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

DENTIFYING LANDMARK: Manufactured home park, recreational vehicles RESENT ZONING CLASSIFICATION: Manufactured Home Park (R-MHP) METRO. PLANNING BOUNDARY IN OUT EZONING OUT EXCEPTION ONING VARIANCE ZONING REQUEST INFORMATION EXCEPTION	acres
MAME: K & P Properties, LLC c/o Kattie & Preston Richard Representative: Trevor Richard MDDRESS: 7874 Nelson Road 7896 Nelson Road Lake Charles, LA 70605 Lake Charles, LA 70605 PHONE NUMBER: (Home) (Work) 337-802-6684 Work) 337-302-1554 (Cell) PROPERTY INFORMATION Email: trichard6782@gmail.com OCATION: 7874 Nelson Road AMOUNT OF LAND: VOCATION: 7874 Nelson Road AMOUNT OF LAND: VOCATION: 7874 Nelson Road AMOUNT OF LAND: VERTIFYING LANDMARK: Manufactured home park, recreational vehicles 4.93 RESENT ZONING CLASSIFICATION: Manufactured Home Park (R-MHP) OUT METRO. PLANNING BOUNDARY OUT EXCEPTION VERDIFYION SUBDIVISION VARIANCE SUBDIVISION VARIANCE	acres
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ONING CHANGE: FROM Manufactured Home Park (R-MHP)	EVIEW
TO Recreational Vehicle Park (R-RVP) and General Commercial (C-2)	-
URPOSE OF REQUEST: To allow a recreational vehicle park (22 RV spaces, 3 manufactured home spaces)	5)
and commercial development (mini-warehouses).	-
DO FULLY UNDERSTAND THAT NO PETITION FOR A CHANGE IN THE CLASSIFICATION OF PROPERTY SHALL BE FILED UNLESS SUCH PETITION IGNED AND ACKNOWLEDGED BY THE OWNERS OF AUTHORIZED AGENTS OF NOT LESS THAN FIFTY (50) PERCENT OF THE AREA OF LAND FO	OWNED
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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		6-	Ron Hayes				
P&Z Meeting Date	July 21, 2020	PJ Meeting D	ate Jul	y 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 ClassificationManufactured Home Park (R-MHP)								
Identifying Landmark	Manufactured	l home park, recre	eational veh	nicles				
Urban Service Area	In	Flood Zone	AE, Bfe	AE, Bfe 10'				
Area Characteristics								
Surrounding Zoning	oning 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.

• 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.

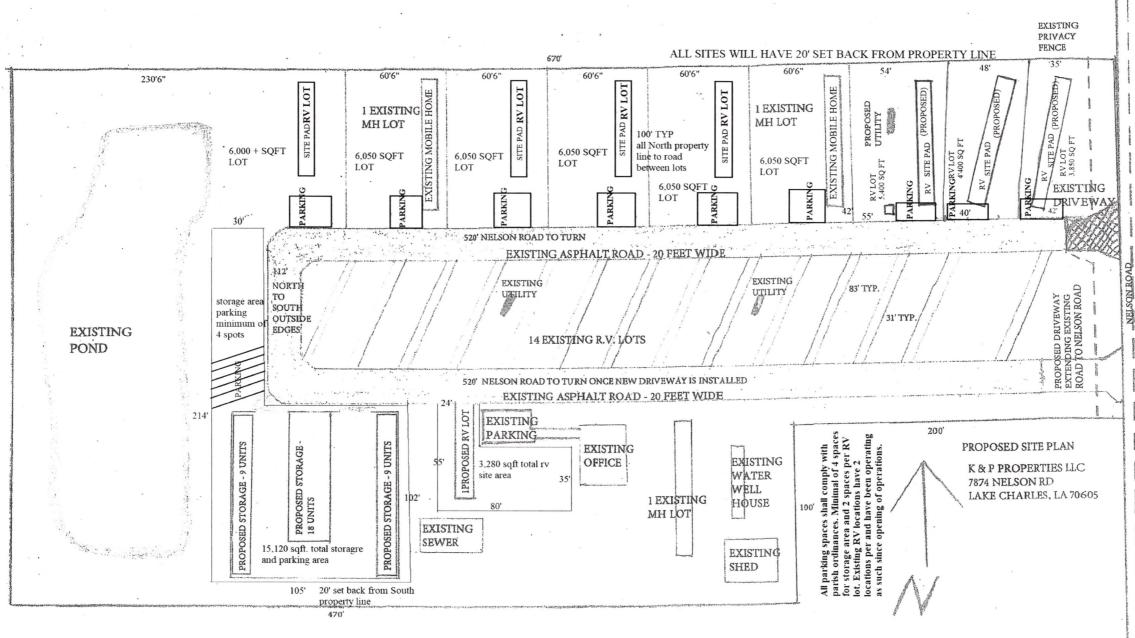
Recommendation

Because minimal impacts are to be expected, the staff recommends that the request be **granted** with the following conditions:

- 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 prior to final electrical approval; and
- 4) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.

Additional Information

- 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



K & P Properties, LLC

Final Zoning Map



RZ-0520-0164





RZ-0520-0164





