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



CASE NUMBER VAR-0320-0129

DATE RECEIVED 03-17-2020

FEE See RZ-0320-0161

NAME	Darrel Hebert	Richard Hebert	Representative:	Chad Sarver		
	ESS: 5922 Tom Hebert Road	5960 Tom Hebert Rd.	2846 Country Cl	lub Road		
La	ke Charles, LA 70607	Lake Charles, LA 70607	Lake Charles, LA	A 70605		
PHON	E NUMBER: (Home)		337/540-3304			
(Work	(Ce)	chadsarver6@gn	mail.com		
		PROPERTY INFOR	RMATION	THE OWNER OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.		
LOCA	TION: 5846 Tom Hebert Roa	d AMOUN	NT OF LAND: 225	x 350' =	1.8	acres
IDENT	IFYING LANDMARK: Vacant					ucics
	NT ZONING CLASSIFICATION:					
METR	O. PLANNING BOUNDARY	(II) OUT				
	NING			☐ EXCEPTION		
	NG VARIANCE NSION	ZONING REQUEST IN	FORMATION	☐ SUBDIVISIO☐ REVISION	N VARI	ANCE
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Application Summary									
Applicant	Darrel Hebert, et al		Submittal Date	3/17/2020					
Case Number	VAR-0320-0129		Site Area	1.8 Acres					
Location	5846 Tom Hebert Road Police Jury		District	'- Chris Landry					
P&Z Meeting Date May 19, 2020 PJ Meeting Date N/A									

Request(s)

To decrease the required number of parking spaces (required 21 spaces; requesting 12 spaces).

Site Characteristics								
Present Zoning Classification	Light Commercial (C-1)							
Identifying Landmark	Vacant							
Urban Service Area	In	Flood Zone	X, AE, Bfe 19'					
Area Characteristics								
Surrounding Zoning	Light Commercial (C-1), General Commercial (C-2), Manufactured Home Park (R-MHP), Single Family Residential (R-1), Central Business Commercial (C-3), Multi-Family Residential (R-M), Mixed Residential (R-2), Agricultural (A-1), Light Industrial (I-1)							
Surrounding Uses	ounding Uses Residential, Commercial							
Zoning History								
Original Zoning	Light Comme	ercial (C-1)	Date	1980				

Recent Zoning Requests in Immediate Area

In the past five years, there have been four zoning requests within the immediate area.

- In 2018, the Planning and Zoning Board **granted** a request by CMKM Real Estate, LLC for a variance to allow sales of alcohol within 300 feet of a church at 2602 Highway 14 East.
- In 2016, the Planning and Zoning Board **granted** a request by Corky Jones for an exception to allow residential development (manufactured home) in the 5800 Block of Landry Road.
- In 2016, the Planning and Zoning Board and the Police Jury **granted** a request by JT Enterprises, LLC to rezone from Light Commercial (C-1) to Multi-Family Residential (R-M) to allow multi-family residential development (26 units) at 5980 Tom Hebert Road.
- In 2016, the Planning and Zoning Board granted a request by JT Enterprises, LLC for a variance to increase the maximum density requirements (allowed 21 units; requesting 26 units) at 5980 Tom Hebert Road.

