

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

APPLICANT INFORMATION

NAME: Darrel Hebert Richard Hebert Representative: Chad Sarver  
ADDRESS: 5922 Tom Hebert Road 5960 Tom Hebert Rd. 2846 Country Club Road  
Lake Charles, LA 70607 Lake Charles, LA 70607 Lake Charles, LA 70605  
PHONE NUMBER: (Home) 337/540-3304  
(Work) (Cell) chadsarver6@gmail.com

PROPERTY INFORMATION

LOCATION: 5846 Tom Hebert Road AMOUNT OF LAND: 225' x 350' = 1.8 acres  
IDENTIFYING LANDMARK: Vacant  
PRESENT ZONING CLASSIFICATION: Light Commercial (C-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 decrease the required number of parking spaces (required 21 spaces; requesting 12 spaces).

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 Chad Sarver DATE 5/15/20

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- |     |   |                                      |                                     |     |
|-----|---|--------------------------------------|-------------------------------------|-----|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT?   | YES                                  | <input checked="" type="radio"/> NO | N/A |
| b.  | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE?   | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT?  | YES                                  | <input checked="" type="radio"/> NO | N/A |
| b.  | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____<br>SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____<br>OTHER _____ |                                      |                                     |     |
| 3.  | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF?  | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> 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                                  | <input checked="" type="radio"/> NO | N/A |
| 5.  | IS THE CAPACITY OF THE ROAD AND OFF STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT?   | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | N/A |
| 6.  | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION?   | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | N/A |
| 7.  | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED?   | YES                                  | <input checked="" type="radio"/> NO | N/A |
| 8.  | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?<br>FLOOD ZONE CLASSIFICATION <u>X, AE</u> BFE <u>19</u> FT.  | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO | N/A |

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

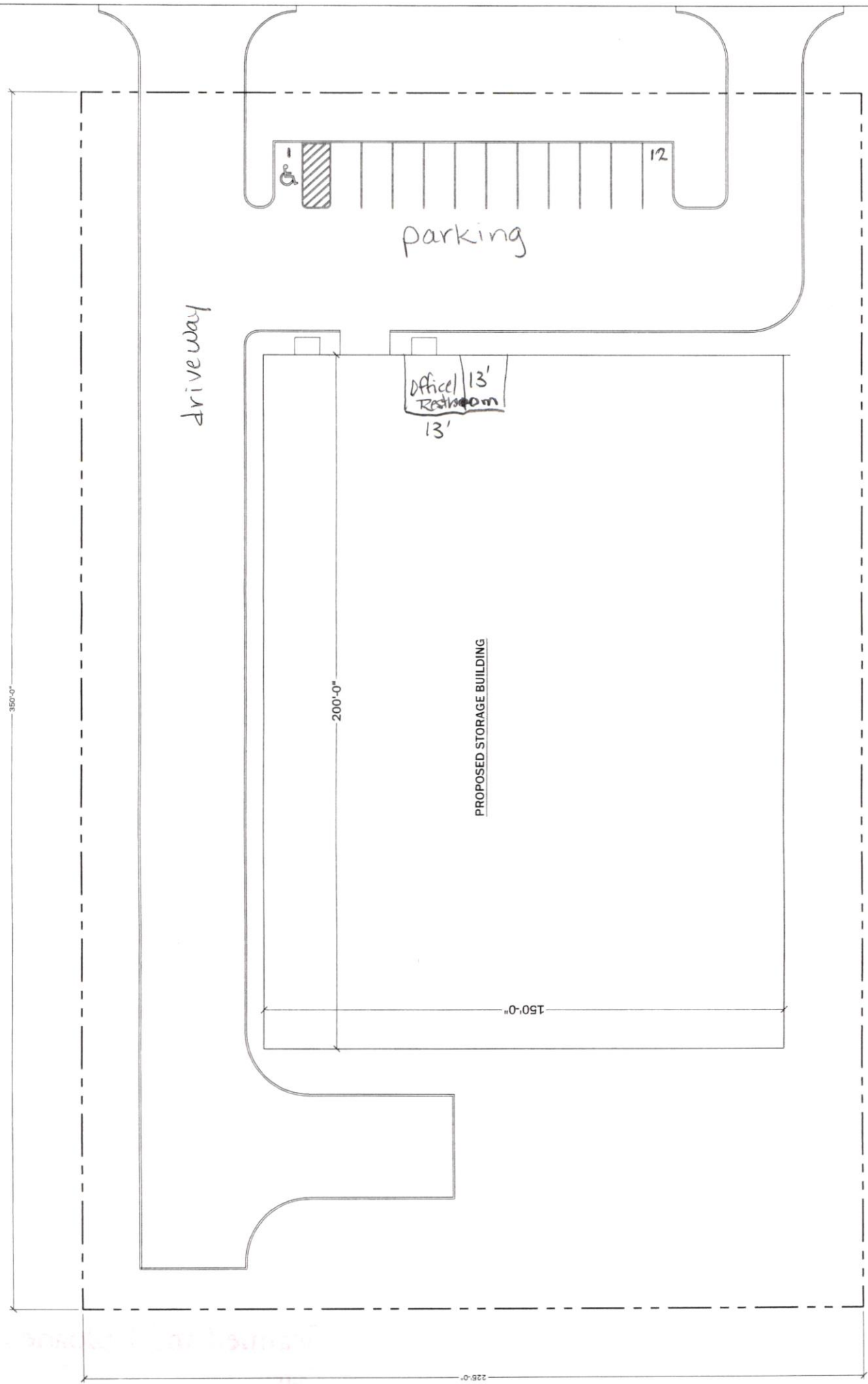
Application Summary			
Applicant	Darrel Hebert, et al		Submittal Date 3/17/2020
Case Number	VAR-0320-0129		Site Area 1.8 Acres
Location	5846 Tom Hebert Road	Police Jury District	7- Chris Landry
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/A
Request(s)			
To decrease the required number of parking 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	Residential, Commercial		
Zoning History			
Original Zoning	Light Commercial (C-1)	Date	1980
<b>Recent Zoning Requests in Immediate Area</b> In the past five years, there have been four zoning requests within the immediate area. <ul style="list-style-type: none"> <li>In 2018, the Planning and Zoning Board <b>granted</b> 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.</li> <li>In 2016, the Planning and Zoning Board <b>granted</b> a request by Corky Jones for an exception to allow residential development (manufactured home) in the 5800 Block of Landry Road.</li> <li>In 2016, the Planning and Zoning Board and the Police Jury <b>granted</b> 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.</li> <li>In 2016, the Planning and Zoning Board <b>granted</b> 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.</li> </ul>			
Recommendation			
Because minimal impacts are to be expected, the staff recommends that the request be <b>granted</b> 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



PRELIMINARY SITE PLAN

