

**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)

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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 _____
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>17</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	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
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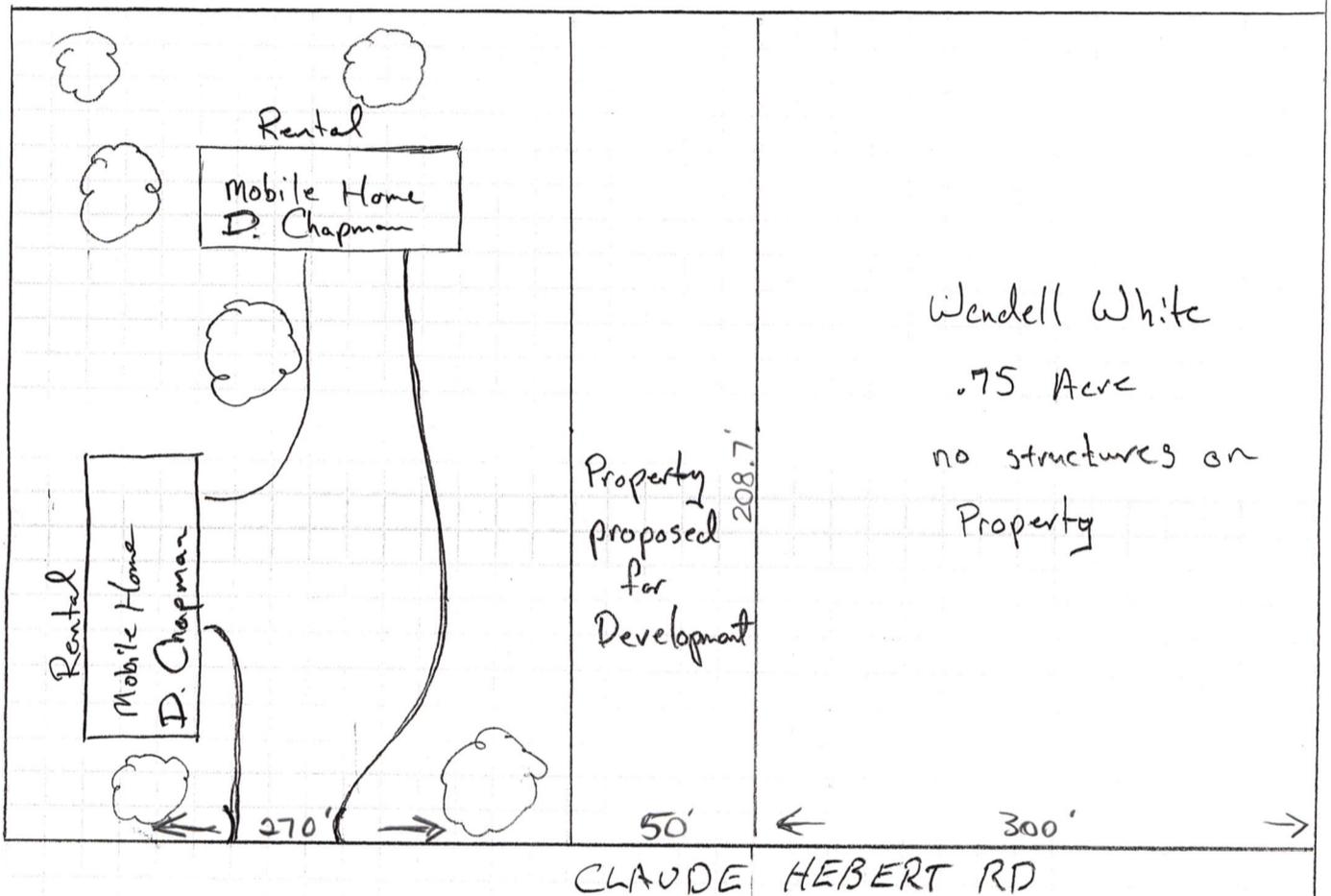
Recent Zoning Requests in Immediate Area

In the past five years, there have been no zoning requests within the immediate area.

