

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



CASE NUMBER EX-0220-0074 DATE RECEIVED 2/24/20 FEE \$100.00

APPLICANT INFORMATION

NAME: Laran Properties, LLC c/o D & G Construction, LLC
ADDRESS: 75 Center Circle Adam Daigle
Sulphur, LA 70663 520 North Hazel Street
PHONE NUMBER: (Home) _____ Sulphur, LA 70663
(Work) _____ (Cell) _____ Email: jim@dgconst.net (Work) 337-625-5150

PROPERTY INFORMATION

LOCATION: 2691 Highway 90 AMOUNT OF LAND: x = 29 acres
IDENTIFYING LANDMARK: House, accessory building, existing pond
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 [Signature] DATE 2-24-2020

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>X(Shaded), 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	Laran Properties, LLC		Submittal Date 2/24/2020
Case Number	EX-0220-0074		Site Area 29 Acres
Location	2691 Highway 90	Police Jury District	13- Joe Andrepont
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, accessory building, existing pond		
Urban Service Area	Out	Flood Zone	X (Shaded), AE, Bfe 14'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Mixed Residential (R-2), General Commercial (C-2), Single Family Residential (R-1), Light Commercial (C-1), Light Industrial (I-1), Recreational Vehicle Park (R-RVP)		
Surrounding Uses	Residential, Commercial, Industrial		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1982
Recent Zoning Requests in Immediate Area In the past five years, there have been seven zoning requests 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. • In 2017, the Planning and Zoning Board and the Police Jury granted a request by North Bay Properties, LLC to rezone from Light Industrial (I-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (144 recreational vehicle spaces and 10 manufactured home spaces) at 2926 Highway 90 West. • In 2016, the Planning and Zoning Board and the Police Jury granted a request by North Bay Properties, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow a temporary workforce housing facility (pending future approval of zoning exception) at 2926 Highway 90 West. • In 2016, the Planning and Zoning Board granted a request by North Bay Properties, LLC for an exception to allow residential development (temporary workforce housing facility) at 2926 Highway 90 West. • In 2016, the Planning and Zoning Board granted a request by Daniel E. Perry, et ux for an exception to allow an extension of an existing borrow pit (7.4 acres) at 2690 Highway 90 West. • In 2015, the Planning and Zoning Board granted a request by Laran Properties, LLC for a zoning exception to allow a borrow pit (29 acres) at 2691 Highway 90 West. This is pertaining to the property in question. • In 2015, the Planning and Zoning Board granted a request by Hankins Properties, LLC for a zoning exception to allow a borrow pit (9 acres) in the 2900 Block of Highway 90 West. 			
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. 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;

- 3) that hauling under this extension approval is subject to approval of the Louisiana Department of Transportation and Development and the Consolidated Gravity Drainage District No. One;
- 4) that usage of Pete Seay Road and Choupique Road as a hauling route is prohibited; and
- 5) that hauling must be completed within five (5) years.

Additional Information

- In 2011, the Planning and Zoning Board granted a request by Genevieve Ancelet, et ux for a zoning exception to allow a borrow pit (14 acres) on Hwy 90 West. This is the property in question.

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



February 21, 2020

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

Subject: Zoning Permit Time Extension
Case: EX04-031-15

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 2691 Highway 90 West in Ward Four (District 13, Mr. Andrepoint).

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

A handwritten signature in cursive script, appearing to read 'Jim Daigle'. The signature is written in dark ink and is positioned above the printed name and title.

Jim Daigle
Project Manager

Calcasieu Parish Police Jury
Application For Borrow Pit or Pond

Date: 02/18/2020

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.

Name of Applicant: Laran Properties, LLC Phone: (337)313-6038 Cell# (337)540-1137
Address: 2691 Hwy. 90 West Sulphur LA, 70663
street city state, zip

Name of Dirt Contractor: D&G Construction, LLC Phone: (337)625-5150 Cell# (337)660-3771
Address: 520 North Hazel Street Sulphur LA, 70663
street city state, zip

Does the Dirt Contractor have an occupational license? X yes _____ no

Location of Excavation: State Highway 90 West of Sulphur

Purpose of Excavation: Personal use (pond) X Borrow Pit _____

Will any dirt be removed from the site? X yes _____ no

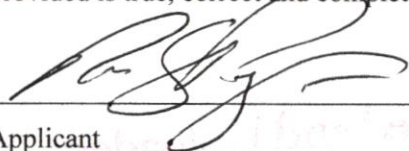
Size of Borrow Pit or Pond: Length 2,667' Width 700' Depth 12' Side Slope 3:1

