

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



CASE NUMBER RZ-0620-0165

DATE RECEIVED 5/29/20

FEE \$200.00

APPLICANT INFORMATION

NAME: Duane Chapman, et ux

ADDRESS: 6560 Eglise Road

Lake Charles, LA 70615

PHONE NUMBER: (Home)

(Work) 337-532-7975

(Cell)

Email: duane.chapman@yahoo.com

PROPERTY INFORMATION

LOCATION: 1800 Block of Claude Hebert Road

AMOUNT OF LAND: x = .24 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 Agricultural (A-1)

TO Light Commerical (C-1)

PURPOSE OF REQUEST: To allow commerical development (beauty salon).

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.

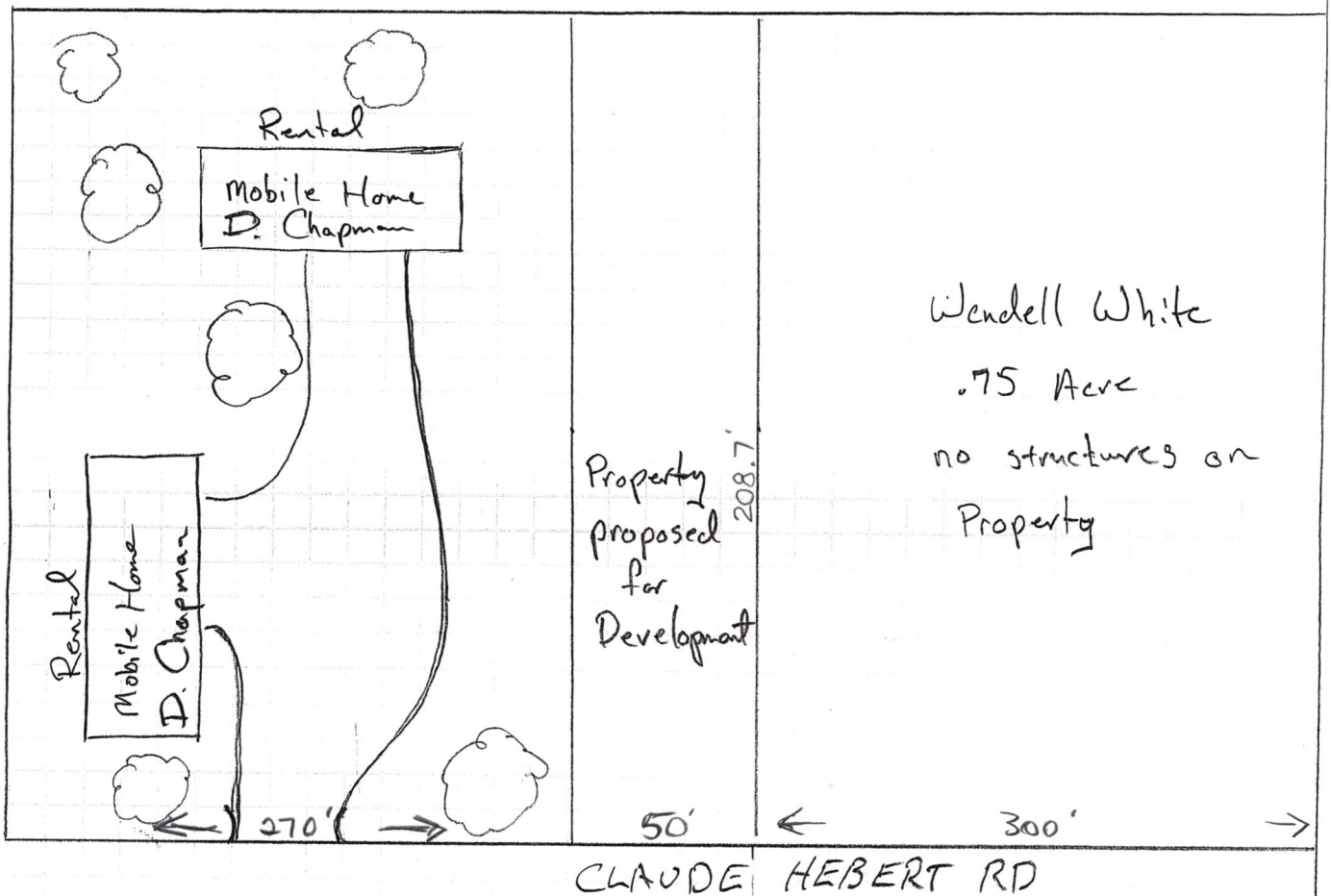
APPLICANT SIGNATURE [Signature] DATE 5-29-2020