Recommendation

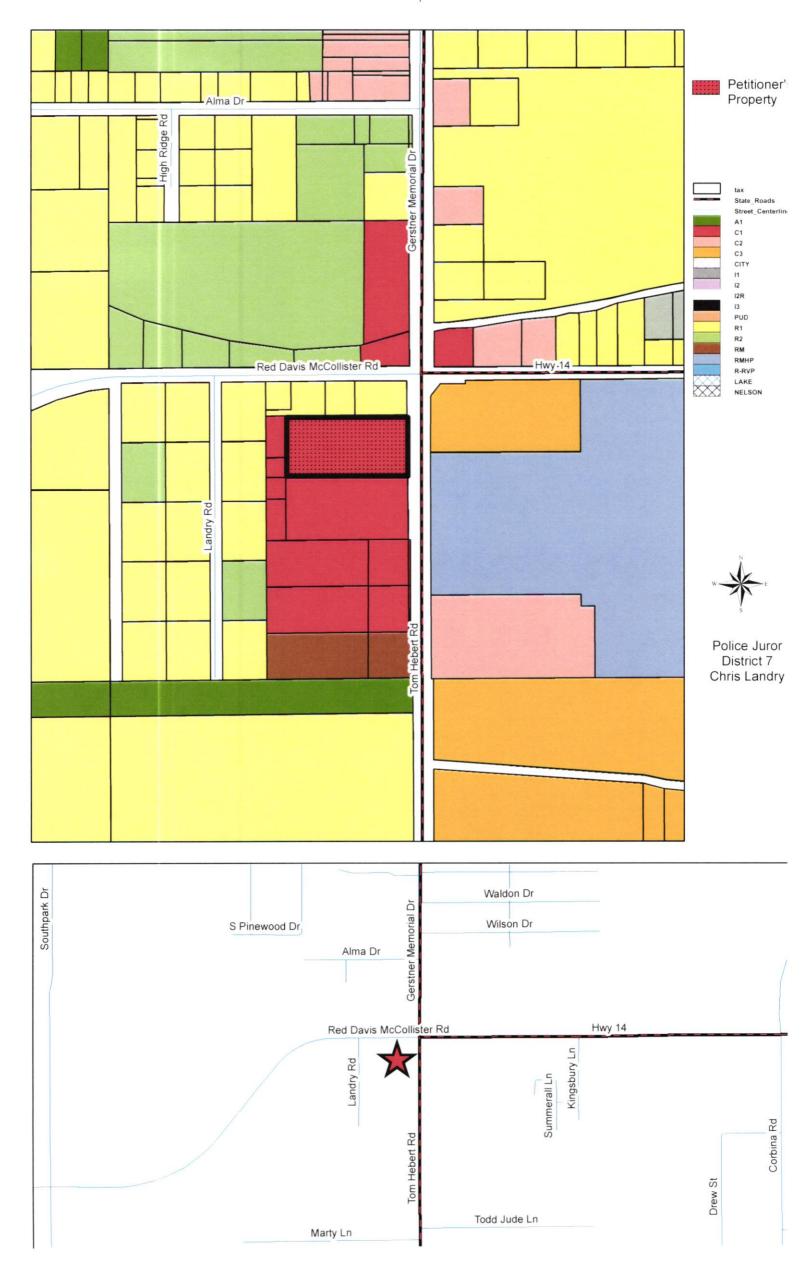
Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the condition the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.



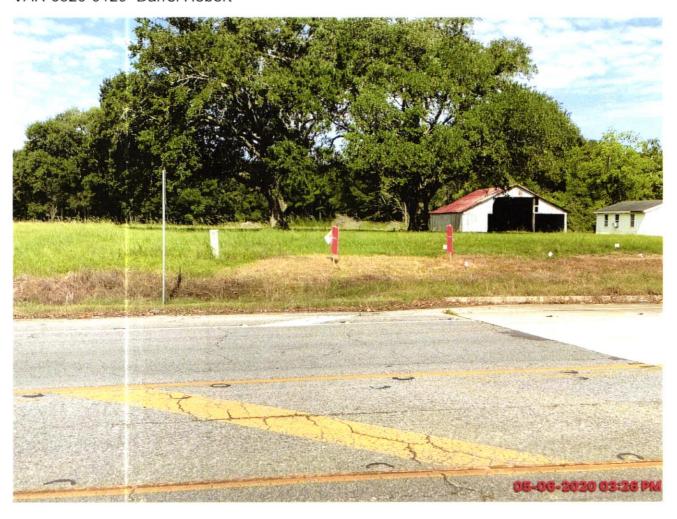


Tom Hebert Rd parking driveway Office 13'
Restroom PROPOSED STORAGE BUILDING PRELIMINARY SITE PLAN

Darrel Hebert, et al



VAR-0320-0129 Darrel Hebert





VAR-0320-0129 Darrel Hebert





