

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



CASE NUMBER RZ-0220-0160

DATE RECEIVED 1/29/20

FEE \$200.00

APPLICANT INFORMATION

NAME: James Simmons, et ux

ADDRESS: 104 Villa Drive

Westlake, LA 70669

PHONE NUMBER: (Home)

(Work) 337-436-8119 (Cell) 337-540-2989

Email: simmonscontracti@bellsouth.net

PROPERTY INFORMATION

LOCATION: 5754 River Road AMOUNT OF LAND: x = 5 acres

IDENTIFYING LANDMARK: Two manufactured homes, 50' x 180' shop

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 Agricultural (A-1)

TO General Commercial (C-2)

PURPOSE OF REQUEST: To allow a commercial development (auto service shop).

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 02-05-2020

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|--|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT <u>✓</u>
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X, A</u> BFE <u>13</u> FT. | <u>YES</u> | <u>NO</u> | <u>N/A</u> |

STAFF RECOMMENDATION: Staff recommends the request be denied.

Application Summary			
Applicant	James Simmons, et ux	Submittal Date	1/29/2020
Case Number	RZ-0220-0160	Site Area	5 Acres
Location	5754 River Road	Police Jury District	10- Tony Stelly
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	May 21, 2020
Request(s)			
To allow a commercial development (auto service shop).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Two manufactured homes, 50' x 180' shop		
Urban Service Area	Out	Flood Zone	X, A, Bfe 13'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1)		
Surrounding Uses	Rural Residential		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1983
Recent Zoning Requests in Immediate Area			
In the past five years, there has been one zoning request within the immediate area.			
<ul style="list-style-type: none">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			
<p>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:</p> <ol style="list-style-type: none">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; and6) that the rezoning be in accordance with the final zoning map.			

108.6

1082'

1082'

100'

Existing Shop

58.6

80'

42'

180'

8'

56.6

32'

Existing Mobile Home

35'

20'

80'

30'

Drive Way

Existing Mobile Home

80'

20'

72.6

16'

520'