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 QDORS, 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 AE BFE 17 FT. | YES | NO | N/A |

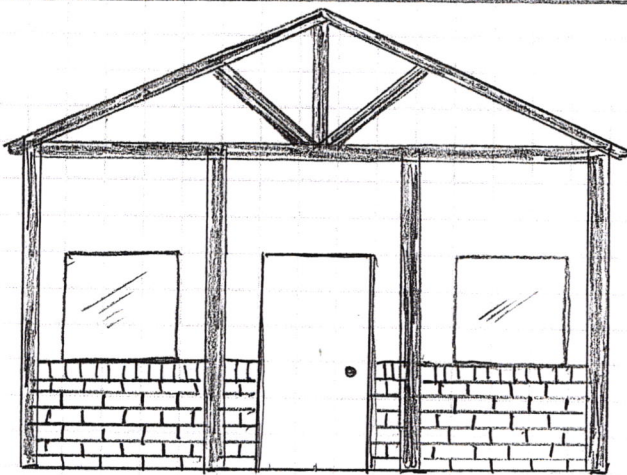
STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for conditions.

Application Summary			
Applicant	Duane Chapman, et ux		Submittal Date 5/29/2020
Case Number	RZ-0620-0165		Site Area .24 Acres
Location	1800 Block of Claude Hebert Road	Police Jury District	10- Tony Stelly
P&Z Meeting Date	July 21, 2020	PJ Meeting Date	July 23, 2020
Request(s)			
To allow commercial development (beauty salon).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	AE, Bfe 17'
Area Characteristics			
Surrounding Zoning	Agricultural (A-1), Light Commercial (C-1), General Commercial (C-2), Mixed Residential (R-2)		
Surrounding Uses	Residential, Commercial		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1983
Recent Zoning Requests in Immediate Area In the past five years, there have been no zoning requests within the immediate area.			
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 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. 			



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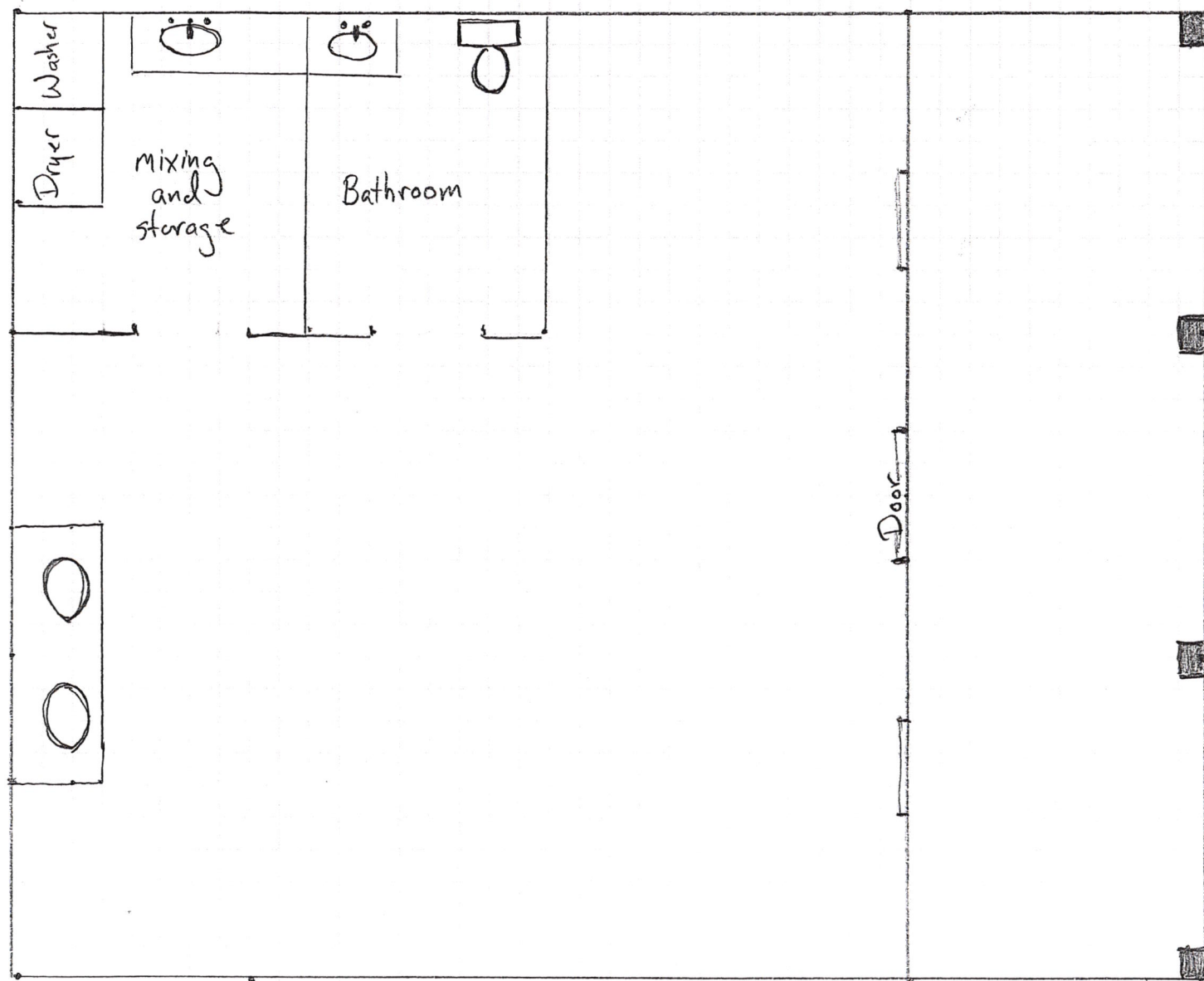


