

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



CASE NUMBER RZ-0520-0164 DATE RECEIVED 5/21/20 FEE \$200.00

APPLICANT INFORMATION

NAME: K & P Properties, LLC c/o Kattie & Preston Richard

Representative: Trevor Richard

ADDRESS: 7874 Nelson Road
Lake Charles, LA 70605

7896 Nelson Road
Lake Charles, LA 70605

PHONE NUMBER: (Home) _____

(Work) 337-802-6684

(Work) 337-302-1554 (Cell) _____

Email: trichard6782@gmail.com

PROPERTY INFORMATION

LOCATION: 7874 Nelson Road AMOUNT OF LAND: x = 4.93 acres

IDENTIFYING LANDMARK: Manufactured home park, recreational vehicles

PRESENT ZONING CLASSIFICATION: Manufactured Home Park (R-MHP)

METRO. PLANNING BOUNDARY IN OUT

☒ REZONING

☐ ZONING VARIANCE

☐ EXTENSION

ZONING REQUEST INFORMATION

☐ EXCEPTION

☐ SUBDIVISION VARIANCE

☐ REVISION

☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Manufactured Home Park (R-MHP)

TO Recreational Vehicle Park (R-RVP) and General Commercial (C-2)

PURPOSE OF REQUEST: To allow a recreational vehicle park (22 RV spaces, 3 manufactured home spaces)
and commercial development (mini-warehouses).

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.

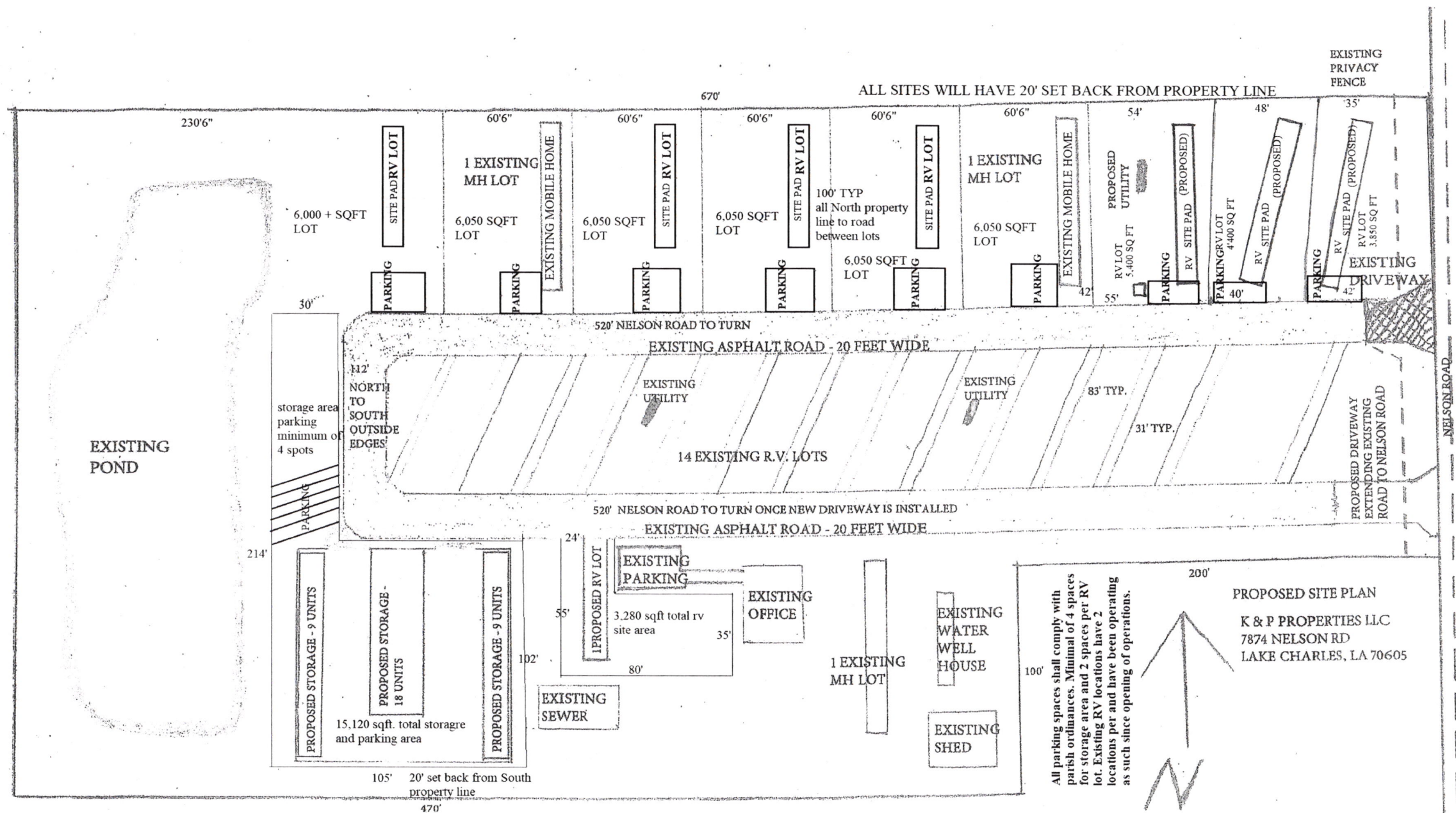
APPLICANT SIGNATURE Application submitted online DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

