

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



CASE NUMBER EX-0220-0073

DATE RECEIVED 2/5/20

FEE \$100.00

APPLICANT INFORMATION

NAME: J. S. Broussard Farms, LLC c/o Steven Broussard

Bricks and Mortar Real Estate

ADDRESS: 1301 Common Street

c/o Chris Khoury

Lake Charles, LA 70601

805 West Bayou Pines Drive

PHONE NUMBER: (Home)

Lake Charles, LA 70601

(Work) 337-496-7383

(Cell)

(Cell) 337-526-9647 Email: chris@pargrouplc.com

PROPERTY INFORMATION

LOCATION: 3500 Block of Ellis Moss Road

AMOUNT OF LAND: x = 90 acres

IDENTIFYING LANDMARK: House and barn

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 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 2/5/20

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?
FLOOD ZONE CLASSIFICATION AE, VE BFE 11 FT. | YES | NO | N/A |

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

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 Moss Road	Police 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	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. <ul style="list-style-type: none">• 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				
<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. 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; and4) that hauling must be completed within five (5) years.				

February 4, 2020

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

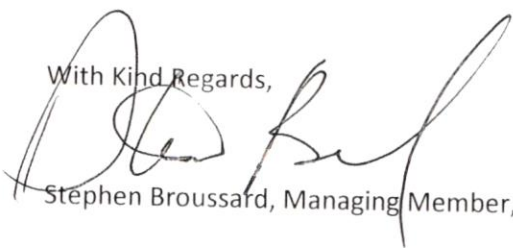
To whom it may concern,

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,



Stephen Broussard, Managing Member, J.S. Broussard Farms, LLC

Scanned and Uploaded

Date: 2/11/2020

By: ATB

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: J.S. Broussard Farms, LLC Mobile Phone: 337-496-7383
Address: 1301 Common Street, Lake Charles, LA 70601 Office, Rachel 337-439-2450
street city state, zip

Name of Dirt Contractor: _____ Mobile Phone: _____
Address: _____
street city state, zip

Location of Excavation: Corner of Choupique and Ellis Moss

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: ^{1) 984' 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? _____ No ☒ Yes If yes, this section must be filled out completely:

What percentage of dirt will be removed from site: 100 % Number of cubic yards: app 1,000,000

(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 Tri-Axle

How many loads will be hauled each day: 200-400 Estimated date of completion: March 31, 2025

What days and times will the pit operate: Days: Mon-Sun Hours of operation: 7am-5pm/8pm-4am

Do you have a contract for purchase of materials: ☒ No _____ Yes If yes, name: _____

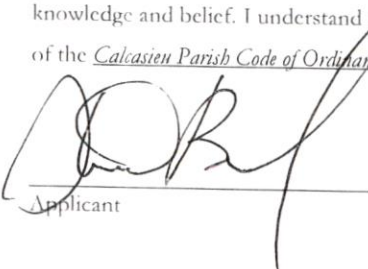
List all roads trucks will utilize to reach state or federal roads: Hwy 27

List setbacks (minimum 50 feet from property lines): 100' sides 100' rear 100' front

Location of nearest operating pit: 1 mile away

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 Calcasieu Parish Code of Ordinances.


