

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



CASE NUMBER EX-0620-0083 DATE RECEIVED 6/11/20 FEE \$200.00

APPLICANT INFORMATION

NAME: English Bayou Amusement, LLC Representative: New Cingular Wireless, PCS, LLC dba AT&T Mobility
ADDRESS: 2690 Highway 3059 c/o Rebecca Miller
Lake Charles, LA 70615 201 St. Charles Avenue, Suite 3600
PHONE NUMBER: (Home) _____ New Orleans, LA 70170 Work (504-566-8628)
(Work) _____ (Cell) _____ Email: rmiller@bakerdonelson.com

PROPERTY INFORMATION

LOCATION: 2690 Highway 3059 AMOUNT OF LAND: x = .487 acres
IDENTIFYING LANDMARK: House and accessory building
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 _____
TO _____

PURPOSE OF REQUEST: To allow a communications tower (205 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 Application submitted online 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 _____ | YES | NO | N/A |
| 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?
FLOOD ZONE CLASSIFICATION <u>AE</u> BFE <u>11</u> FT. | YES | NO | N/A |

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

Application Summary			
Applicant	English Bayou Amusement, LLC		Submittal Date 6/11/2020
Case Number	EX-0620-0083		Site Area .487 Acres
Location	2690 Highway 3059	Police Jury District	2- Mike Smith
P&Z Meeting Date	July 21, 2020	PJ Meeting Date	N/A
Request(s)			
To allow a communications tower (205 ft.).			
Site Characteristics			
Present Zoning Classification	Mixed Residential (R-2)		
Identifying Landmark	House and accessory building		
Urban Service Area	In	Flood Zone	AE, Bfe 11'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Mixed Residential (R-2), Light Commercial (C-1), Manufactured Home Park (R-MHP), General Commercial (C-2), Light Industrial (I-1), Heavy Industrial (I-2)		
Surrounding Uses	Commercial, Industrial, Residential		
Zoning History			
Original Zoning	Mixed Residential (R-2)	Date	1980
Recent Zoning Requests in Immediate Area In the past five years, there have been five zoning requests within the immediate area. <ul style="list-style-type: none"> In 2016, the Planning and Zoning Board granted a request by Billy Van Winkle, Jr., et ux to rezone from Manufactured Home Park (R-MHP) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (20 spaces) at 2776 Old Town Road. In 2016, the Planning and Zoning Board and the Police Jury granted a request by Bernadette Manuel to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (19 spaces) at 3066 Highway 3059. In 2017, the Planning and Zoning Board granted a request by Grangers Gator Hog Saloon, LLC to rezone from Light Commercial (C-1) to General Commercial (C-2) to allow a lounge at 2636 Highway 3059. In 2017, the Planning and Zoning Board granted a request by Grangers Gator Hog Saloon, LLC for a variance to allow a lounge within 300 feet of a residence at 2636 Highway 3059. In 2017, the Planning and Zoning Board and the Police Jury denied a request by Danny Hollowell, et ux to rezone from Mixed Residential (R-2) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (4 recreational vehicle spaces and 1 manufactured home space) at 2932 Rene Street. 			
Recommendation			
Because minimal impacts are to be expected, the staff recommends that the request be granted with the condition 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.			



GRANGERS GATOR HOG SALOON LLC
PARCEL ID
150908-0099-0007 0000
DEED BK. 1177, PG. 285

PARENT TRACT
ENGLISH BAYOU AMUSEMENT, LLC
PARCEL ID
150908-0099-0010 0000
DEED BK. 10, PG. 191

EXISTING TREE LINE TO BE
TRIMMED BACK TO LEASE AREA
AND ACCESS EASEMENT LINES
BY BTS VENDOR

EXISTING METER
POLE

PROPOSED TOWER OWNER
75'x75' LEASE AREA.

OVERHEAD POWER LINE TO BE
RELOCATED CONTRACTOR TO
COORDINATE W/ LOAD UTILITIES FOR
NEW LOCATION

PROPOSED 60'x65'
WOODEN FENCE

EXISTING LOT LINE

PROPOSED 30' ACCESS UTILITY
EASEMENT (SEE SURVEY FOR
COMPLETE ACCESS & UTILITY
EASEMENT)

EXISTING PROPERTY
SETBACK (TYP)

PROPOSED 12' GRAVEL ROAD
(83LF±)

125' REAR SETBACK

TIE TO EXISTING
GRAVEL ROAD
STA: 0+93.4

EXISTING 10' GRAVEL DRIVE
TO BE UPGRADED PER
NOTE ON C-5 (69LF±)

EXISTING TREES TO BE TRIMMED BACK TO
LEASE AREA AND EASEMENT LINES BY
BUILD TO SUIT VENDOR.