If dirt is removed from the site, this section must be filled out completely:

What percentage of dirt will be removed from site 70 % # of cubic yards 500,000
Cubic yards are determined by using this formula. (Length (ft.) X Width (ft.) X Depth (ft.) divided by 27 = cubic yards

1. Size of trucks to haul dirt: _____ 7 yards X 14 yards _____ other
2. Number of loads to be hauled each day: 50 to 150
3. Which days of the week do you plan to operate: Monday thru Friday, Occasionally Sunday
4. Operating hours of borrow pit : 7:00 AM to 5:00 PM
5. How long will it take to complete the dirt removal operation: 5 Years
6. Do you have a contract with a specific company: No
7. Name all major roads you plan to haul on from this location:
State Highway 90
8. Is site to be fenced? _____ yes X no Fence type: Barbed Wire
9. Will borrow pit be stocked? X yes _____ no
10. Will public have access to the stocked pit? _____ yes X no
11. What are the setbacks? 50' side yard 50' rear yard 1,350' front yard
1,100' nearest residence *(Minimum of 50 foot setback requirement from property lines)*
12. What is the distance of the nearest borrow pit in operation 3 Miles
13. Length of access road and type of road surface 1,300' X 40' Stone Road

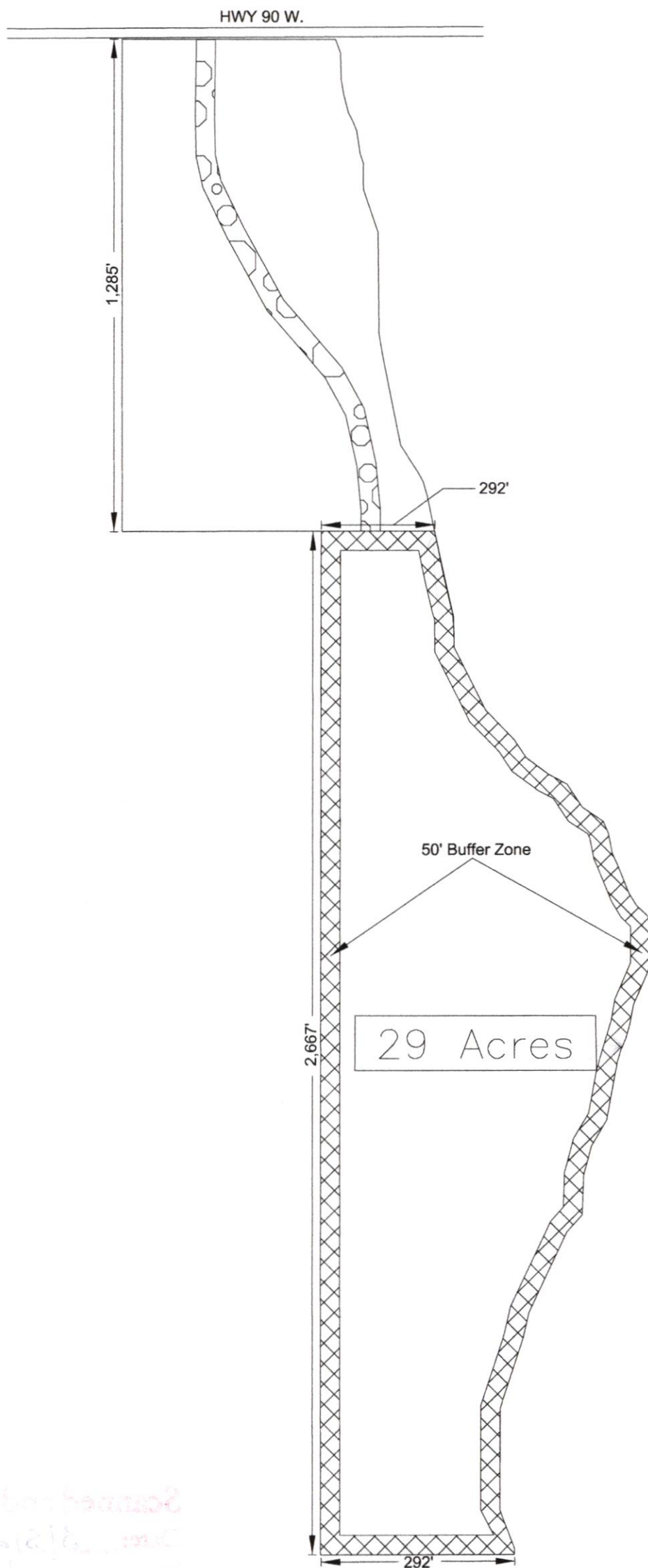
SPECIAL NOTE: the individuals signing this form, including all accompanying documents, certifies that the information provided is true, correct and complete to the best of my knowledge and belief.