Applicant
2/5/20
Date

Dirt Contractor Date

2/5/20

SITE PLAN

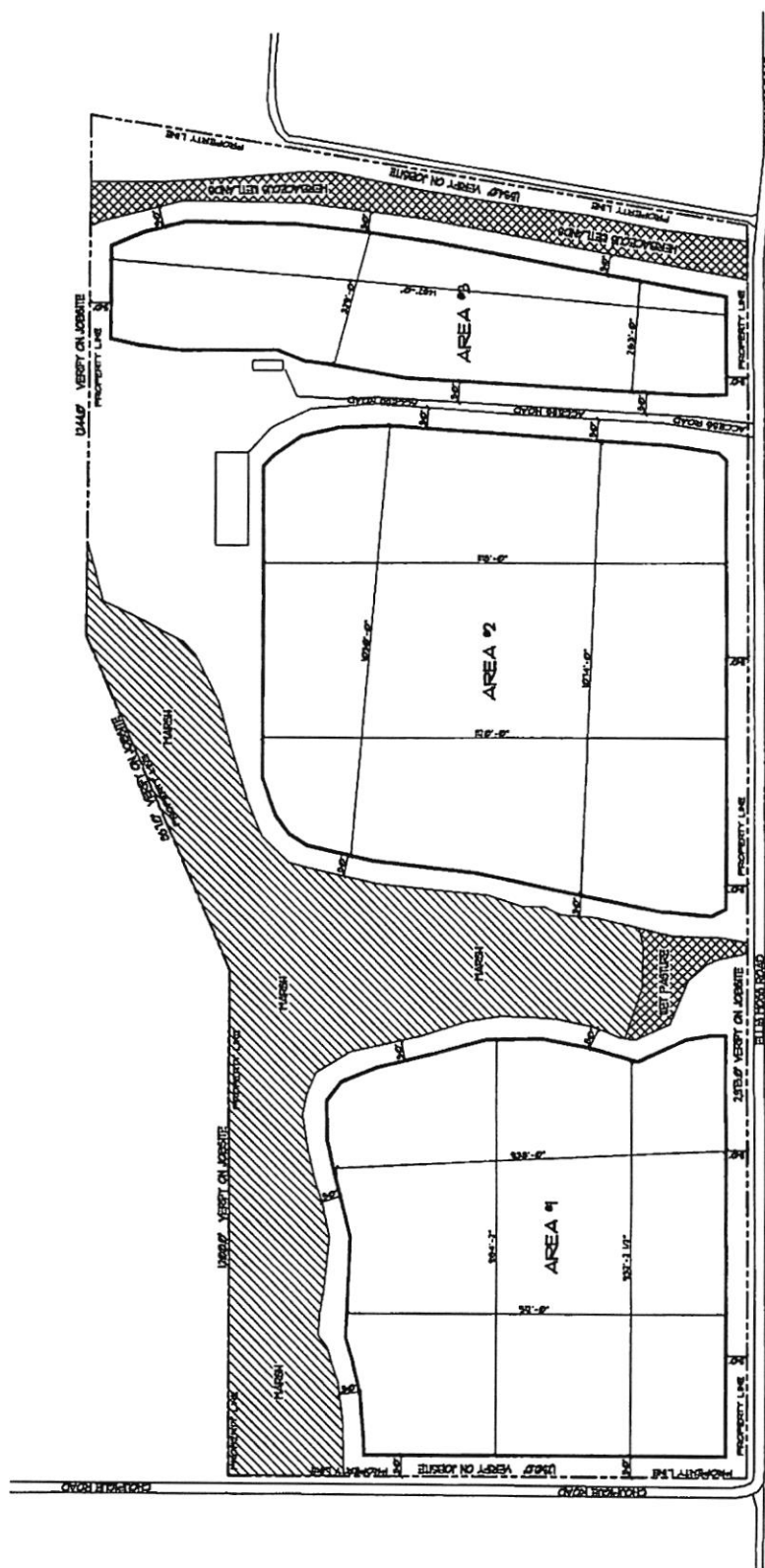
NEW DIRT PIT
FOR
STEVE BROUSSARD
CARLYSS, LOUISIANA

KING ARCHITECTS, INC.
1312 S. Harbor Dr.
Birmingham, LA 35205
Architect
Barry D. King, AIA
337/434-7708 FAX
337/434-7708



GET. A1.2

PROJECT # 1524



NOTE:

- THE 50'-0" DIMENSION IS THE SETBACK FROM THE PROPERTY LINE, V.O.J.
- ALL DIMENSIONS ARE APPROXIMATE V.O.J.



J.S. Broussard Farms, LLC

