

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



CASE NUMBER RZ-0320-0163 DATE RECEIVED 3/30/20 FEE \$200.00

APPLICANT INFORMATION

NAME: Raymond Crosby
ADDRESS: 3406 Myrtle Springs Road
Westlake, LA 70669
PHONE NUMBER: (Home) _____
(Work) _____ (Cell) 337-764-3020

PROPERTY INFORMATION

LOCATION: 3406 Myrtle Springs Road AMOUNT OF LAND: _____ x _____ = 1.06 acres
IDENTIFYING LANDMARK: House and garage
PRESENT ZONING CLASSIFICATION: Mixed Residential (R-2)
METRO. PLANNING BOUNDARY IN OUT

- ☒ REZONING
☐ ZONING VARIANCE
☐ EXTENSION

ZONING REQUEST INFORMATION

- ☐ EXCEPTION
☐ SUBDIVISION VARIANCE
☐ REVISION
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Mixed Residential (R-2)
TO Recreational Vehicle Park (R-RVP)
PURPOSE OF REQUEST: To allow a recreational vehicle park (4 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.

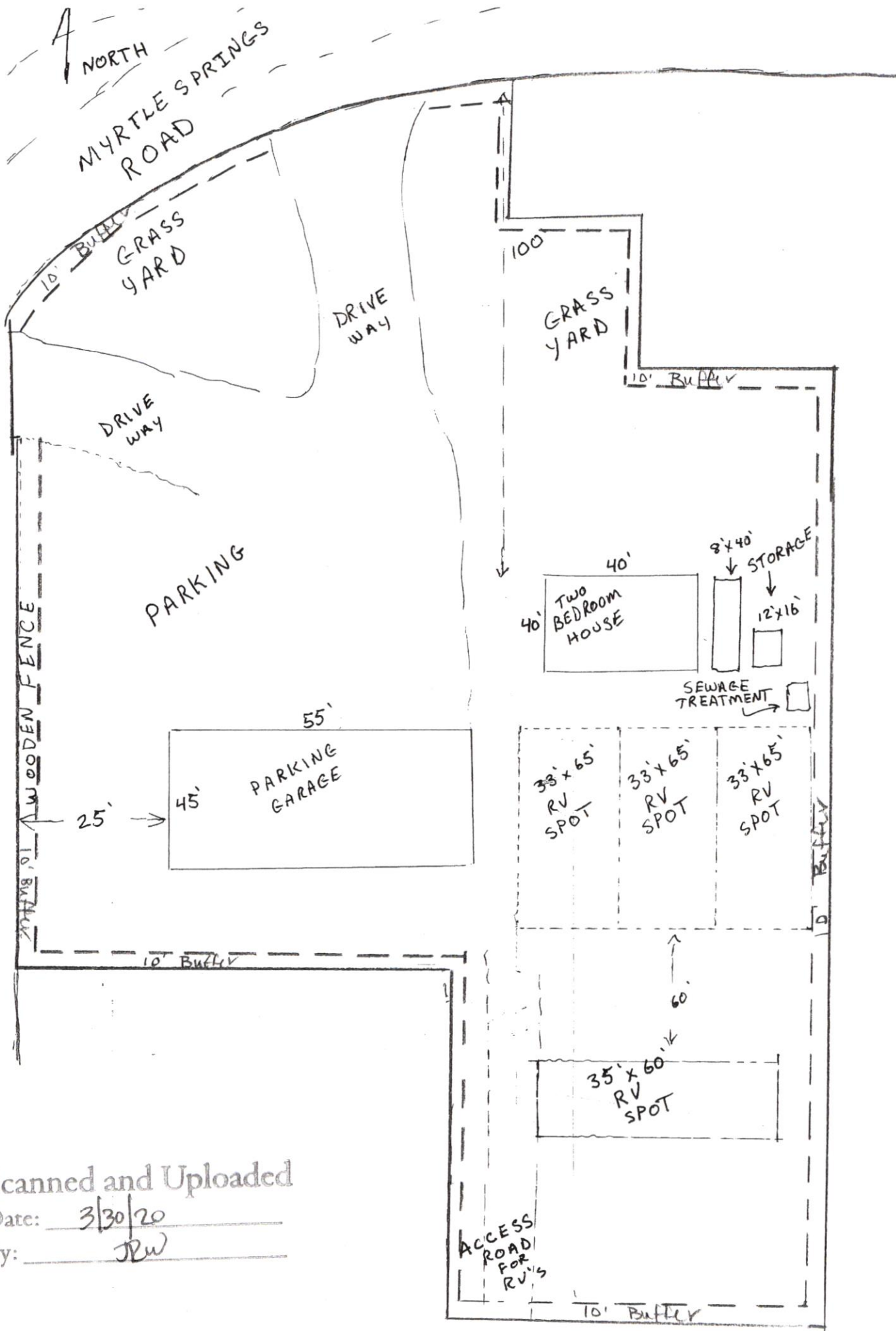
APPLICANT SIGNATURE Signature on file DATE _____