PROPOSED 12" DIP (20LF)
STA: 0+99.0

PROPOSED GRAVEL
TURN-AROUND (10'x20')
(10'x25')

EXISTING 15" RCP (20LF)
STA: 0+33.6

PROPOSED 15' WIDE CONCRETE
DRIVE TRANSITIONS TO EXISTING
GRAVEL TO BE UPGRADED ROAD
AT ROW (10LF) (STA:0+14.5 TO
STA:0+24.7) (SEE SHEET C-6)

HWY.# 3059
PAVED ASPHALT

1069' SIGHT
DISTANCE 2290'

716' TO
OLD HWY. 71

TIE TO EXISTING
ASPHALT ROAD
STA: 0+14.5

PARENT TRACT
ENGLISH BAYOU AMUSEMENT, LLC
PARCEL ID
150908-0099-0010 0000
DEED BK. 10, PG. 191

PROPOSED TOWER FOOTPRINT
SUBJECT TO CHANGES BASED ON
TOWER DRAWINGS BY OTHERS

PROPOSED 205' MONOPOLE TOWER
PROPOSED AT&T RAD CENTER 200'

CHAUVIN, REATH
PARCEL ID
150908-0099-0012 0000
DEED BK. 1864, PG.
748

EXISTING WATER
METER

25' SETBACK

EXISTING
RIGHT-OF-WAY

EXISTING 15' EASEMENT FOR
CALCASIEU WATERWORKS
DISTRICT #8 EXCEPTIONS 9&10

EXISTING TELCO
PED

EXISTING TBM NAIL
IN POWER POLE
ELEV=8.46

ELEVATION CERTIFICATE WAS PRODUCED BY
SMW ENGINEERING DATED 10/29/2018:
BASE FLOOD ELEVATION (BFE) = 13' AMSL
LOWEST ADJACENT GRADE (LAG) = 8.4' AMSL
FINISHED FLOOR ELEVATION (FFE) = 13' AMSL
FFE OF WALKWAY IS DESIGNED TO BE 5.5'
ABOVE FINISHED GROUND (AFG)

1 OVERALL SITE PLAN
C-2 SCALE 1"=20'

SUBJECT PROPERTY IS LOCATED IN PANEL
#22019C0320F, DATED 02/18/2011 AND IS
IN THE BASE FLOOD ZONE "AE" AND IS IN A
SPECIAL FLOOD HAZARD AREA.

CA#: LA EF.0004108

**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)



SMW # 19-0375



#	DATE	DESCRIPTION
0	09/30/19	ISSUED FOR CLIENT REV.
1	11/14/19	REVISED PER SHELTER LOCATION
2	12/26/19	REVISED PER RFDS DATED (12/05/2019)