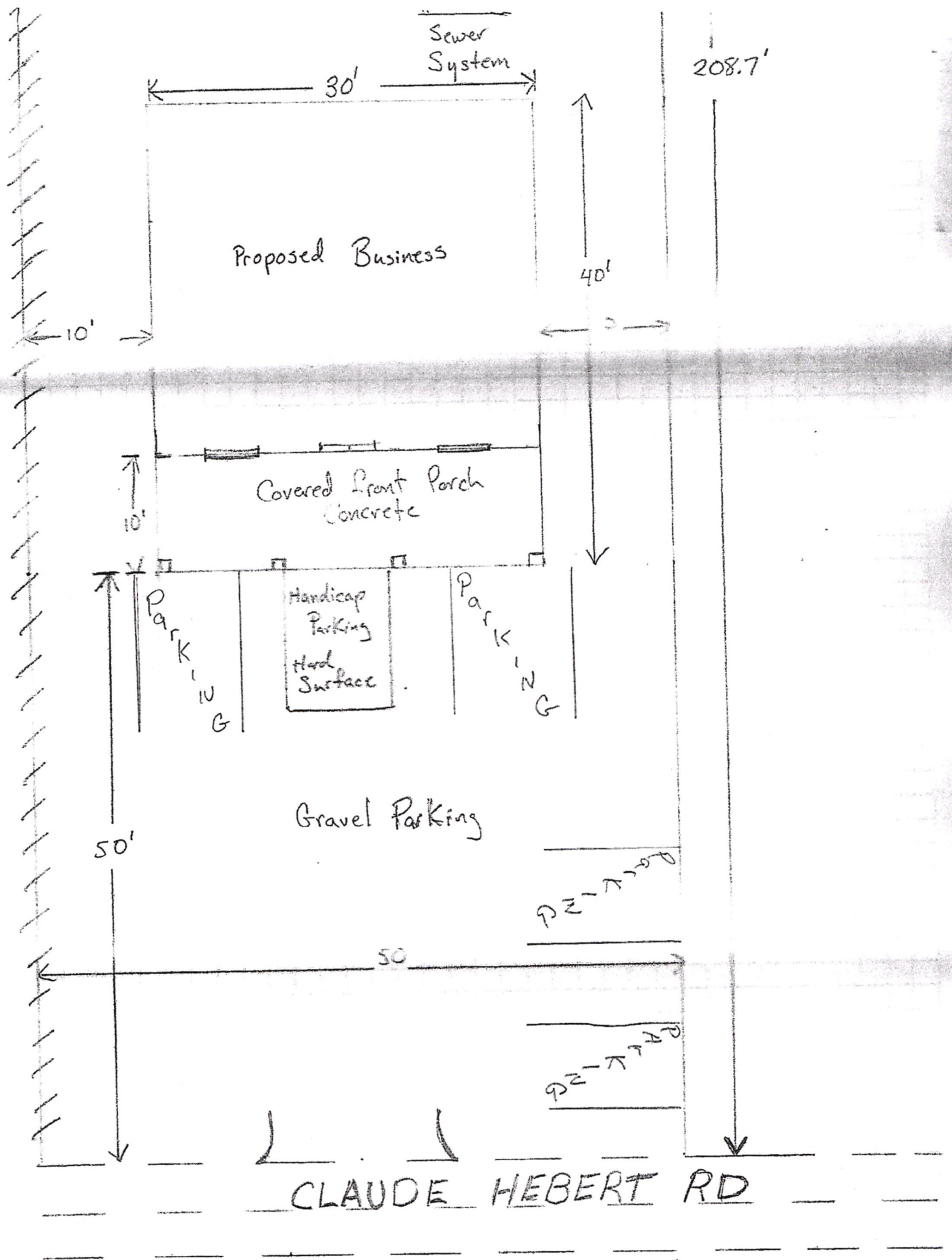
Front View of Business

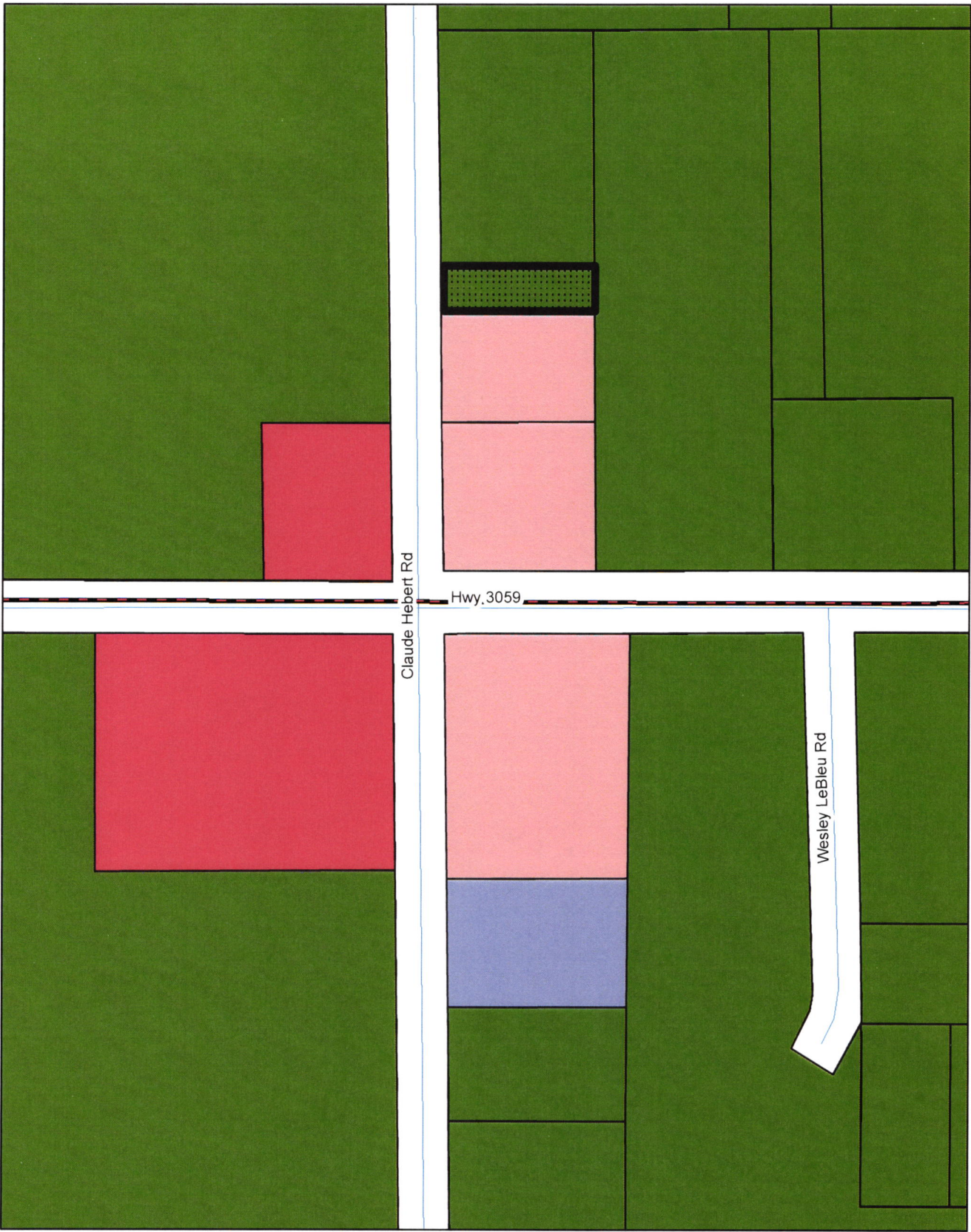
ADJACENT PROPERTY OWNERS / USE

Wendell White 3/4 Acre
Empty lot
South side

Duane Chapman 3/4 Acre
North Side
2 mobile Homes
(rental Property)





