

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



CASE NUMBER RZ-0620-0170 DATE RECEIVED 6/10/20 FEE \$200.00

APPLICANT INFORMATION

NAME: Fairview Estates MHP, LLC Representative: Basone Development Solutions, LLC
ADDRESS: _____ 1010 Lakelyn Drive
_____ Lake Charles, LA 70605
PHONE NUMBER: (Home) _____ (Work) 337-764-0389
(Work) _____ (Cell) _____ Email: robin@basonesolutions.com

PROPERTY INFORMATION

LOCATION: 6859 Tom Hebert Road AMOUNT OF LAND: x = +/- 1.44 acres
IDENTIFYING LANDMARK: Parking lot and pad
PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)
METRO. PLANNING BOUNDARY IN OUT

- ☒ REZONING
☐ ZONING VARIANCE
☐ EXTENSION

ZONING REQUEST INFORMATION

- ☐ EXCEPTION
☐ SUBDIVISION VARIANCE
☐ REVISION
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM Single Family Residential (R-1)
TO Manufactured Home Park (R-MHP)

PURPOSE OF REQUEST: To allow a business sales office for the adjacent manufactured home park.

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 _____ | | | |
| 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>X</u> BFE _____ FT. | YES | NO | N/A |

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

Application Summary			
Applicant	Fairview Estates MHP, LLC	Submittal Date	6/10/20
Case Number	RZ-0620-0170	Site Area	+/- 1.44 Acres
Location	6859 Tom Hebert Road	Police Jury District	7- Chris Landry
P&Z Meeting Date	July 21, 2020	PJ Meeting Date	July 23, 2020
Request(s)			
To allow a business sales office for the adjacent manufactured home park.			
Site Characteristics			
Present Zoning Classification	Single Family Residential (R-1)		
Identifying Landmark	Parking lot and pad		
Urban Service Area	In	Flood Zone	X
Area Characteristics			
Surrounding Zoning	Single Family Residential (R-1), Manufactured Home Park (R-MHP), Light Industrial (I-1), Light Commercial (C-1), Multi-Family Residential (R-M), Mixed Residential (R-2), Agricultural (A-1)		
Surrounding Uses	Residential, Industrial		
Zoning History			
Original Zoning	Single Family Residential (R-1)	Date	1980
Recent Zoning Requests in Immediate Area In the past five years, there have been four zoning requests within the immediate area. <ul style="list-style-type: none">• In 2018, the Planning and Zoning Board and the Police Jury denied a request by WSM Development, LLC to rezone from Single Family Residential (R-1) to Manufactured Home Park (R-MHP) to allow a manufactured home park (396 spaces) at 7300 Tome Hebert Road.• In 2017, the Planning and Zoning Board and the Police Jury granted a request by Tye-Co Dirt Contracting, LLC to rezone from Agricultural (A-1) to Single Family Residential (R-1) to allow a single family residential subdivision (226 lots in Hebert Lakes) at 7300 Tom Hebert Road.• In 2017, the Planning and Zoning Board granted a request by Tye-Co Dirt Contracting, LLC for a variance to decrease the public road frontage requirement (required 60 feet; requesting 24.81 feet) at 7300 Tom Hebert Road.• In 2015, the Planning and Zoning Board granted a request by Pitcher Family Revocable Living Trust, et al for an exception to allow a borrow pit (66 acres) in the Block of Tom Hebert Road.			
Recommendation			
<p>Because the proposed development 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;4) that the development adhere to storm water best management practices; and5) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering.			

Basone Development Solutions
1010 Lakelyn Drive
Lake Charles, LA 70605

June 26, 2020

Calcasieu Parish Police Jury
Division of Planning and Zoning
901 Lakeshore Drive
Lake Charles, LA 70601

Re: Fairview Estates LLC, 630 Kirby St, Lake Charles, LA 70601 rezoning request
Location: PIN number 031108-0000-440-0003 Tom Hebert Road

To Whom It May Concern:

The property owner at the above referenced location is requesting to rezone the property from Single Family Residential (R-1) to Mobile Home Park (R-MHP) in order to place a mobile home sales office on the site referenced above.

