

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



CASE NUMBER EX-0520-0080 DATE RECEIVED 5/21/20 FEE \$313.60

APPLICANT INFORMATION

NAME: Jeffery East
ADDRESS: 1117 Parish Road
Vinton, LA 70668
PHONE NUMBER: (Home) _____
(Work) _____ (Cell) 337-842-6490 Email: jeast@custofab.com

PROPERTY INFORMATION

LOCATION: 2100 Block of Highway 109 South AMOUNT OF LAND: _____ x _____ = 15.68 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 _____
TO _____

PURPOSE OF REQUEST: To allow a borrow pit (15.68 acres).

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 Jeffery East DATE May 21, 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 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? | | | |
| 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	Jeffery East	Submittal Date	5/21/2020
Case Number	EX-0520-0080	Site Area	15.68 Acres
Location	2100 Block of Highway 109 South	Police Jury District	12- Judd Bares
P&Z Meeting Date	July 21, 2020	PJ Meeting Date	N/A
Request(s)			
To allow a borrow pit (15.68 acres).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	X
Area Characteristics			
Surrounding Zoning	Agricultural (A-1)		
Surrounding Uses	Residential, Agricultural		
Zoning History			
Original Zoning	Agricultural (A-1)	Date	1983
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 denied a request and the Police Jury granted a request by Harold Temple, Jr. to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (6 spaces) at 2142 Highway 109 South.• In 2017, the Planning and Zoning Board denied a request and the Police Jury granted a request by Talesha Bertrand to rezone from Agricultural (A-1) to General Commercial (C-2) to allow general commercial development (auto/truck sales) at 2118 Highway 109 South.• In 2017, the Planning and Zoning Board granted a request by Gabriel Prejean, et ux for a variance to allow two dwellings on one lot at 2151 Highway 109 South.• In 2020, the Planning and Zoning Board granted a request by Albert East, III for an exception to allow a borrow pit (9.25 acres) at 2197 Highway 109 South.			
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">1) that the development must be in accordance with Section 26-122 (1) h. 4. of the Parish Code of Ordinances;2) that a Runoff Management Plan (RMP) will be required unless appropriate waiver is granted by the Division of Engineering; and3) that permitting is subject to approval of the Louisiana Department of Transportation and Development.			

Amanda F. Butler

From: Jeffrey East <jeast@custofab.com>
Sent: Thursday, May 21, 2020 9:49 AM
To: Amanda F. Butler
Subject: Fwd: Permission letter

Sent from my iPhone

Begin forwarded message:

From: "Red (Albert) East" <aeast@custofab.com>
Date: May 21, 2020 at 9:36:01 AM CDT
To: Jeffrey East <jeast@custofab.com>
Subject: **Permission letter**

I Albert East give Jeffery East permission to access and use my road for the purposes of removing dirt from his burrow pit.

Thank you
Please contact me with any future questions
409-273-8216

Sent from my iPhone

Scanned and Uploaded
Date: 5/29/2020
By: AB

Calcasieu Parish Police Jury
Application for Borrow Pit or Pond

Submit the following with this application: Recorded ownership document, a detailed site plan, and a copy of the dirt contractor's occupational license. Upon review, the Division of Engineering may require a road damage bond. If necessary, the bond must be provided to the Division of Engineering before the application is considered complete. This will apply to all borrow pit application requests.

Name of Applicant: JEFFERY EAST Mobile Phone: 337-842-6490
Address: 1117 Parish Rd Vinton LA, 70668
street city state, zip

Name of Dirt Contractor: Smith & Son Dirt Services Inc Mobile Phone: 337-499-9906
Address: 1811 Burck Rd Vinton LA 70668
street city state, zip

Location of Excavation: THE E 1/2 of NW 1/4 of the SE 1/4 of Section 24

Will site be fenced? ☒ No ☐ Yes If yes, fence type and height: _____

Will pit/pond be stocked? ☒ No ☐ Yes If yes, will public have access? ☐ No ☐ Yes

Will pit/pond be backfilled? ☒ No ☐ Yes If yes, explain _____

Size of Borrow Pit or Pond: Length: 1220 Width: 560 Depth: 18' Side Slope: 30'

Will material be removed from the site? ☐ No ☒ Yes If yes, this section must be filled out completely:

What percentage of dirt will be removed from site: 60 % Number of cubic yards: 273,280