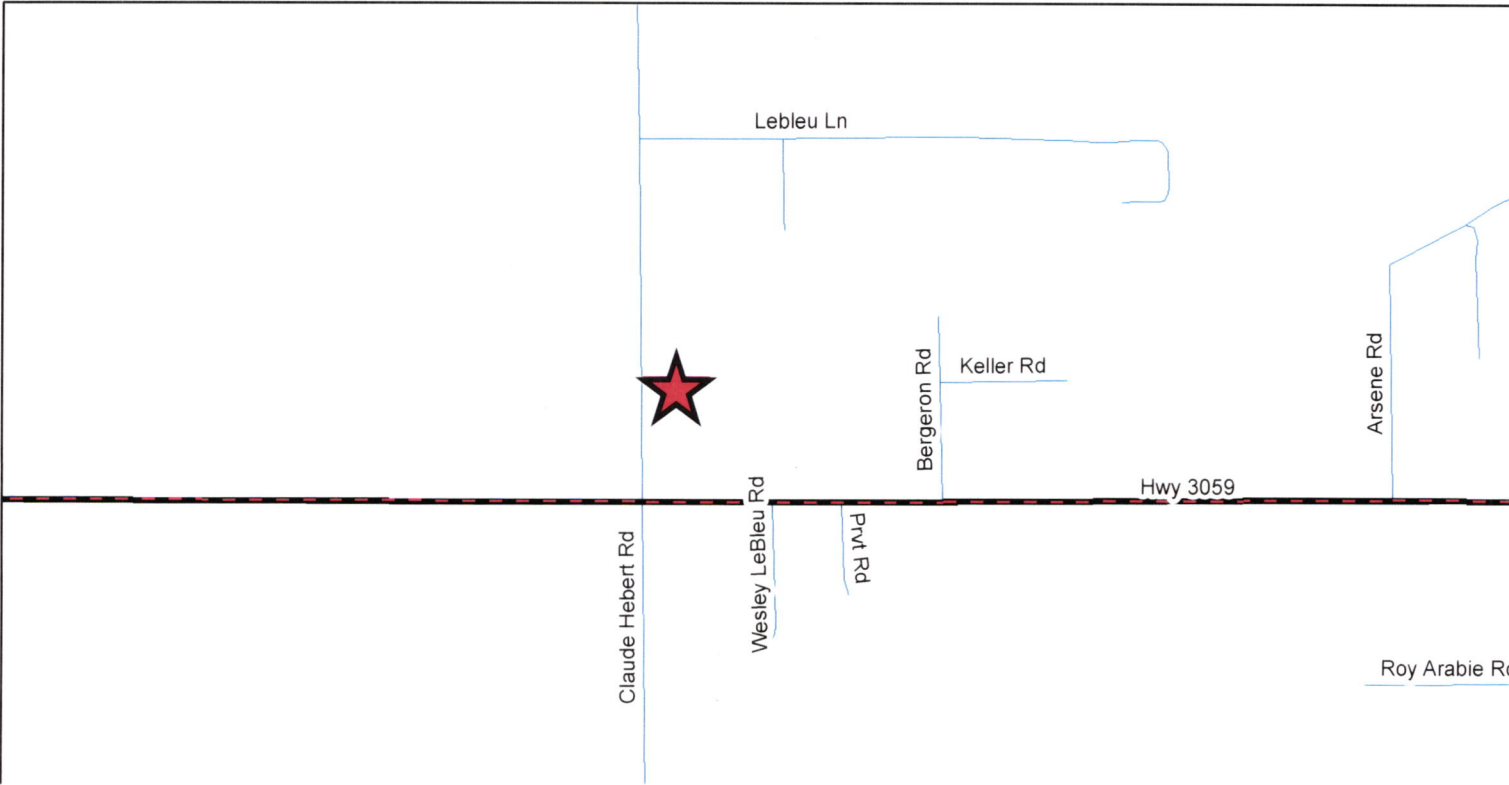


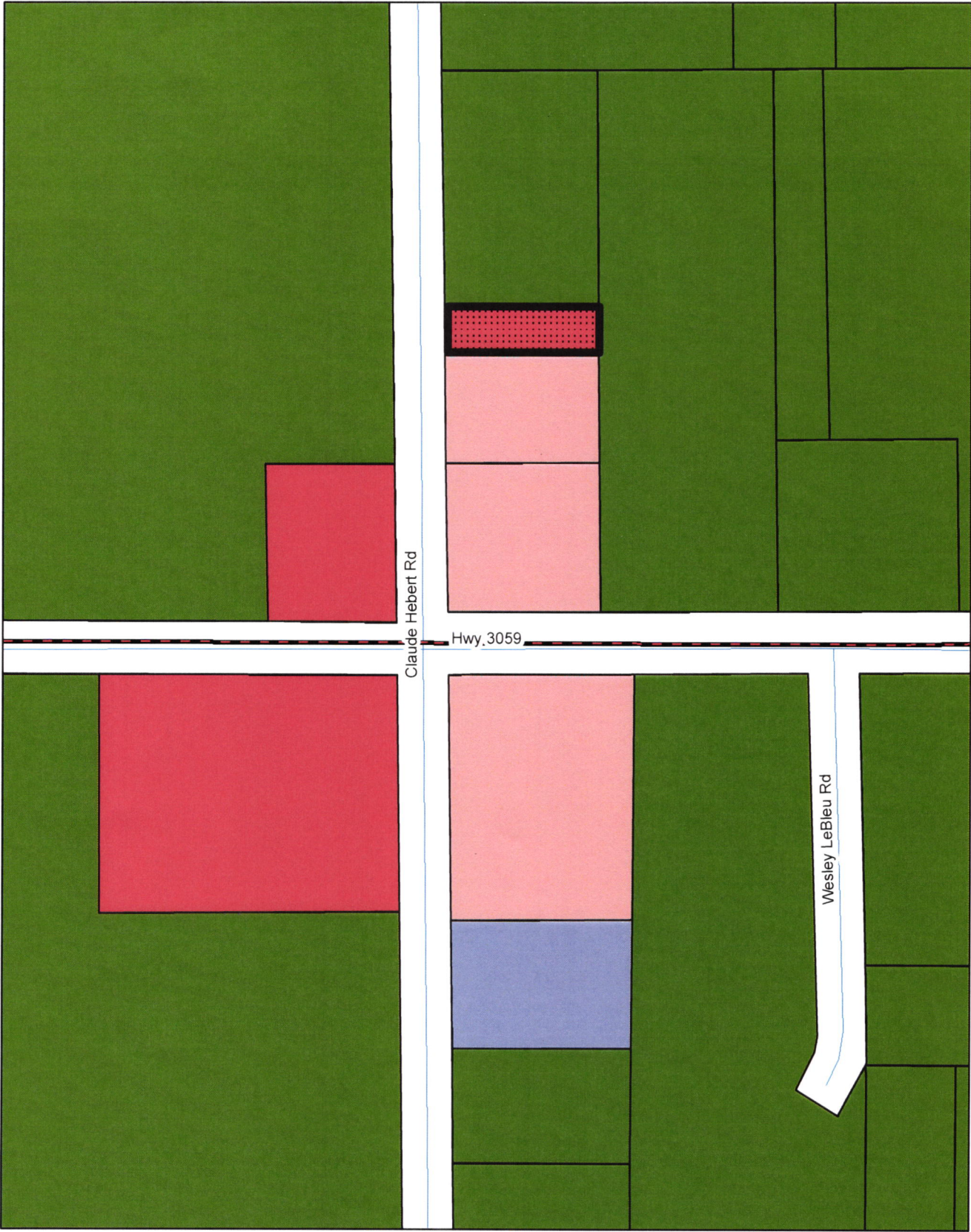