The proposal is to place a 76' X 16' mobile home onsite to serve as a model home and a commercial building to serve as the sales office for new and used mobile homes. The purpose of this is to sell mobile homes are to be placed in the adjacent mobile home park that is owned by the same legal entity. Once the new lots in the mobile home park are filled, the sales office will cease to operate.

The agent for application and hearing appearance purposes is Robin Basone.

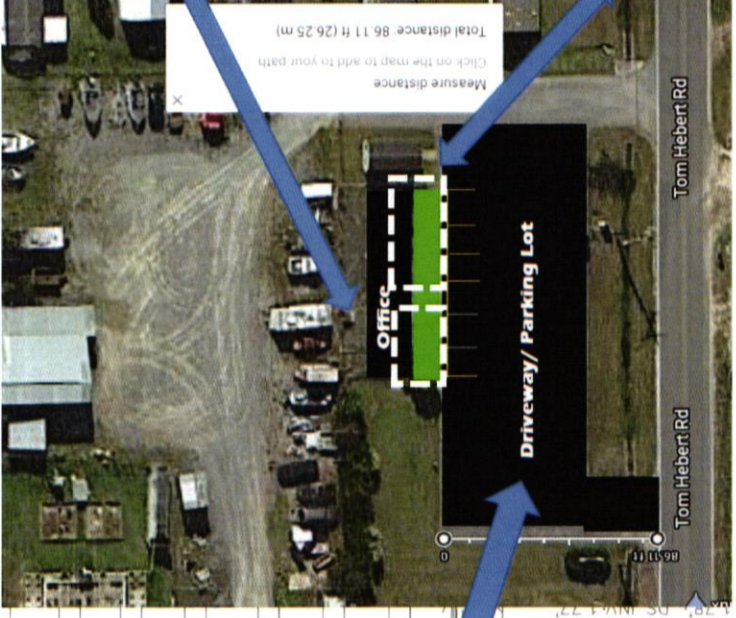
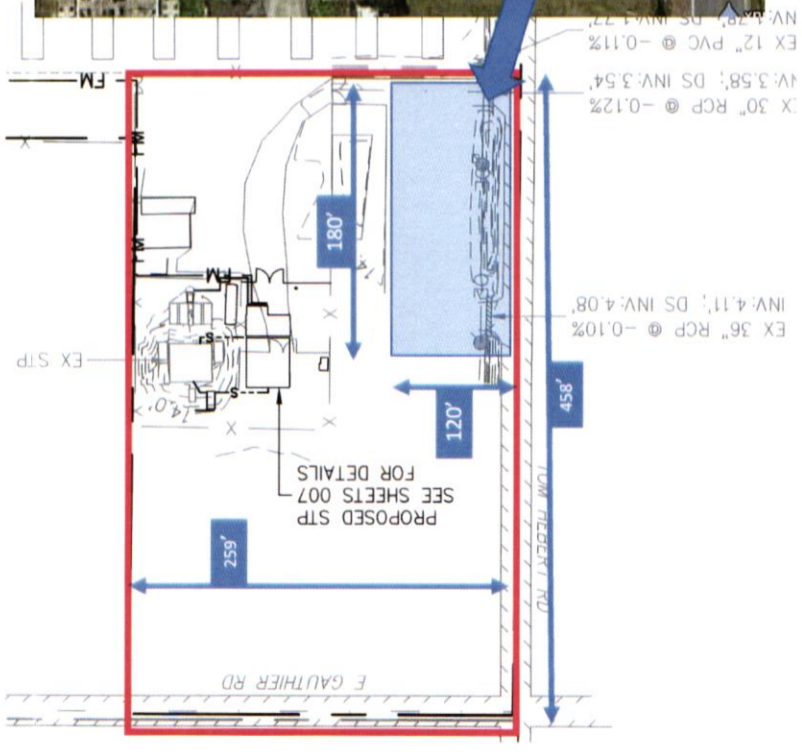
Thank you,