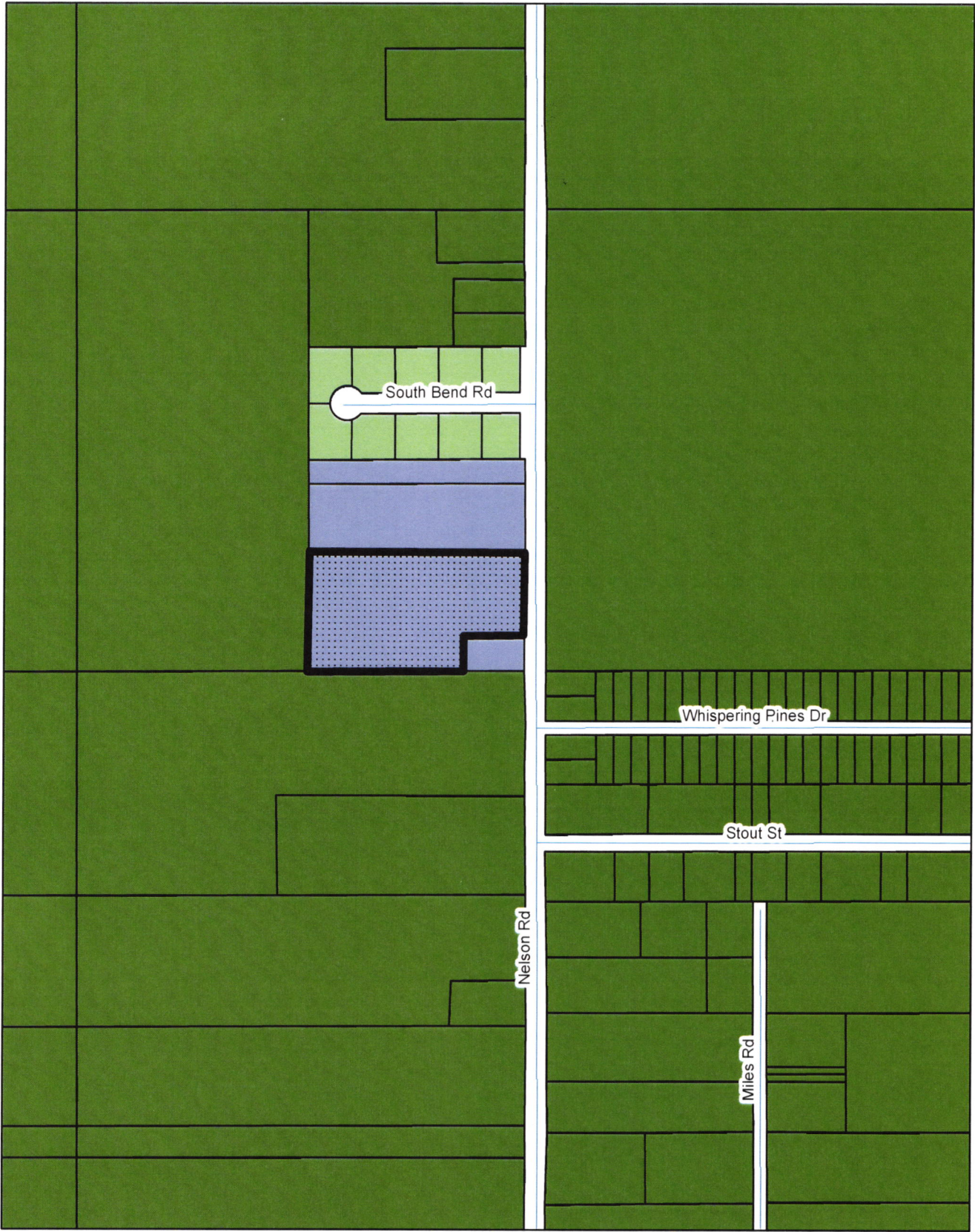
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|-----|--|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <u>YES</u> | <u>NO</u> | <u>N/A</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 <u>✓</u>
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>AE</u> BFE <u>10</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	K & P Properties, LLC		Submittal Date	5/21/20
Case Number	RZ-0520-0164		Site Area	4.93 Acres
Location	7874 Nelson Road	Police Jury District	6- Ron Hayes	
P&Z Meeting Date	July 21, 2020	PJ Meeting Date	July 23, 2020	
Request(s)				
To allow a recreational vehicle park (22 RV spaces, 3 manufactured home spaces) and commercial development (mini-warehouses).				
Site Characteristics				
Present Zoning Classification	Manufactured Home Park (R-MHP)			
Identifying Landmark	Manufactured home park, recreational vehicles			
Urban Service Area	In	Flood Zone	AE, Bfe 10'	
Area Characteristics				
Surrounding Zoning	Agricultural (A-1), Mixed Residential (R-2), Manufactured Home Park (R-MHP)			
Surrounding Uses	Residential			
Zoning History				
Original Zoning	Agricultural (A-1)		Date	1980
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 2016, the Planning and Zoning Board granted a request by Prairie Land Company for an exception to allow a borrow pit (160 acres) at the Southeast Corner of Elliott Road and West Tank Farm Road.				
Recommendation				
Because minimal impacts are to be expected, the staff recommends that the request be granted with the following conditions:				
<ol style="list-style-type: none">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;that all exterior lighting must be oriented inward toward the development and the light source cannot be visible to the adjacent properties;that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances prior to final electrical approval; andthat a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.				
Additional Information				
<ul style="list-style-type: none">In 2011, the Planning and Zoning Board and the Police Jury granted a request by Preston and Kattie Richard to amend Ordinance No. 3490 to expand an existing manufactured home park from 5 manufactured home spaces to 8 manufactured home spaces and develop 14 recreational vehicle spaces (22 spaces total) at 7896 Nelson Road.In 1993, the Planning and Zoning Board granted and the Police Jury denied a request by Robert and Patricia Chandler to amend Ordinance No. 3490 to expand a manufactured home park (from 5 spaces to 21 spaces) at 7896 Nelson Road.				