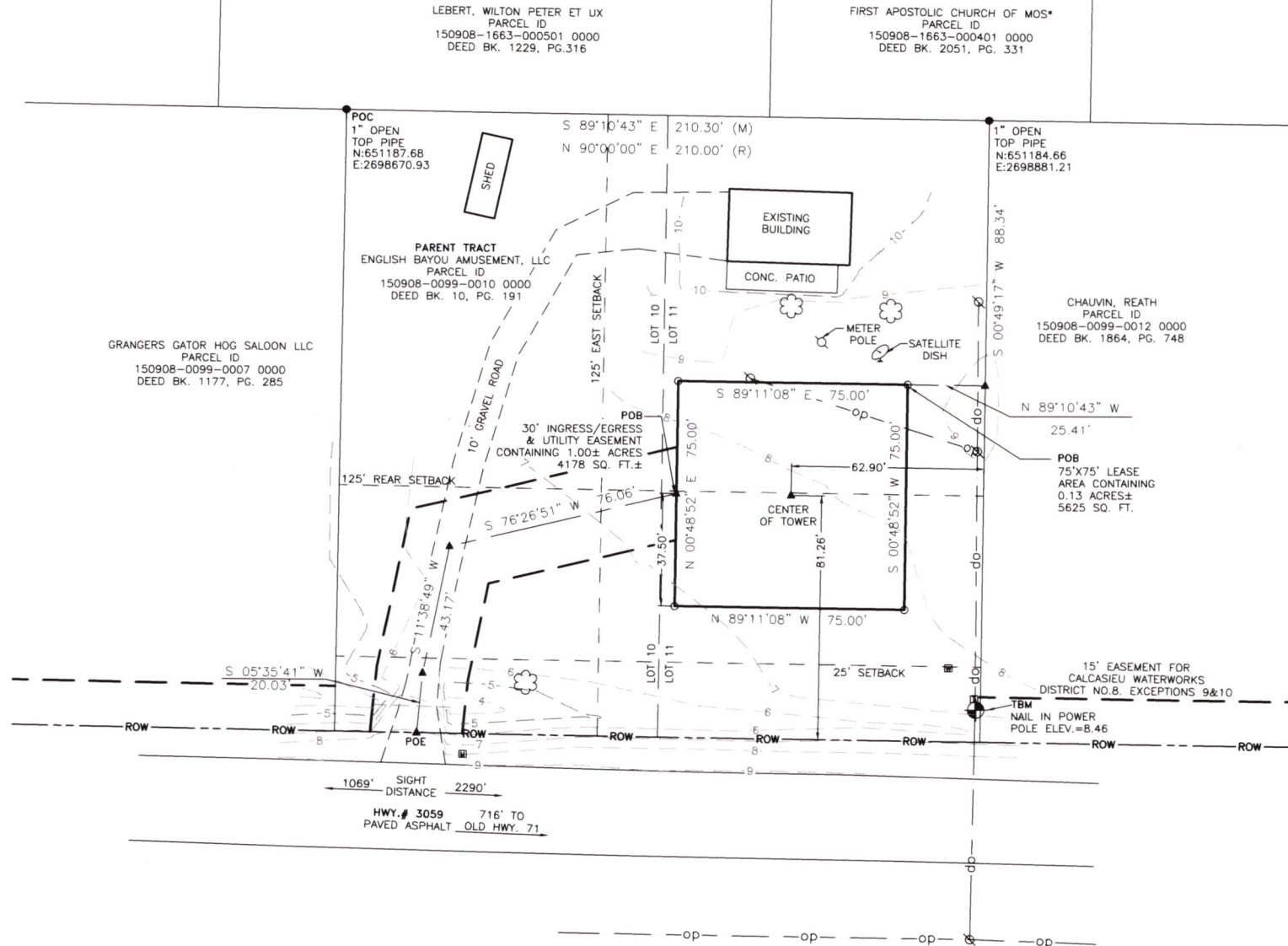
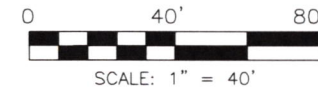
ENGLISH BAYOU

OVERALL
SITE PLAN

DESIGNED	JDS
DRAWN	DMH
CHECKED	MAW
LAST REVISION BY	DMH

JOB # 14646585

C-2



TOWER INFO	
LATITUDE: 30°16'38.662" NORTH LONGITUDE: 93°10'38.179" WEST (NAD 83) GROUND ELEVATION: 7.8' ABOVE MEAN SEA LEVEL (NAVD88)	

VICINITY MAP	

LOUISIANA SOUTH	
GRID NORTH GRID TO TRUE NORTH CONVERGENCE -0°55'	
TRUE NORTH TO MAGNETIC DECLINATION 1°2' E	
COMBINED SCALE FACTOR 0.999937346	

LEGEND	
○	= 5/8" REBAR SET
●	= FOUND PROPERTY MARKER
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POE	= POINT OF ENDING
▲	= CALCULATED POINT
(R)	= REFERENCED INFORMATION
(M)	= MEASURED
⊗	= POWER POLE
+	= GUY ANCHOR
⊠	= POWER BOX
⊞	= TELEPHONE PEDESTAL
⊙	= GROUNDING ROD
☼	= TREE
---	= SETBACK
---	= RIGHT-OF-WAY
---	= OVERHEAD POWER

FLOOD NOTE	
By graphic plotting only, the subject property appears to lie in Zone "AE" of the Flood Insurance Rate Map Community Panel No. 22019C0320F, which bears an effective date of 02/18/2011 and is in a special flood hazard area.	