Robin Basone

Sales Trailer to be located
on exg concrete pad –
parking lot unchanged





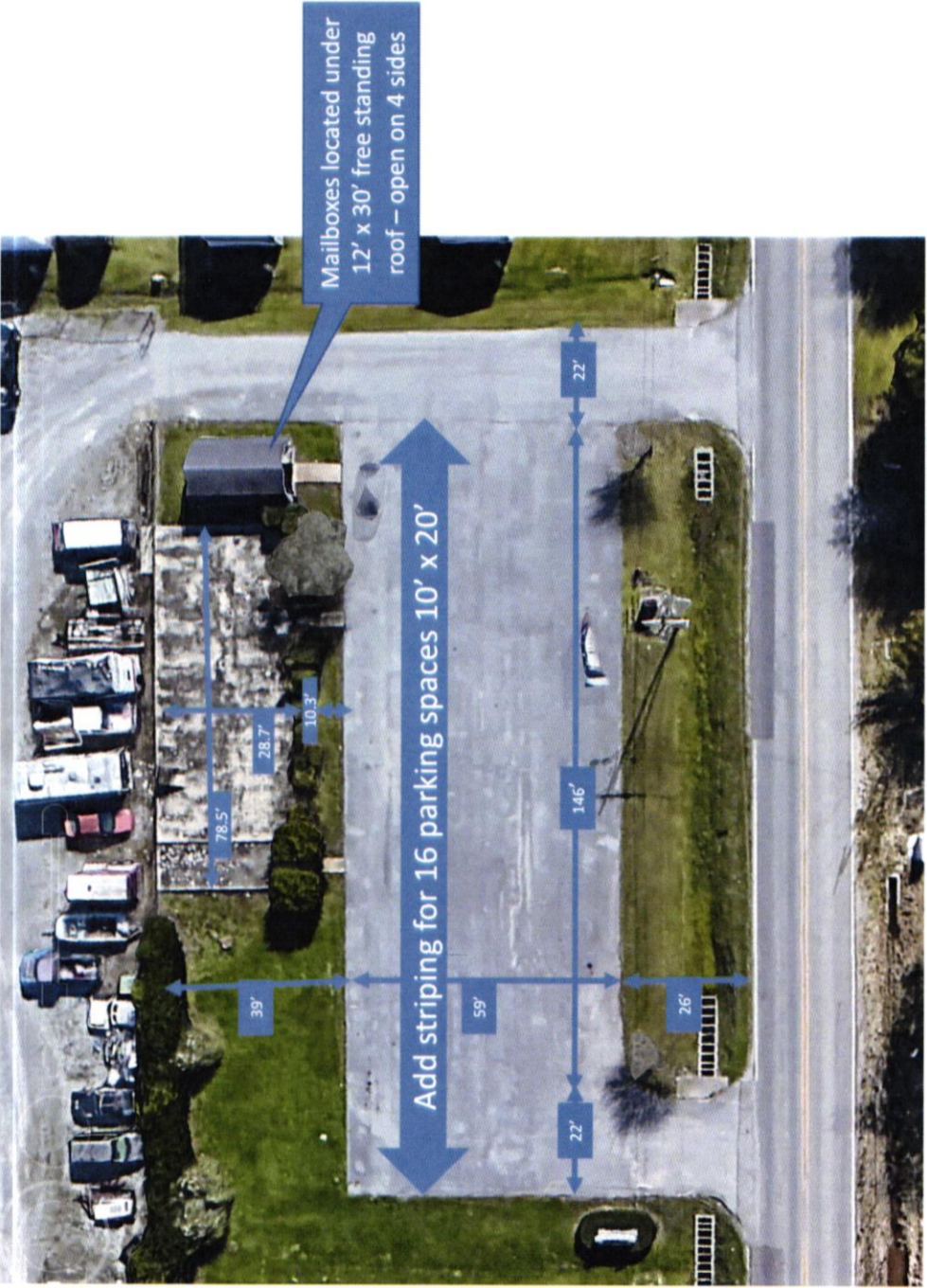
Business office adjacent to Exhibit
If MHU NOT approved by FSM