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 _____
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, AE</u> BFE <u>14</u> FT. | <u>YES</u> | <u>NO</u> | <u>N/A</u> |

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

Application Summary			
Applicant	Raymond Crosby	Submittal Date	3/30/2020
Case Number	RZ-0320-0163	Site Area	1.06 Acres
Location	3406 Myrtle Springs Road	Police Jury District	14 - Randy Burleigh
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	May 21, 2020
Request(s)			
To allow a recreational vehicle park (4 spaces).			
Site Characteristics			
Present Zoning Classification	Mixed Residential (R-2)		
Identifying Landmark	House and garage		
Urban Service Area	In	Flood Zone	X, AE, BFE 14'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Mixed Residential (R-2), Manufactured Home Park (R-MHP), Recreational Vehicle Park (R-RVP), Light Commercial (C-1)		
Surrounding Uses	Residential, Recreational Vehicle Park		
Zoning History			
Original Zoning	Mixed Residential (R-2)	Date	1981
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 2017, the Planning and Zoning Board and the Police Jury granted a request by Allen Seal, et ux, for a rezoning from Manufactured Home Park (R-MHP) to Recreational Vehicle Park (R-RVP) to allow two recreational vehicle spaces and five manufactured home spaces at 1913 Woodell Lane.			
Recommendation			
<p>Because the proposed zoning is consistent with the character of the area, the staff recommends that the request be granted with 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; and4) that RV "park model" types are prohibited.			