RAWLAND TOWER SURVEY	
NO.	1.
PROJECT NO.	19-0375
DRAWN BY: ZAC	APPROVED BY: CMC
CHECKED BY: JP	DATE: 04/23/19
FIELD CREW: BB	SCALE: 1" = 40'
SHEET 1 OF 2	

HIGH PERFORMANCE SERVICES	
111 EAST SAINT PETER STREET CARENCO, LA 70520	

FOR:	
SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.smweng.com	

ENGLISH BAYOU - REDIRECT	
14646585 SW 1/4, SEC. 15, T-9-S, R-8-W CALCASIEU PARISH, LOUISIANA	

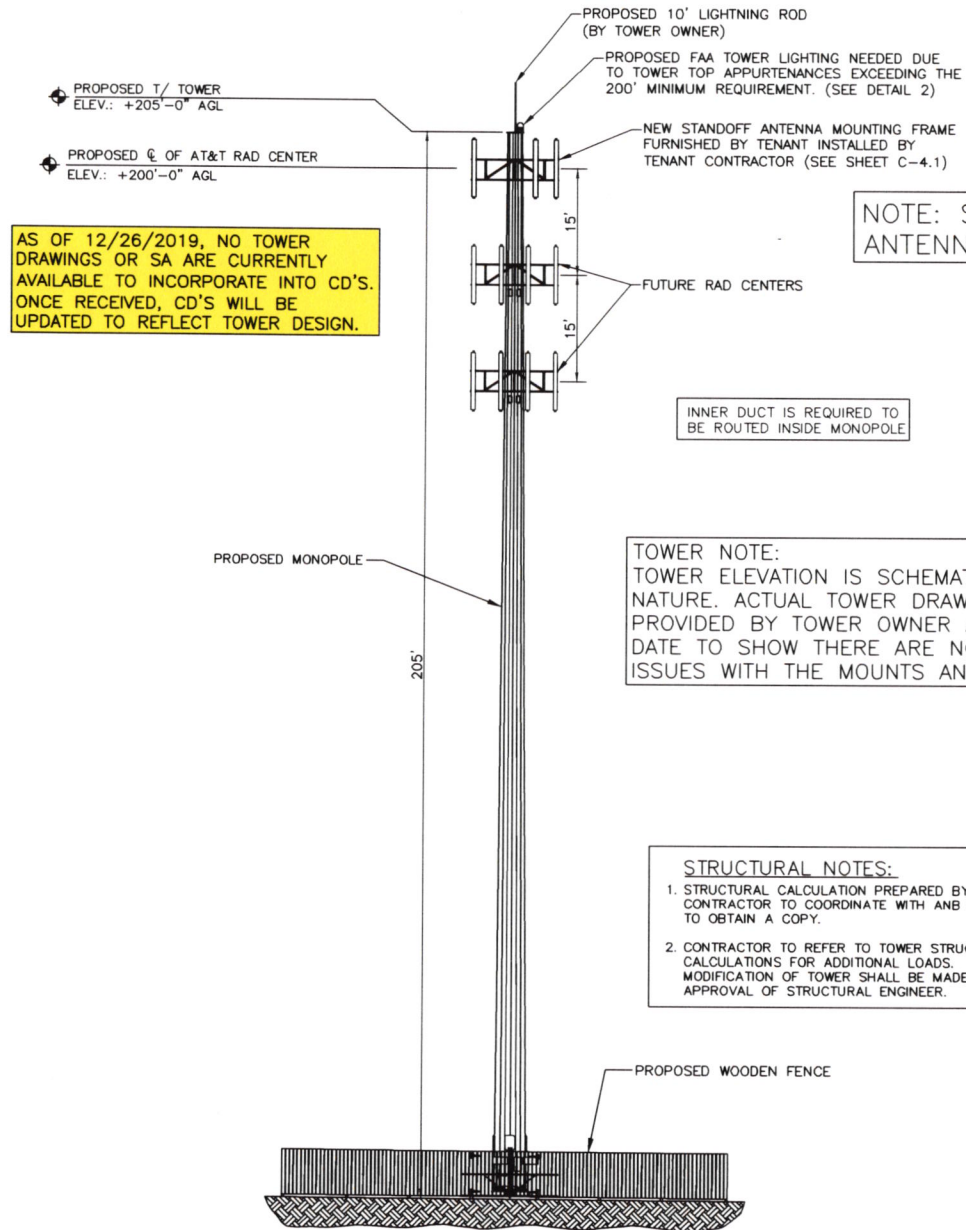


#	DATE	DESCRIPTION
1	08/30/19	ISSUED FOR CLIENT REV
2	11/14/19	REVISED PER SHELTER LOCATION
3	12/26/19	REVISED PER RFDS DATED (12/05/2019)