NOTE:
Applicant developing residential sales
exhibit MHU to be constructed to
standards of Louisiana FSM for
commercial usage. If approved single
MHU will be used for both Sales
exhibit and Sales office

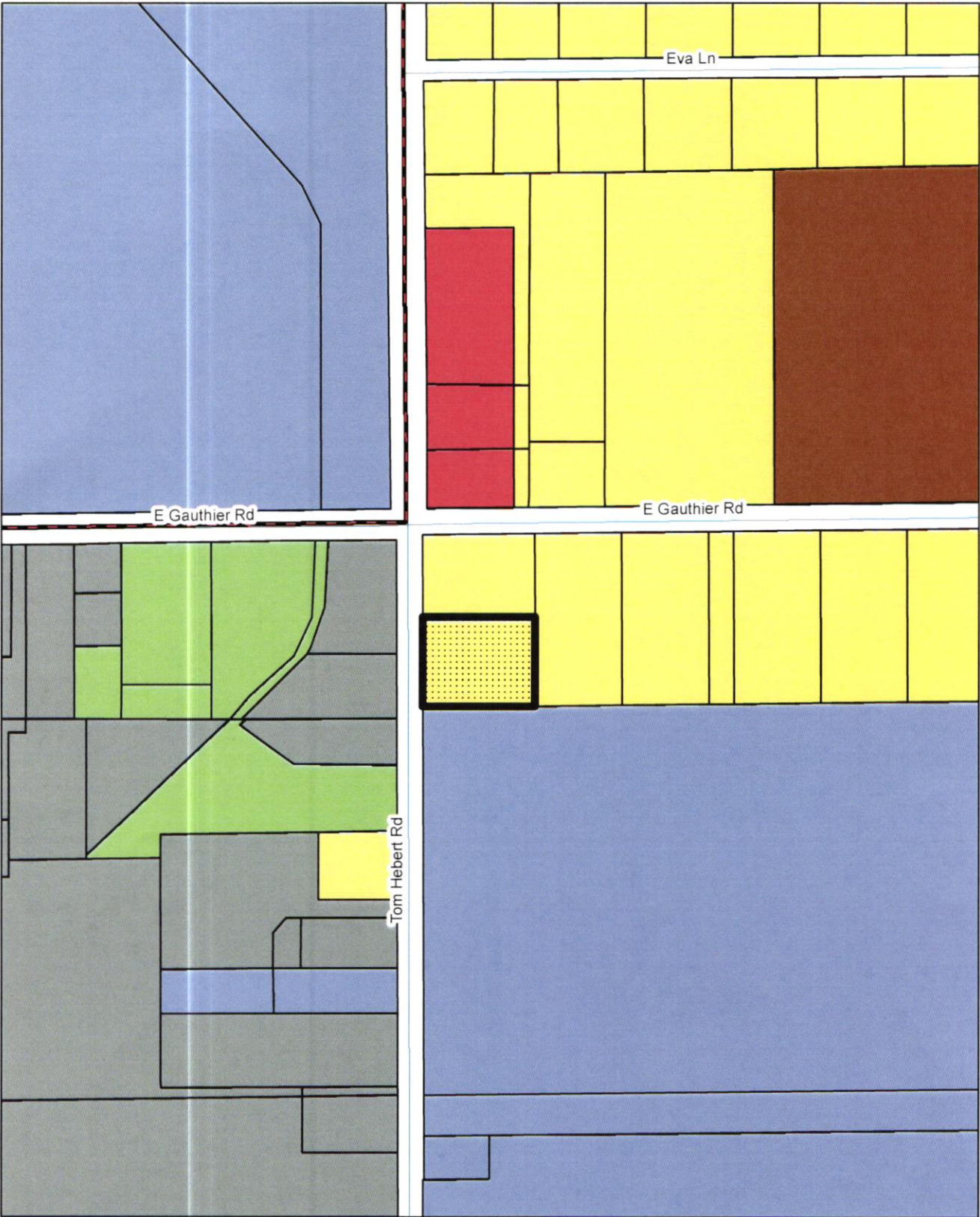


Type MHU to be placed on lot for sales exhibit

Property to be Rezoned
Fairview Estates Lake Charles La
Tom Hebert Road



Fairview Estates, LLC



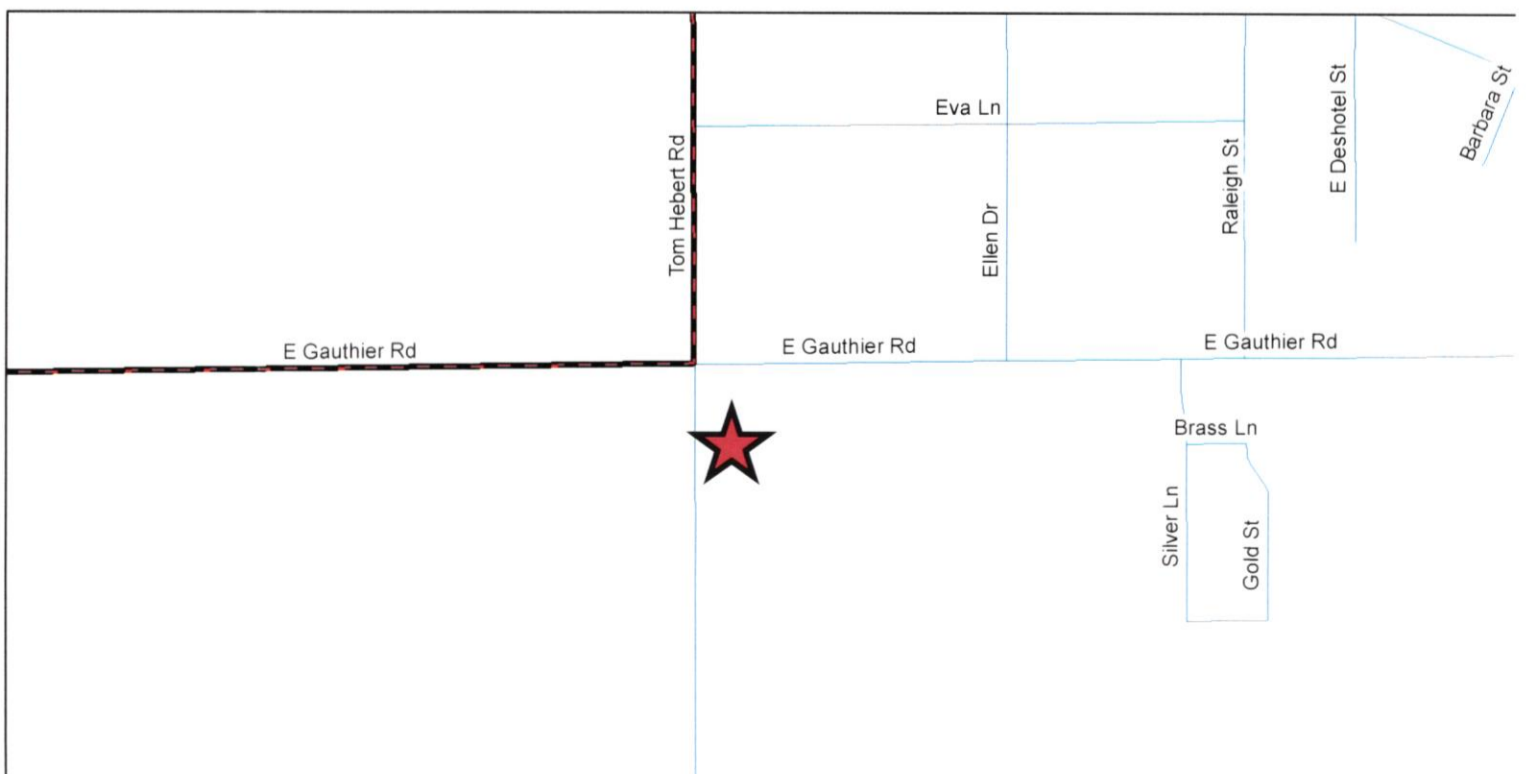