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Date: 3/30/20

By: JRW

Raymond Crosby



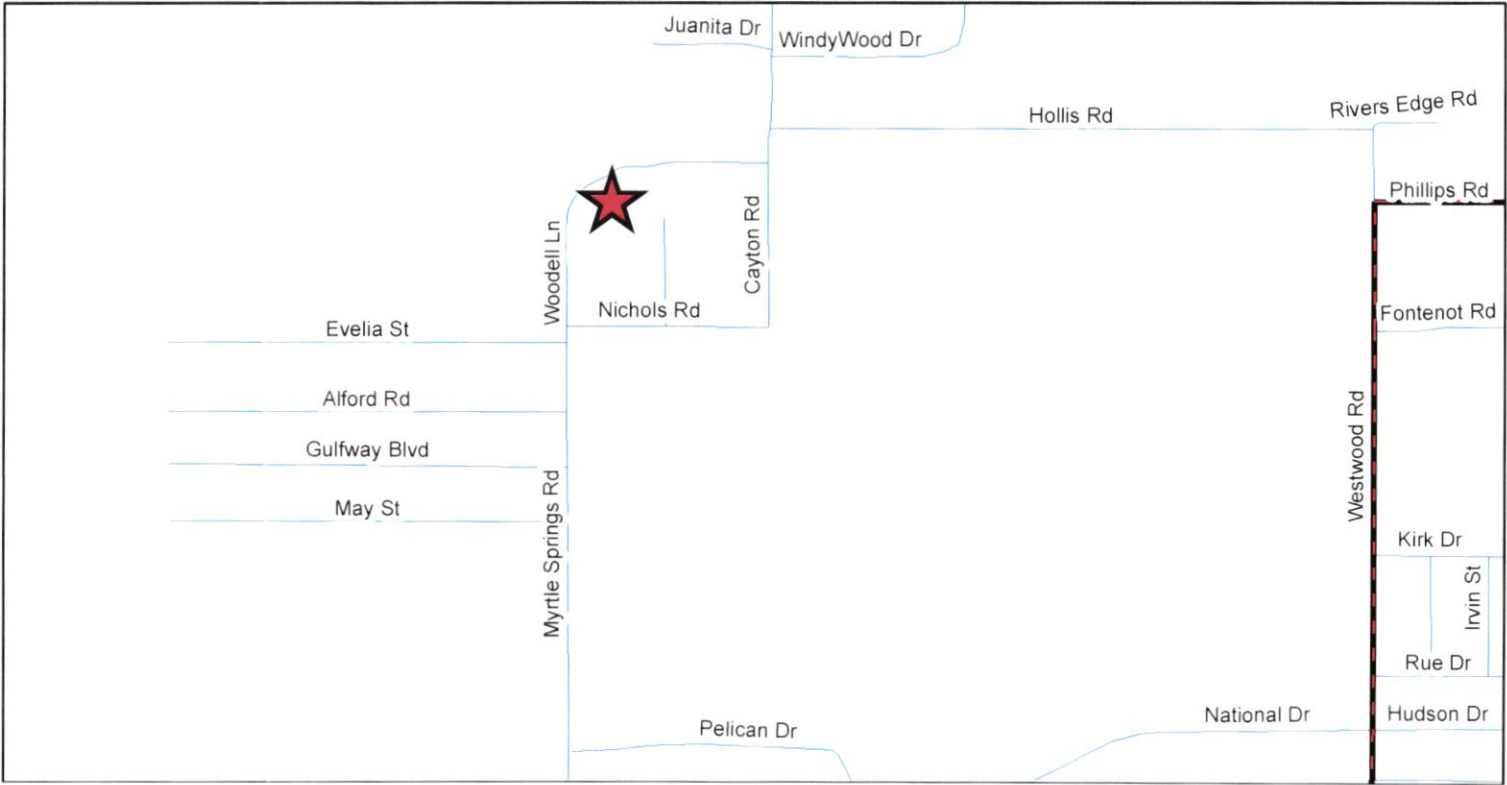
Petitioner's Property

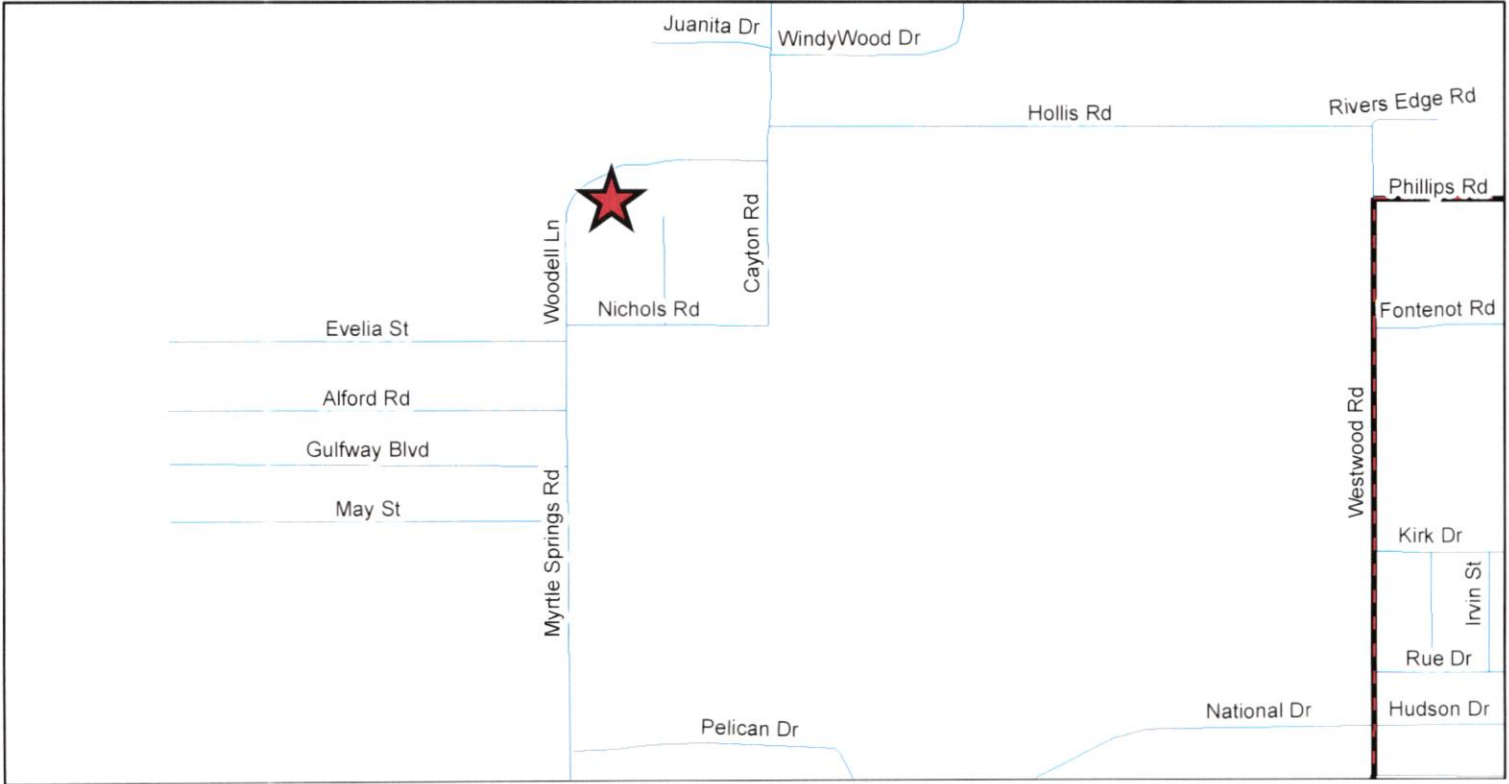
Legend

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



Police Juror
District 14
Randy Burleigl











N

Woodell Ln

Pine St

Nichols Rd