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



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	Applicati	ion Summary						
Applicant	James Simmons, et u	ux Submit	al Date	1/29/2020				
Case Number	RZ-0220-0160	Site Are	a	5 Acres				
Location	5754 River Road	Police Jury I	District	10- Tony Stelly				
P&Z Meeting Date	May 19, 2020	PJ Meeting Dat	e May	21, 2020				
	Rec	quest(s)						
Present Zoning		aracteristics						
Present Zoning	Agricultura	Agricultural (A-1)						
Classification Identifying Landmar	rk Two manuf	Two manufactured homes, 50' x 180' shop						
Urban Service Area	Out			Bfe 13'				
			7, 11,	ble 15				
	Area Ch	aracteristics						
Surrounding Zoning Surrounding Uses	Area Ch	aracteristics l (A-1)						
Surrounding Zoning	Area Ch Agricultura Rural Reside	aracteristics l (A-1)						
Surrounding Zoning	Area Ch Agricultura Rural Reside	aracteristics l (A-1) ential ng History	Date	1983				

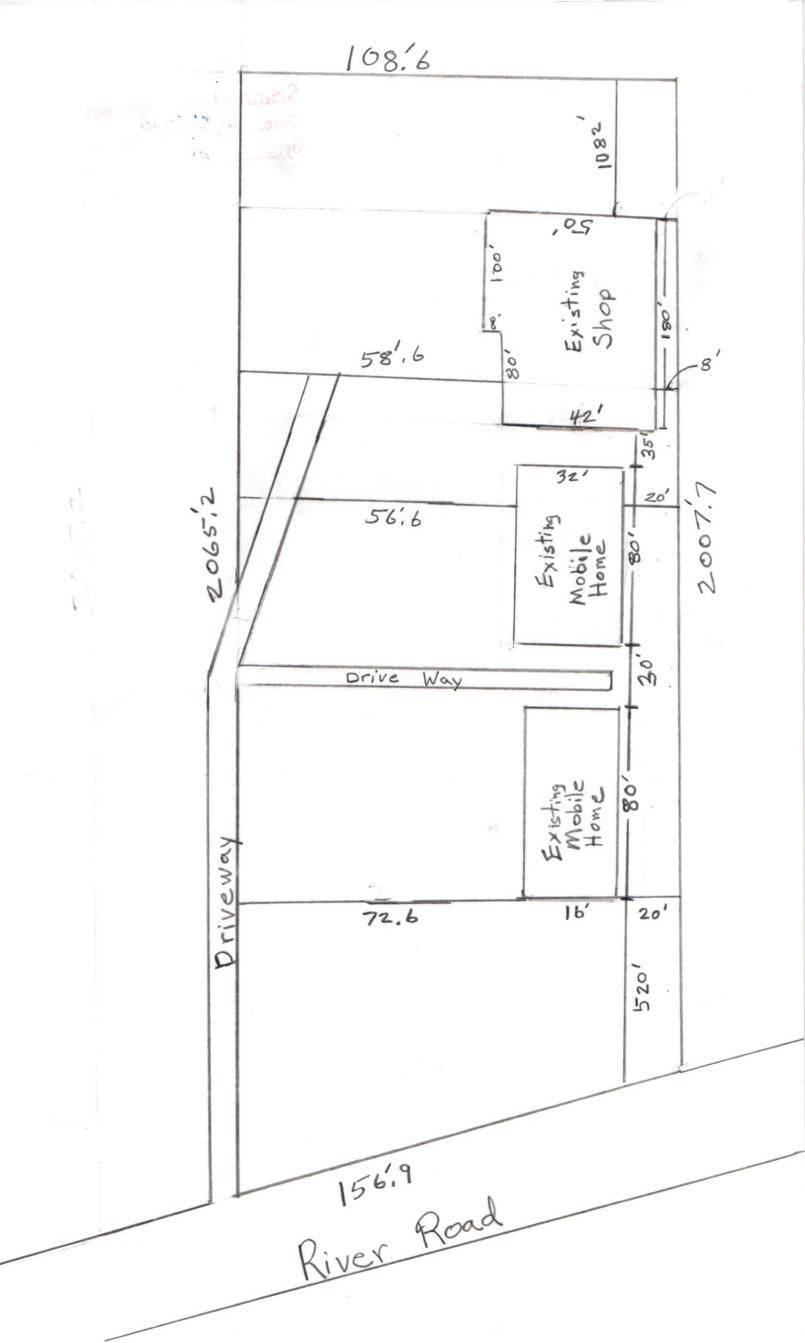
In the past five years, there has been one zoning request within the immediate area.

• In 2016, the Planning and Zoning Board **granted** a request by Tomas Rubio, et al for a variance to allow a third manufactured home on one lot at 5747 River Road.

Recommendation

Because the proposed zoning is not consistent with the character of the area, the staff recommends that the request be **denied**. Should the Board grant the request, the staff recommends the following conditions:

- 1) that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties;
- 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances;
- 4) that lounges are prohibited;
- 5) that an occupational license must be obtained within five (5) business days; and
- 6) that the rezoning be in accordance with the final zoning map.



James Simmons, et ux



James Simmons, et ux

Final Zoning Map



RZ-0220-0160 James Simmons



RZ-0220-0160 James Simmons



