon-Sun	Hours of operatio	7am-5pm/8pm-4am
Do you have a contract for purchase of material	s: X No	Yes If yes, name:	
List all roads trucks will utilize to reach state or t			
List setbacks (minimum 50 feet from property li	ncs): 100'	100' t	car_100' front
Location of nearest operating pit: 1 mile away	1		
Length of access road and type of road surface:	500', stone		

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 <u>Calcasien Parish Code of Ordinances</u>.

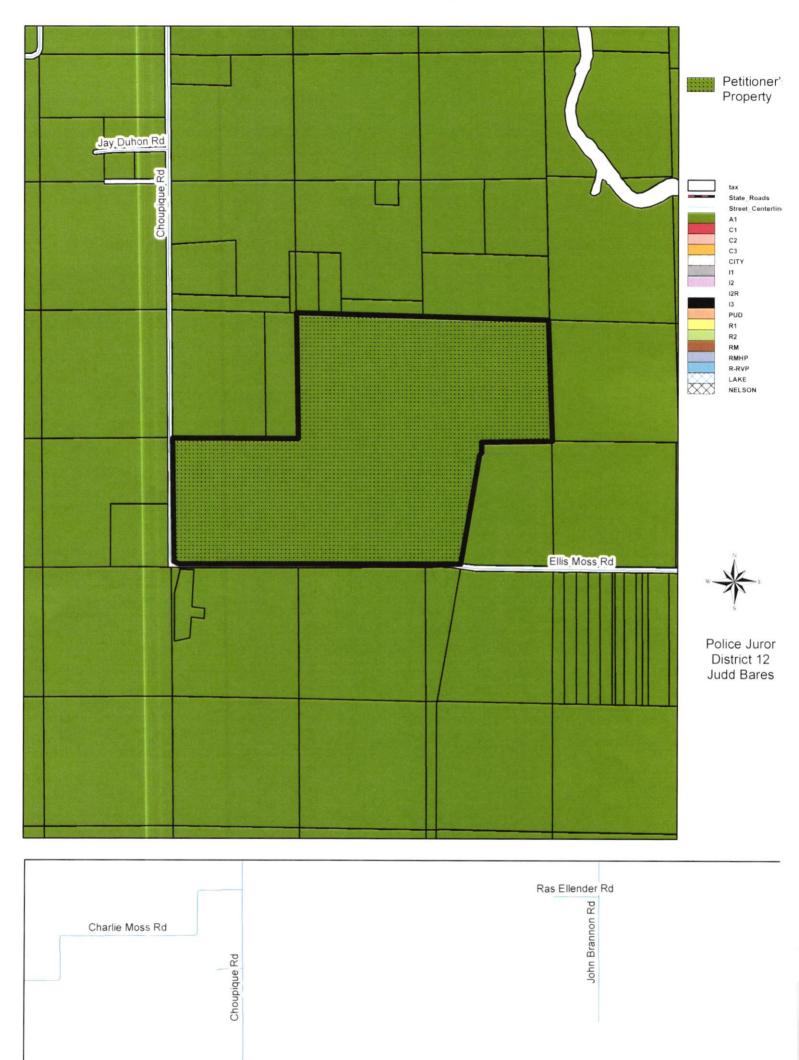
policant

Dirt Contractor

Date



J.S. Broussard Farms, LLC



Ellis Moss Rd

Prvt Rd

EX-0220-0073 J. S. Broussard Farms, LLC



EX-0220-0073 J. S. Broussard Farms, LLC