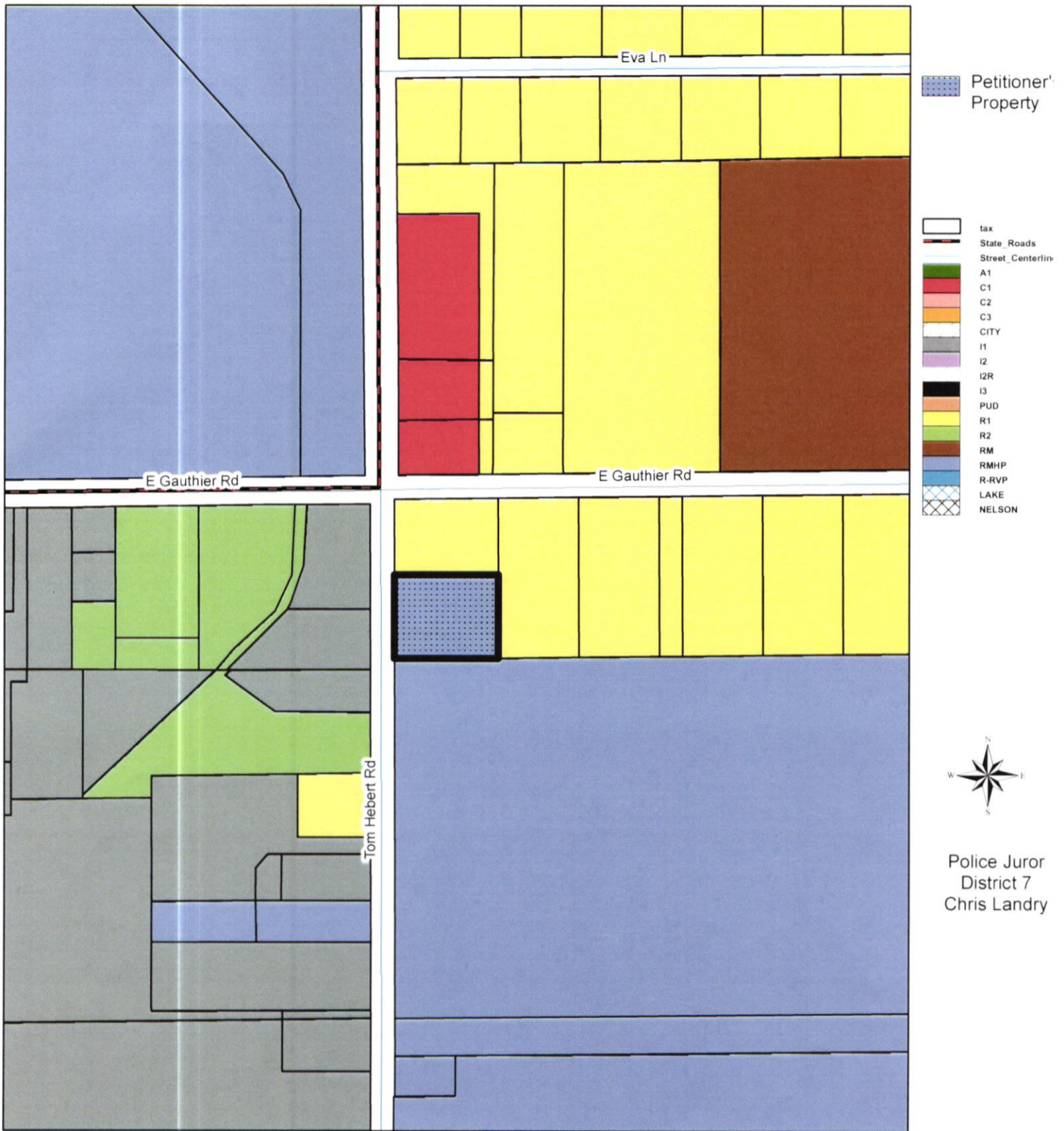
Petitioner's Property

- 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 7
Chris Landry





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