Petitioner's Property

- 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 10
Tony Stelly



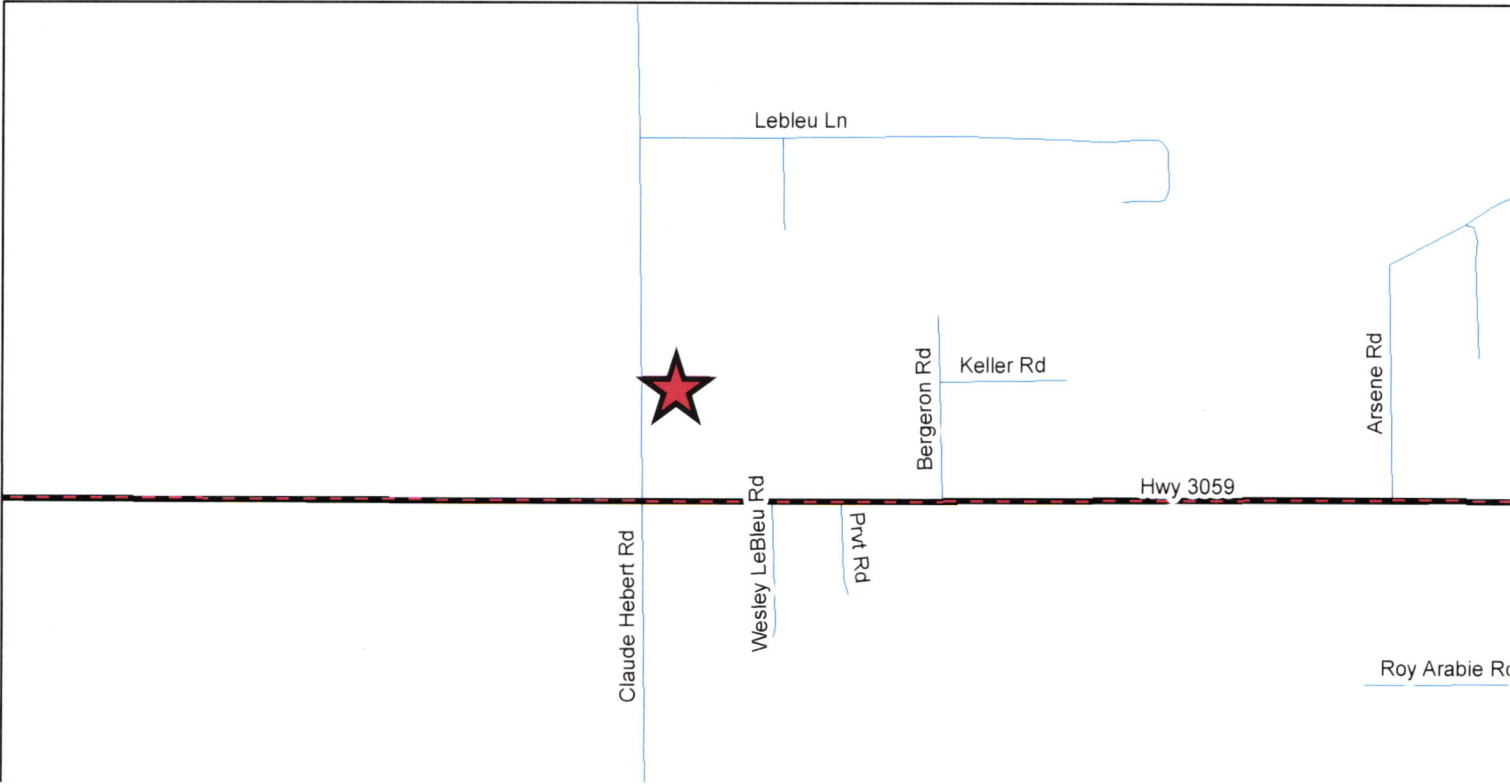


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