

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



CASE NUMBER VAR-0620-0135 DATE RECEIVED 6/8/20 FEE \$700.00

APPLICANT INFORMATION

NAME: Holbrook Acres, LLC Representative: Kenneth Nichols
ADDRESS: 2026 Coffey Road 2026 Coffey Road
Lake Charles, LA 70611 Lake Charles, LA 70611
PHONE NUMBER: (Home) (Work) 337-912-0875
(Work) (Cell) Email: khnconstruction@gmail.com

PROPERTY INFORMATION

LOCATION: 1167 Dunn Ferry Road AMOUNT OF LAND: x = +/- 35 acres
IDENTIFYING LANDMARK: Vacant
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 TO
PURPOSE OF REQUEST: To reduce the lot size requirements for Holbrook Acres Part 2 (required 43,560 sq. ft. per lot; requesting smallest lot 22, 651 sq. ft.).

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 DATE

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

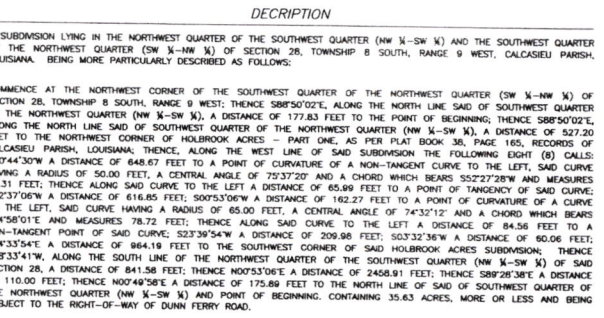
- 1a. IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? YES NO N/A
b. IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? YES NO N/A
2a. HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? YES NO N/A
b. WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION 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? YES 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 NO N/A
5. IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? YES NO N/A
6. WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? YES NO N/A
7. CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? YES NO N/A
8. IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA? YES NO N/A
FLOOD ZONE CLASSIFICATION X, X(Shaded), AE BFE 16 FT.

STAFF RECOMMENDATION: Staff recommends the request be granted.

Application Summary			
Applicant	Holbrook Acres, LLC	Submittal Date	6/8/2020
Case Number	VAR-0620-0135	Site Area	+/- 35 Acres
Location	1167 Dunn Ferry Road	Police Jury District	14- Randy Burleigh
P&Z Meeting Date	July 22, 2020	PJ Meeting Date	N/A
Request(s)			
To reduce the lot size requirements for Holbrook Acres Part 2 (required 43,560 sq. ft. per lot; requesting smallest lot 22,651 sq. ft.).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	X, X (Shaded), AE, Bfe 16'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Mixed Residential (R-2), Multi-Family Residential (R-M), Single Family Residential (R-1)		
Surrounding Uses	Residential		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1980
Recent Zoning Requests in Immediate Area			
In the past five years, there have been no zoning requests within the immediate area.			
Recommendation			
Because the proposed density is consistent with the character of the area, the staff recommends that the request be granted .			
Additional Information			
On October 19, 2004, the preliminary plat for Holbrook Acres Part One and Two was approved to develop a 62 lot subdivision with ½ acre lots. Due to new regulations that were adopted in 2008, the project lost the grandfathering for phased development.			
In 2004, the Planning and Zoning Board granted a request by Wallace Nichols for a zoning exception to allow an extension to an existing borrow pit (4.9 acres) at 1167 Dunn Ferry Road. This is pertaining to the property in question.			

SCALE: 1" = 100'
(24x36 SHEET)

SW CORNER NW-SW
OF SECTION 28.
TOWNSHIP 8 SOUTH,
RANGE 9 WEST



GENERAL NOTES

[illegible]

SEWAGE DISPOSAL

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER TREATMENT SYSTEM. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL IS TO BE APPROVED BY THE HEALTH UNIT OF CALCASIEU PARISH.

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	65.99	50.00	S52°27'28"W	61.31	75°37'20"	38.8
C2	84.56	65.00	S34°58'01"E	78.72	74°32'12"	49.4
C3	24.44	150.00	S03°55'36"E	24.42	9°20'13"	12.2
C4	185.89	505.00	S01°57'00"W	184.84	21°05'27"	94.0
C5	40.53	200.00	S06°41'25"W	40.46	11°36'38"	30.3

CERTIFICATION

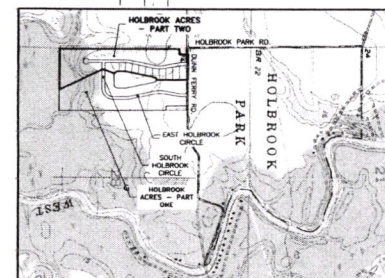
DEDICATION

THE RIGHTS-OF-WAY OF THE PROPOSED STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN HEREON AS EASEMENTS ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PUBLIC PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR ANY SHRUBBERY BE PLANTED WITHIN THE LIMITS OF ANY EASEMENTS SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE EASEMENT IS GRANTED.