K & P Properties, LLC

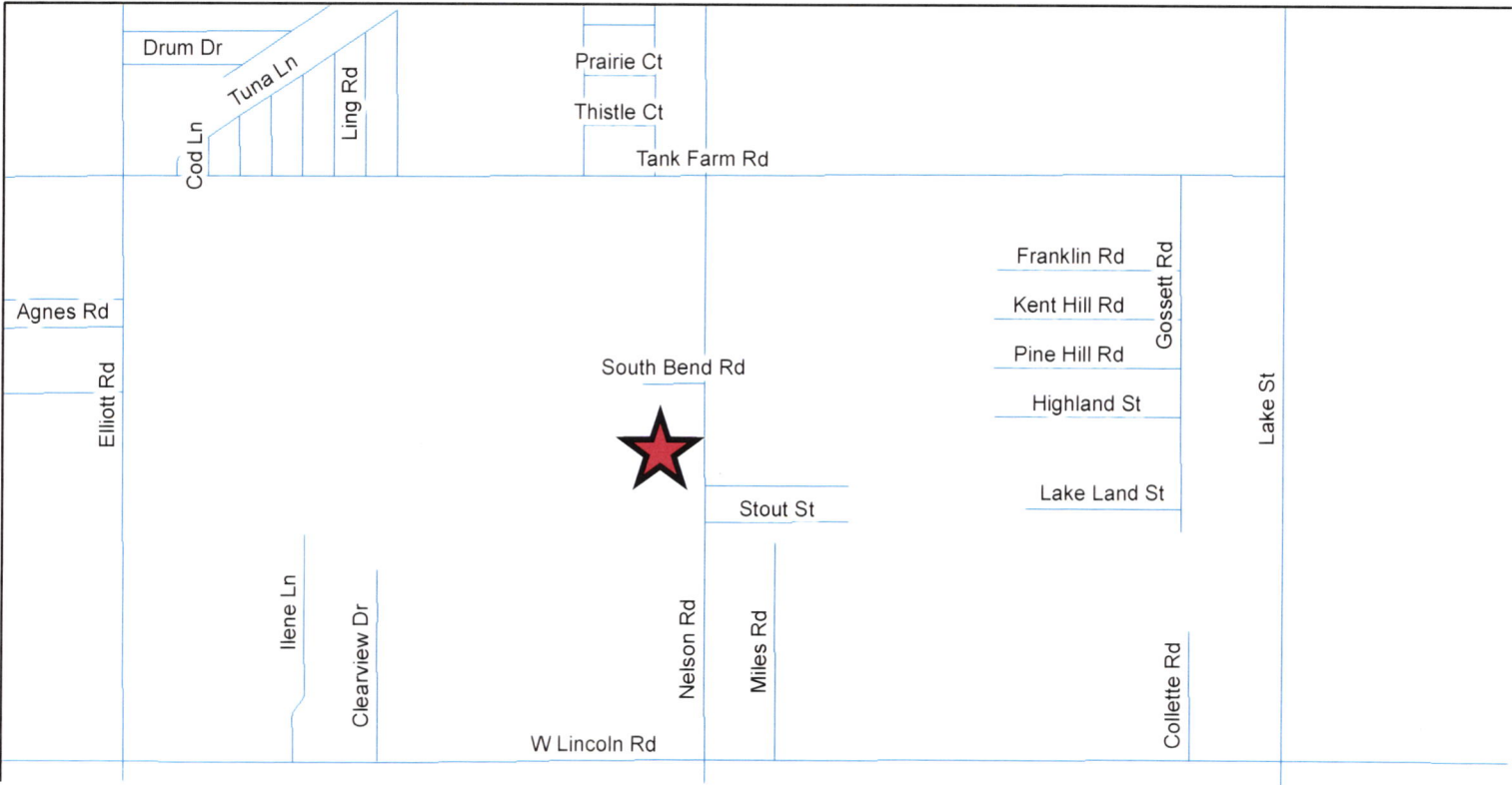


Petitioner's Property

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

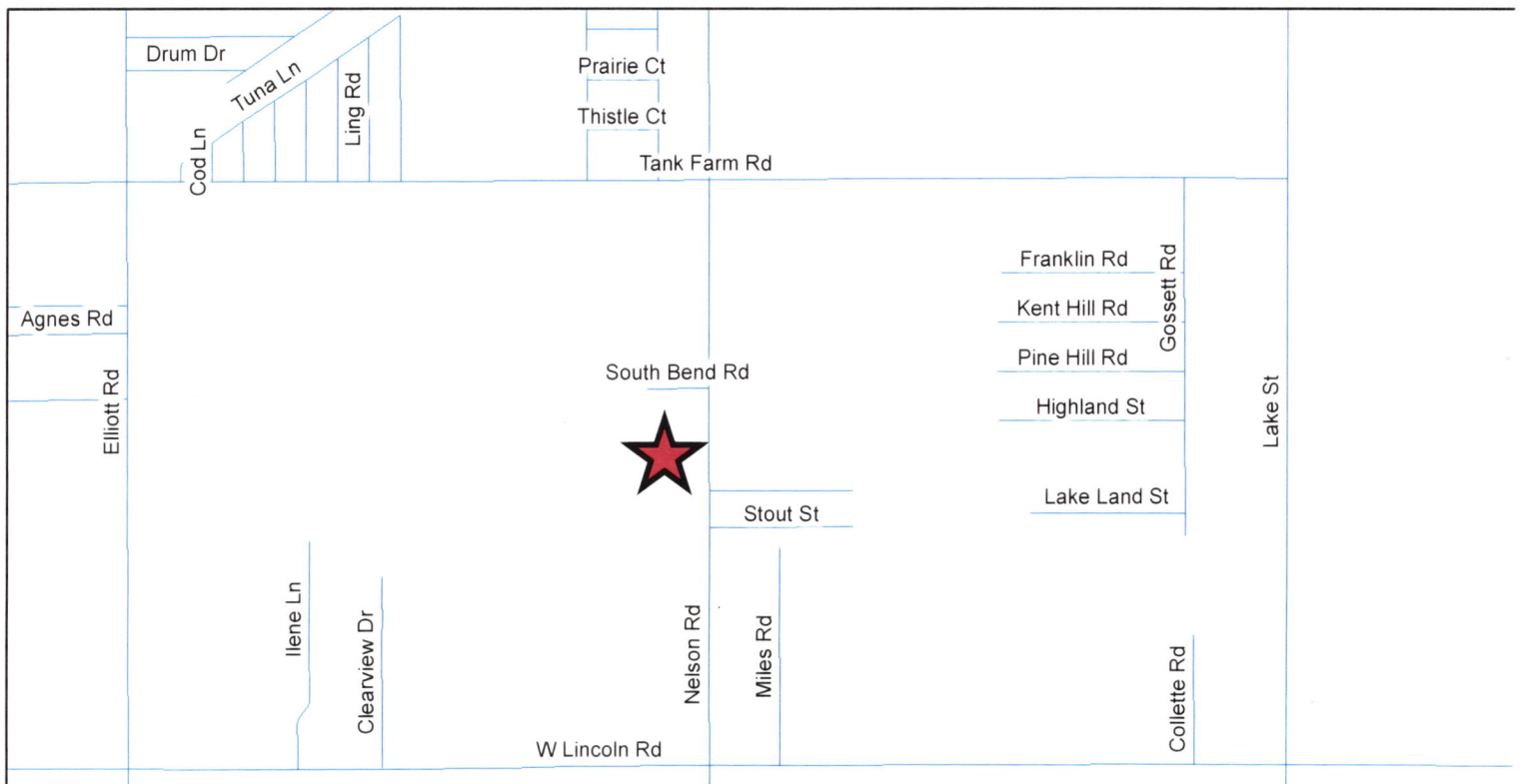


Police Juror
District 6
Ron Hayes





Police Juror
District 6
Ron Hayes



RZ-0520-0164



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South Bend Rd

Nelson Rd

Whispering Pines Dr

Stout St