 02/18/2020
Applicant Date

 02/18/2020
Dirt Contractor Date

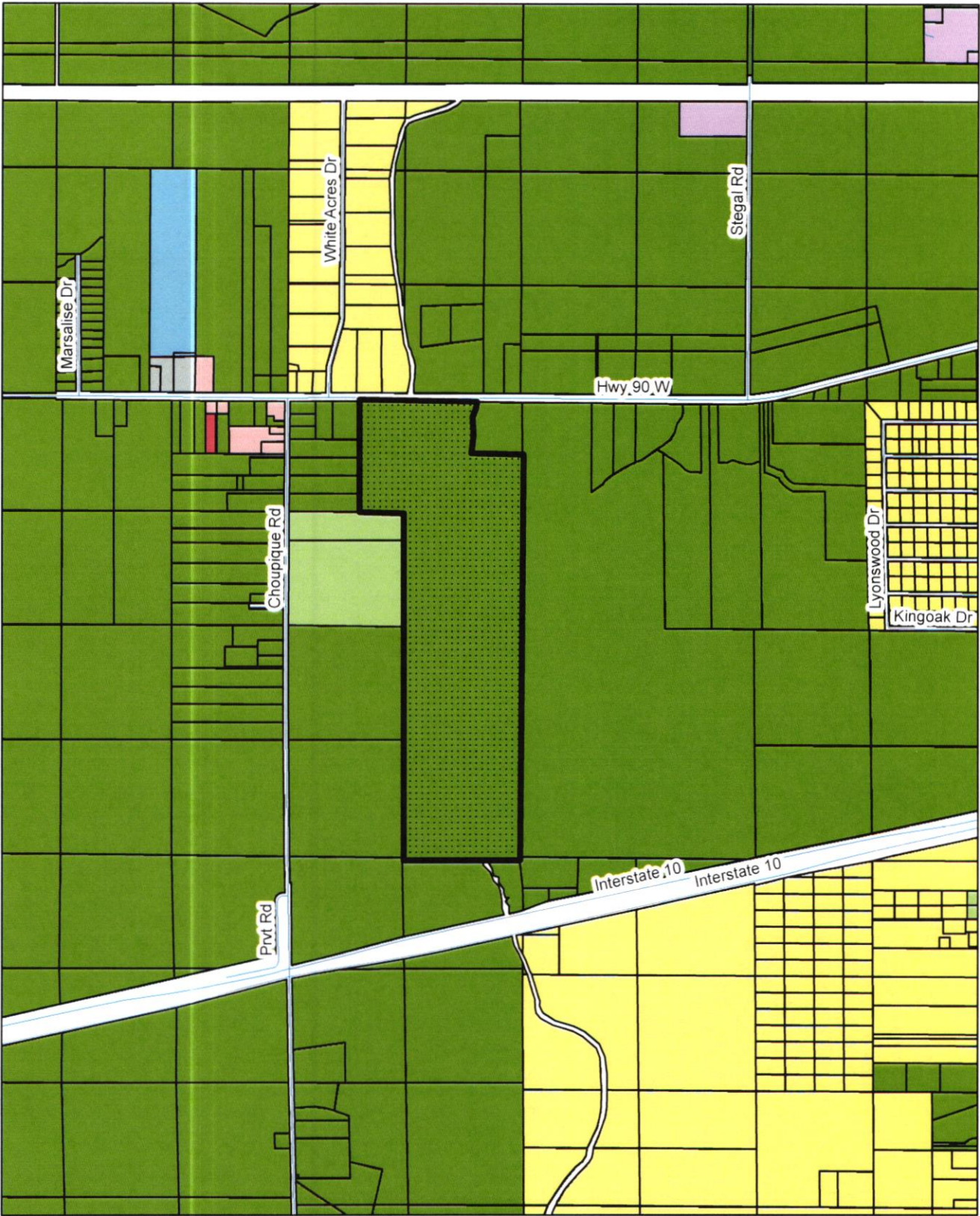
Comment letter from Parish Engineer _____