HOLBROOK ACRES, L.L.C.
KENNY NICHOLS, MANAGER

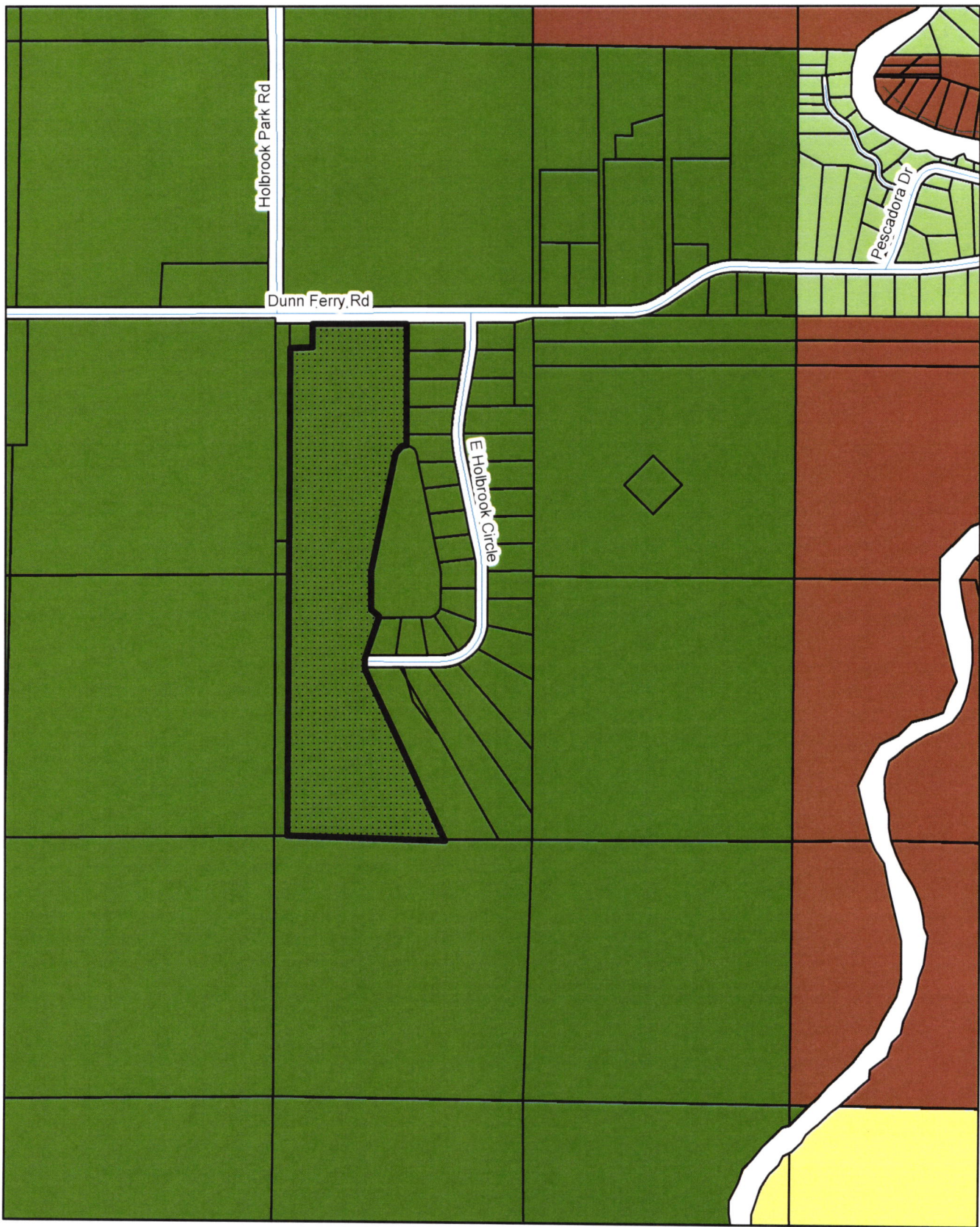
DWJ **D. W. Jessen & Associates, LLC**
Civil and Consulting Engineers Lake Charles, Louisiana
440 Kirby Street Lake Charles, LA 70601
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D. W. Jessen, Jr., P.E., P.L.S. Cole R. Thomson, P.E.