2065.2

2007.7

Driveway

156.9

River Road

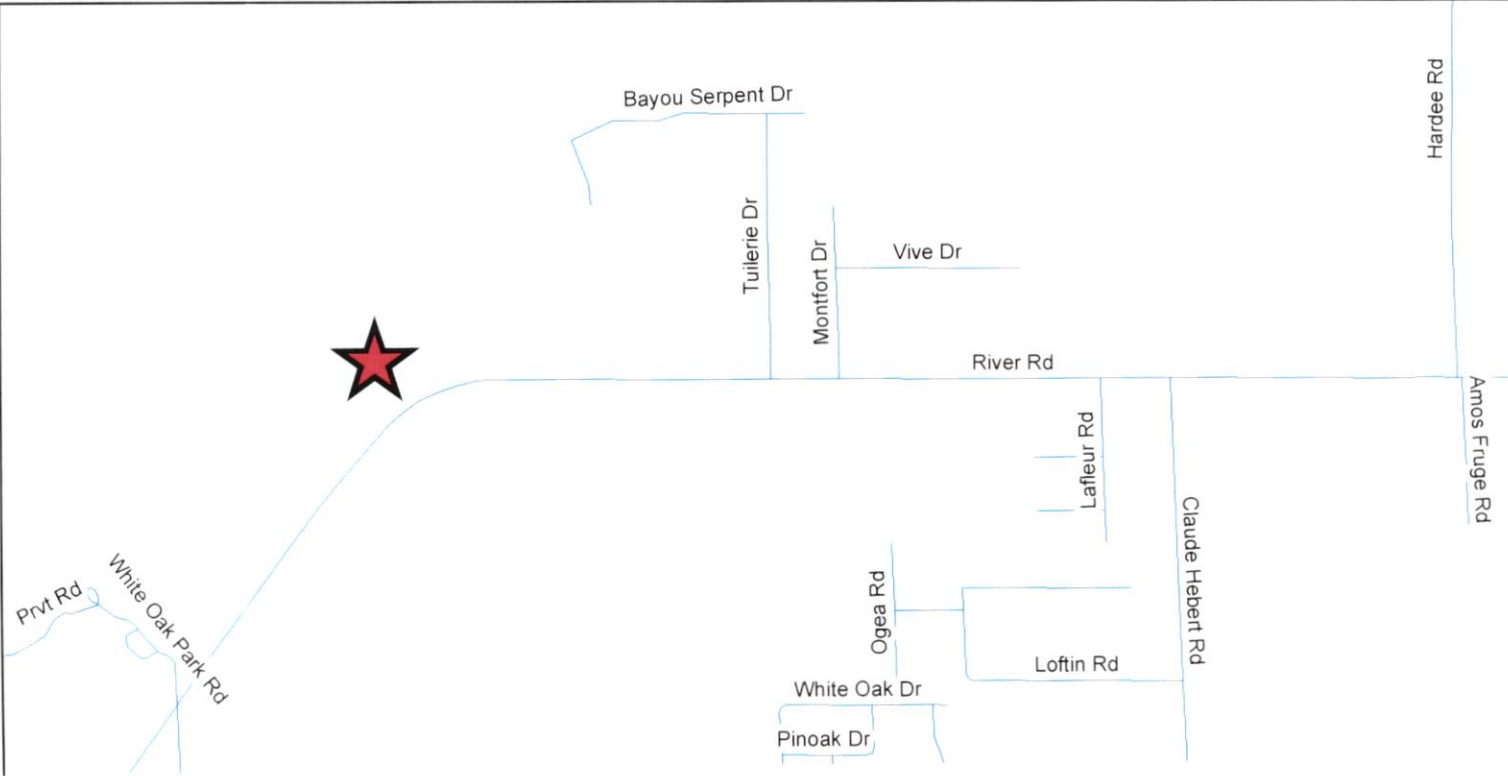


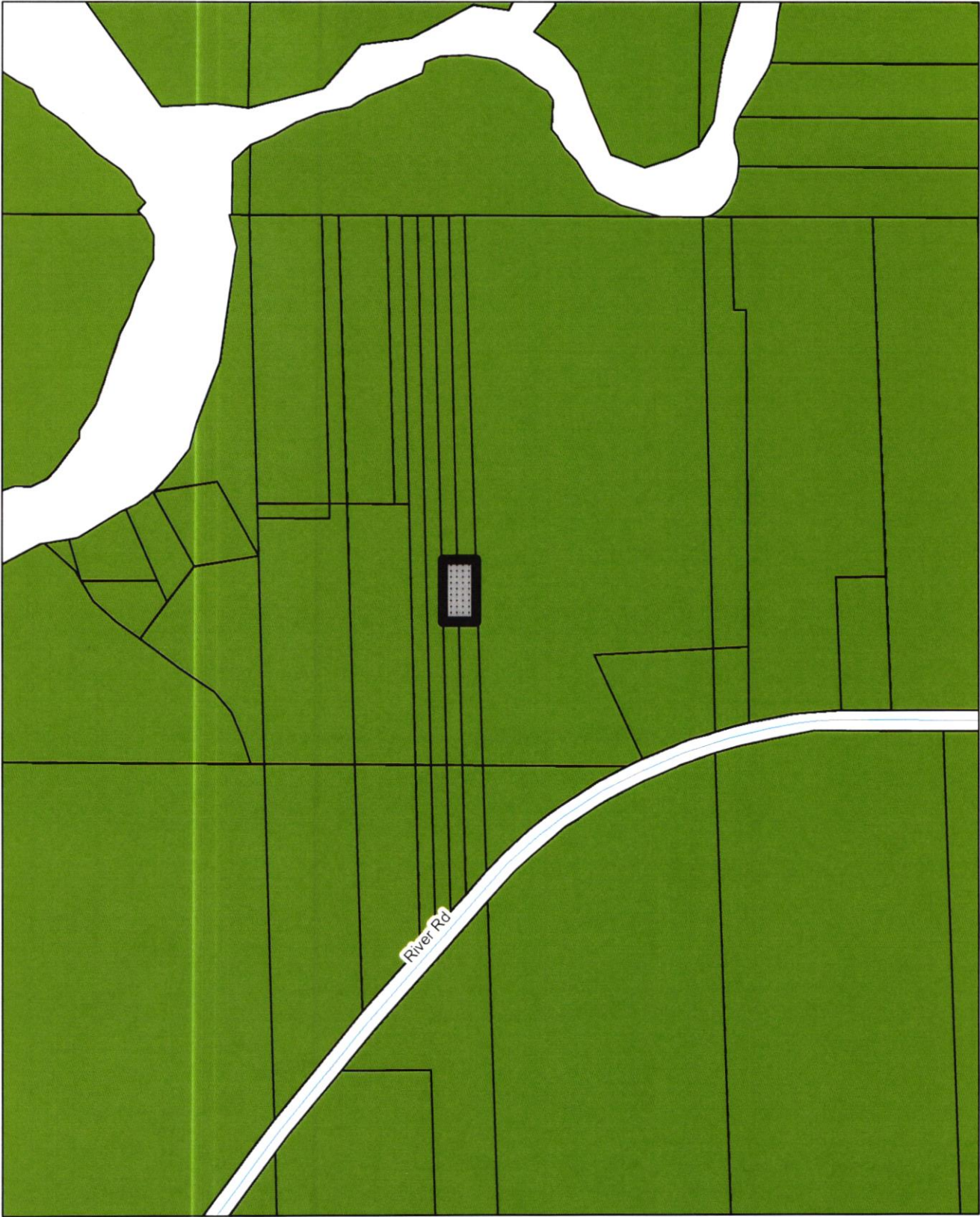
Petitioner's Property

- tax
- State_Roads
- Street_Centerlin
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 10
Tony Stelly





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