Remarks: _____



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Laran Properties, LLC

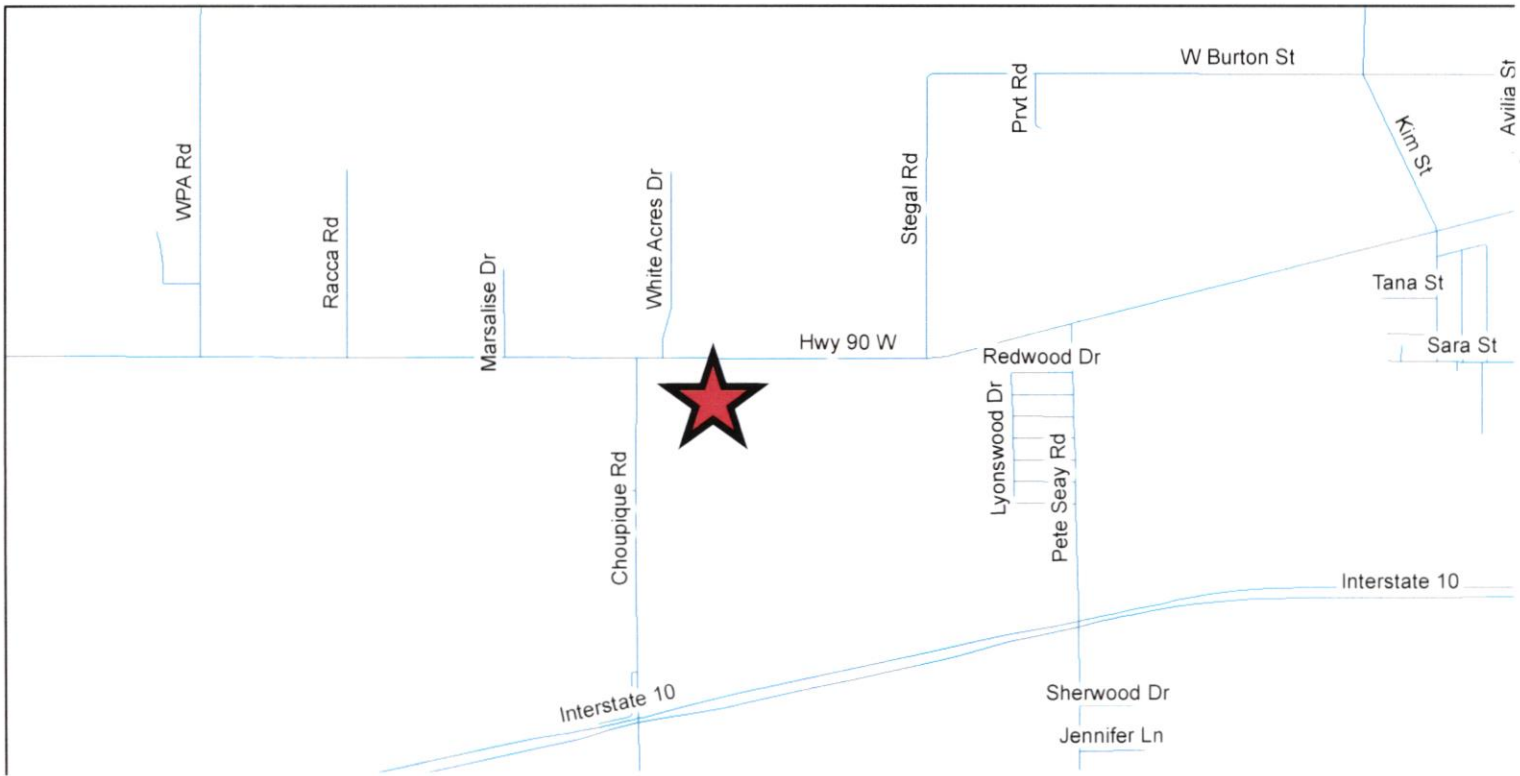


Petitioner's Property

- tax
- State Roads
- Street Centerline
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON

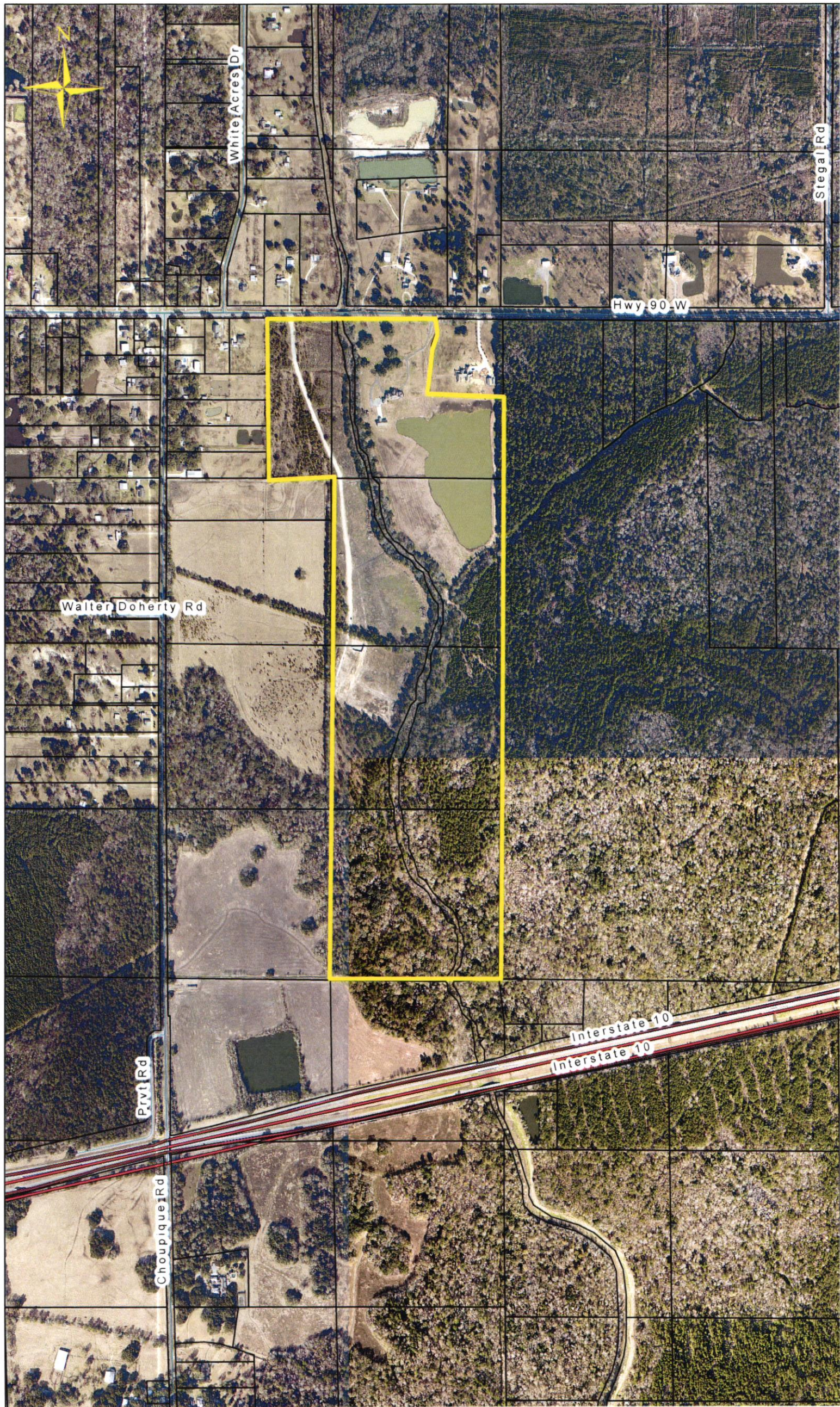


Police Juror
District 13
Joe Andrepon









Walter Doherty Rd

White Acres Dr

Stegal Rd

Hwy 90 W

Pwt Rd

Choupique Rd

Interstate 10

Interstate 10