(Cubic yards = [Length (feet) x Width (feet) x Depth (feet)] ÷ 27)

What size trucks will haul dirt: ☐ 7 yards ☐ 14 yards ☒ Other If other, specify size 18 yards

How many loads will be hauled each day: 30 Estimated date of completion: _____

What days and times will the pit operate: Days: 6 Days Hours of operation: Day light only

Do you have a contract for purchase of materials: ☐ No ☒ Yes If yes, name: Smith and Sons Dirt Services Inc

List all roads trucks will utilize to reach state or federal roads: Private Accesses

List setbacks (minimum 50 feet from property lines): 50' sides 50' rear 50' front

Location of nearest operating pit: 2235 Hwy 109.5 Vinton LA 70668

Length of access road and type of road surface: Dirt with Rock Access to Hwy 109

By signing below, I certify that the information provided is true, correct, and complete to the best of my knowledge and belief. I understand that borrow pits must be developed and designed in accordance with Article VII of the Calcasieu Parish Code of Ordinances.

Jeffery East
Applicant Date

Dirt Contractor Date

Scanned and Uploaded

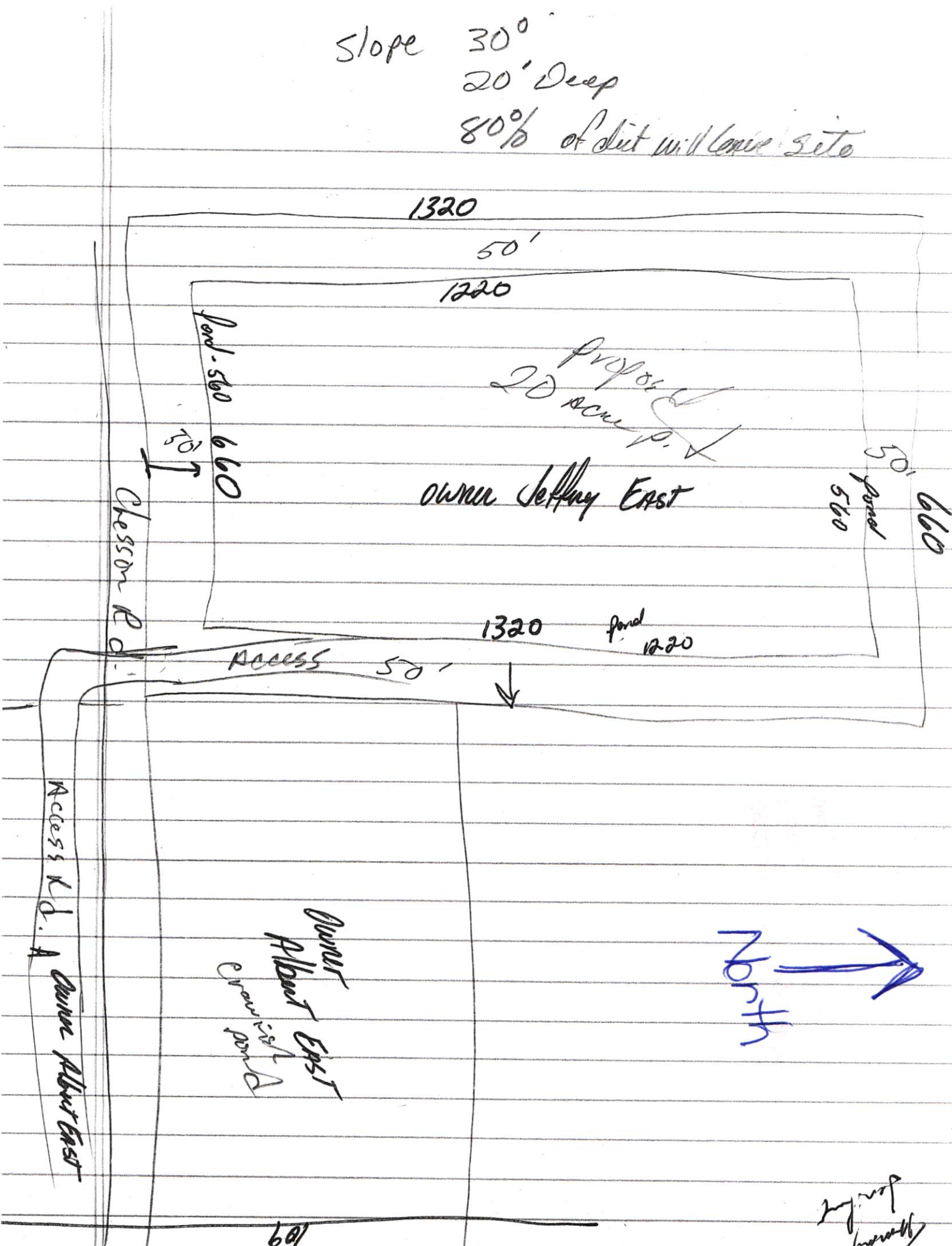
Date: 5/29/2020

By: AB

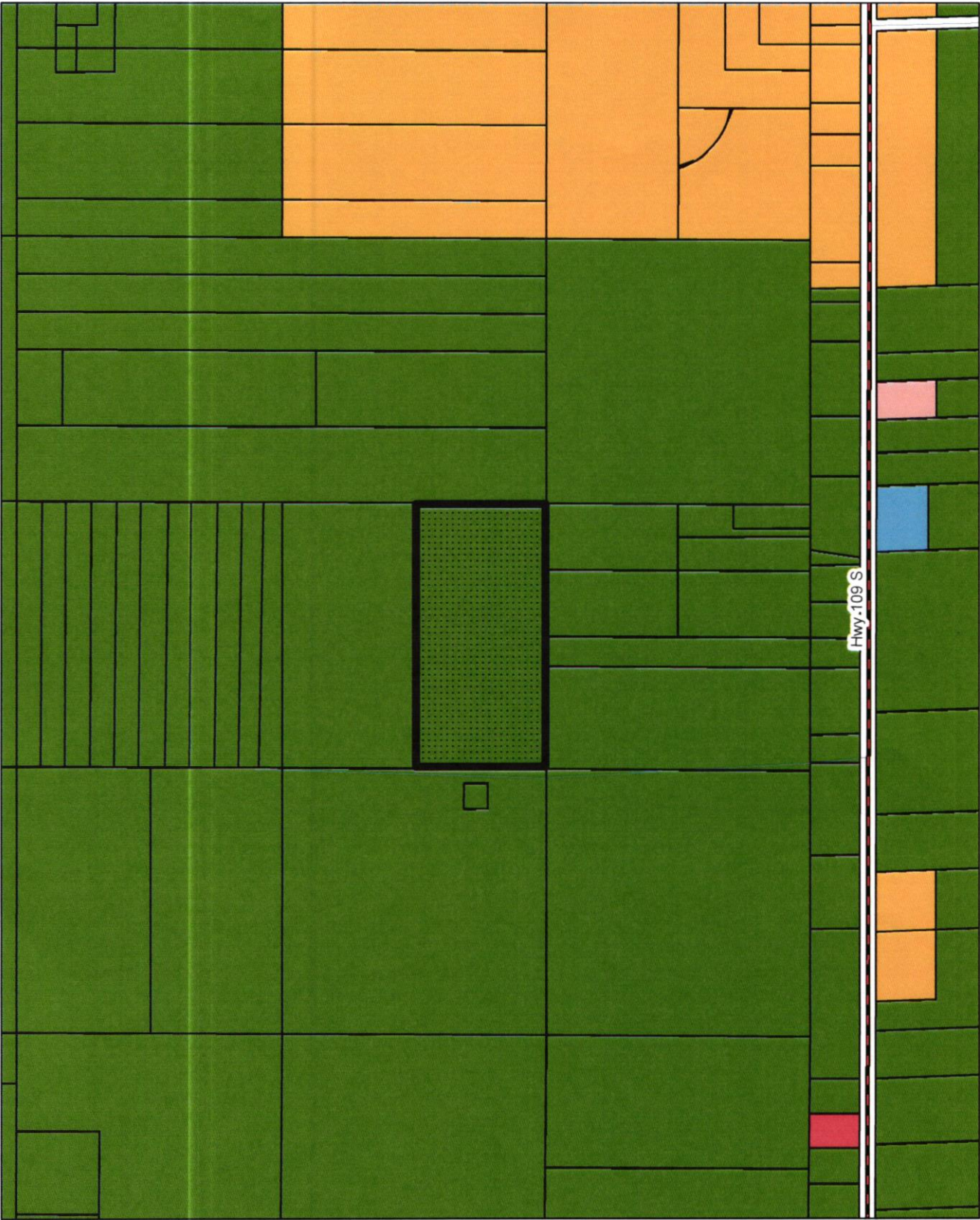
Revised 06/20/18

JEFFERY EAST Jeffery East 5-21-2020

Slope 30°
20' Deep
80% of dirt will leave site



Jeffery East

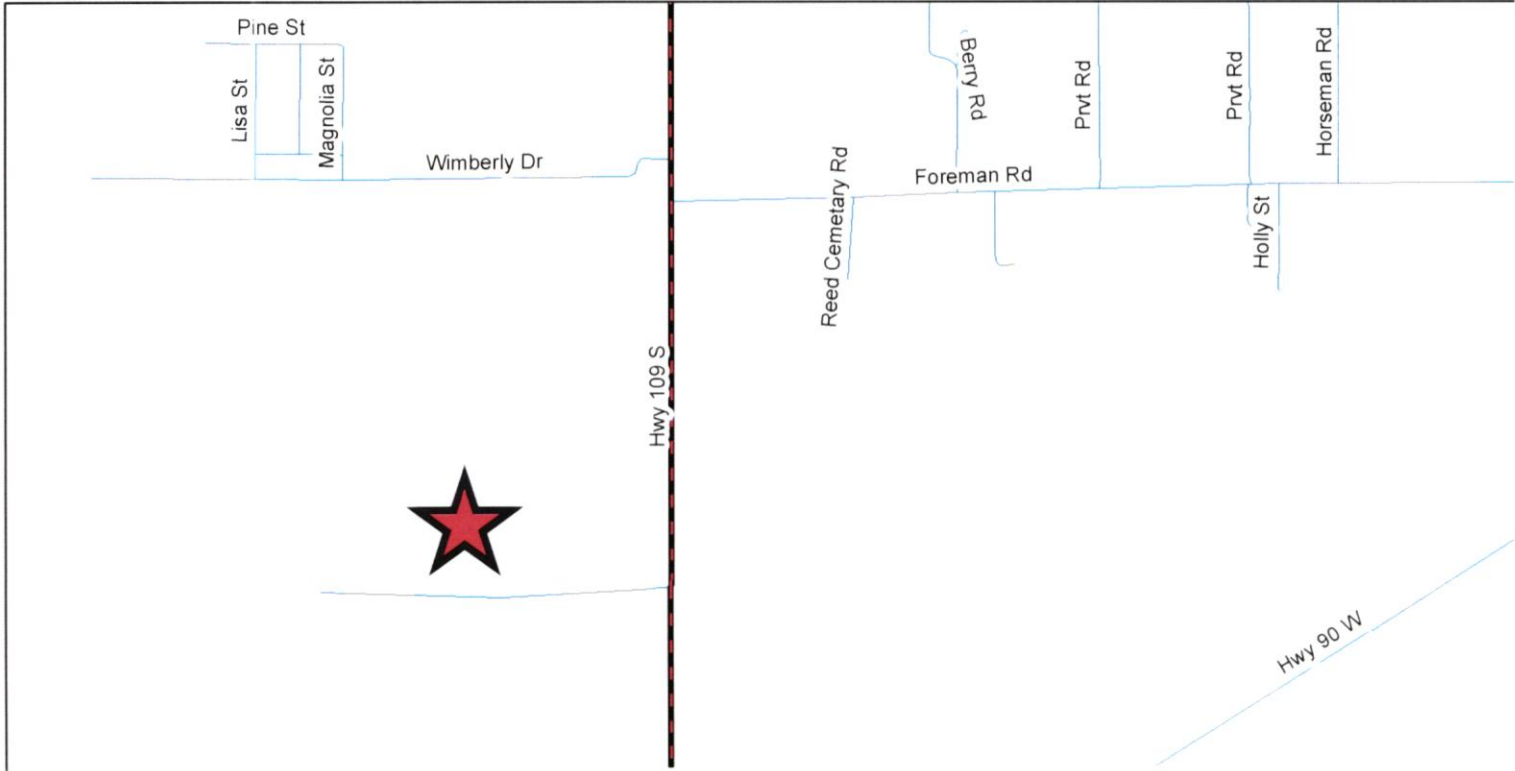


Petitioner's Property

- 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 12
Judd Bares



EX-0520-0080



EX-0520-0080



EX-0520-0080



Wimberly Dr

Proposed
15.68 Acre
Borrow Pit

Hwy 109 S