ENGLISH BAYOU
TOWER ELEVATION
AND MOUNT DETAILS

DESIGNED	JDS
DRAWN	DMH
CHECKED	MAW
LAST REVISION BY	DMH
JOB #	14646585

C-4



AS OF 12/26/2019, NO TOWER
DRAWINGS OR SA ARE CURRENTLY
AVAILABLE TO INCORPORATE INTO CD'S.
ONCE RECEIVED, CD'S WILL BE
UPDATED TO REFLECT TOWER DESIGN.

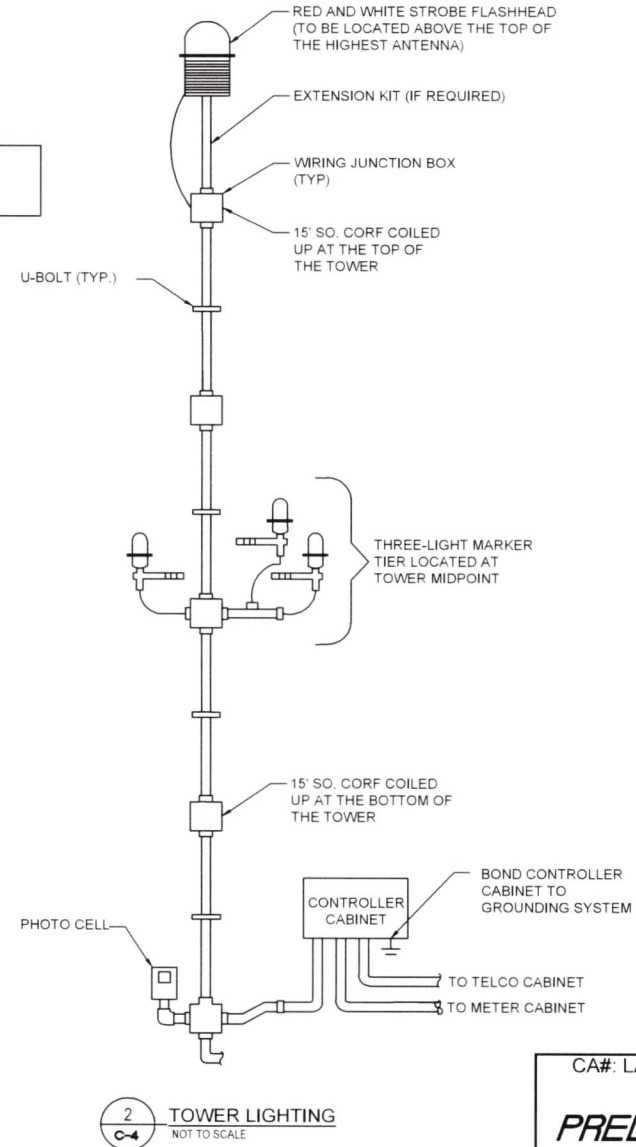
NOTE: SEE SHEET C-4.01 FOR
ANTENNA LAYOUT AND NOTES.

TOWER NOTE:
TOWER ELEVATION IS SCHEMATIC IN
NATURE. ACTUAL TOWER DRAWINGS TO BE
PROVIDED BY TOWER OWNER AT LATER
DATE TO SHOW THERE ARE NO DESIGN
ISSUES WITH THE MOUNTS AND ANTENNA.

STRUCTURAL NOTES:

1. STRUCTURAL CALCULATION PREPARED BY OTHERS.
CONTRACTOR TO COORDINATE WITH ANB REPRESENTATIVE
TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO TOWER STRUCTURAL
CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR
MODIFICATION OF TOWER SHALL BE MADE WITHOUT
APPROVAL OF STRUCTURAL ENGINEER.