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VICINITY MAP
NOT TO SCALE

Holbrook Acres, LLC



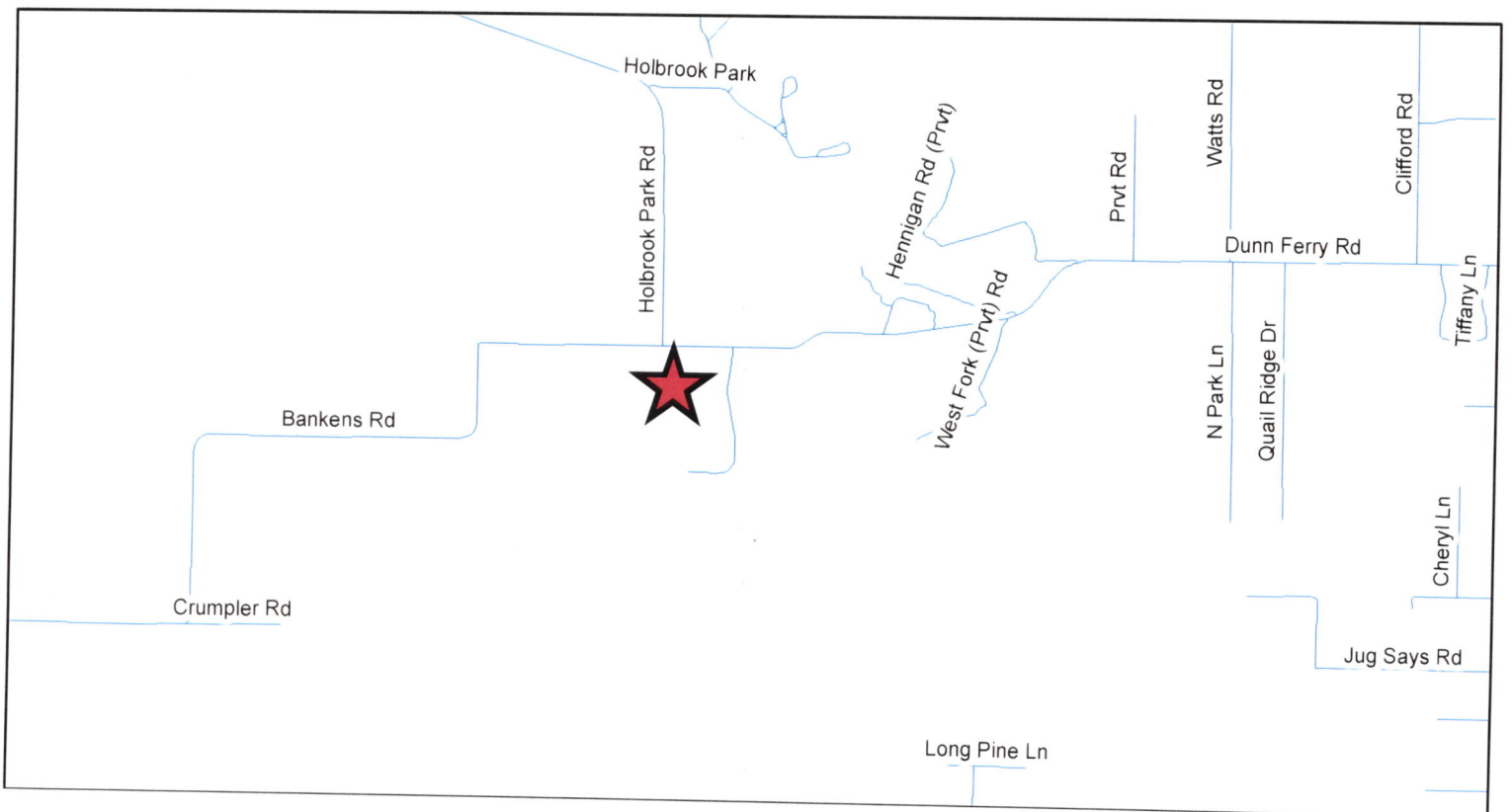
Petitioner's Property

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



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