1 TOWER ELEVATION
C-4 SCALE: N.T.S.



CA#: LA EF.0004108

**PRELIMINARY
DRAWING**
(NOT VALID UNLESS
STAMPED AND SIGNED)

English Bayou Amusement, LLC

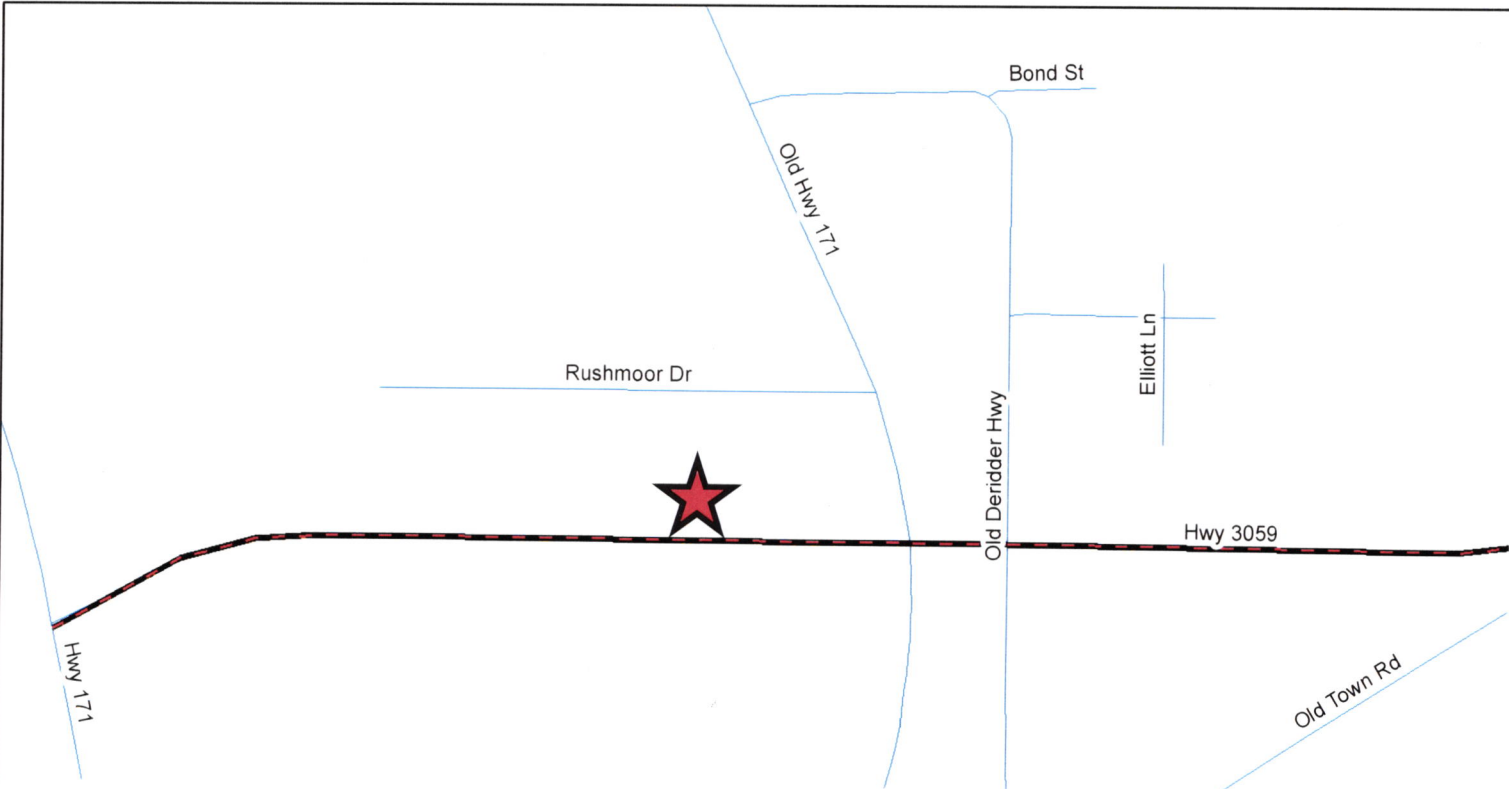


Petitioner's Property

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



Police Juror
District 2
Mike Smith



EX-0620-0083



EX-0620-0083



07-06-2020 10:47 AM



07-06-2020 10:48 AM



Old Hwy 170

Rushmoor Dr

Hwy 3059

3059

Proposed
Communications
Tower