Recommendation

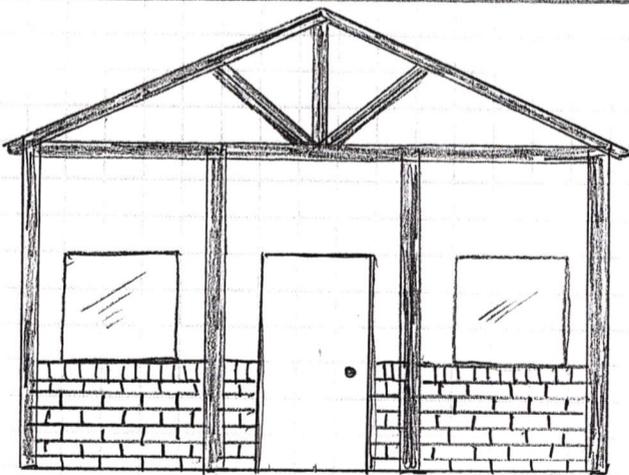
Because the proposed zoning is consistent with the character of the area, the staff recommends that the request be granted with the following conditions:

- 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.



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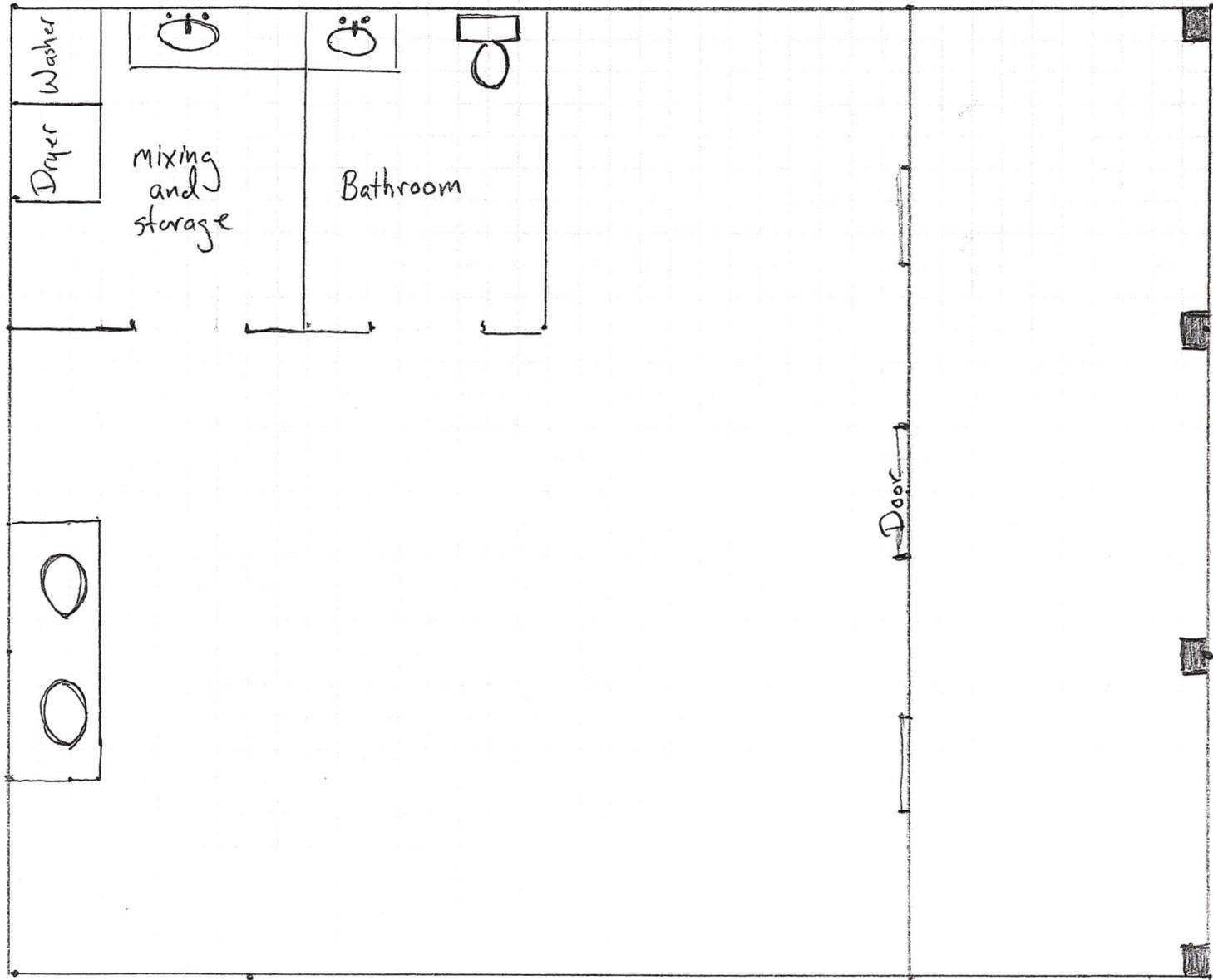


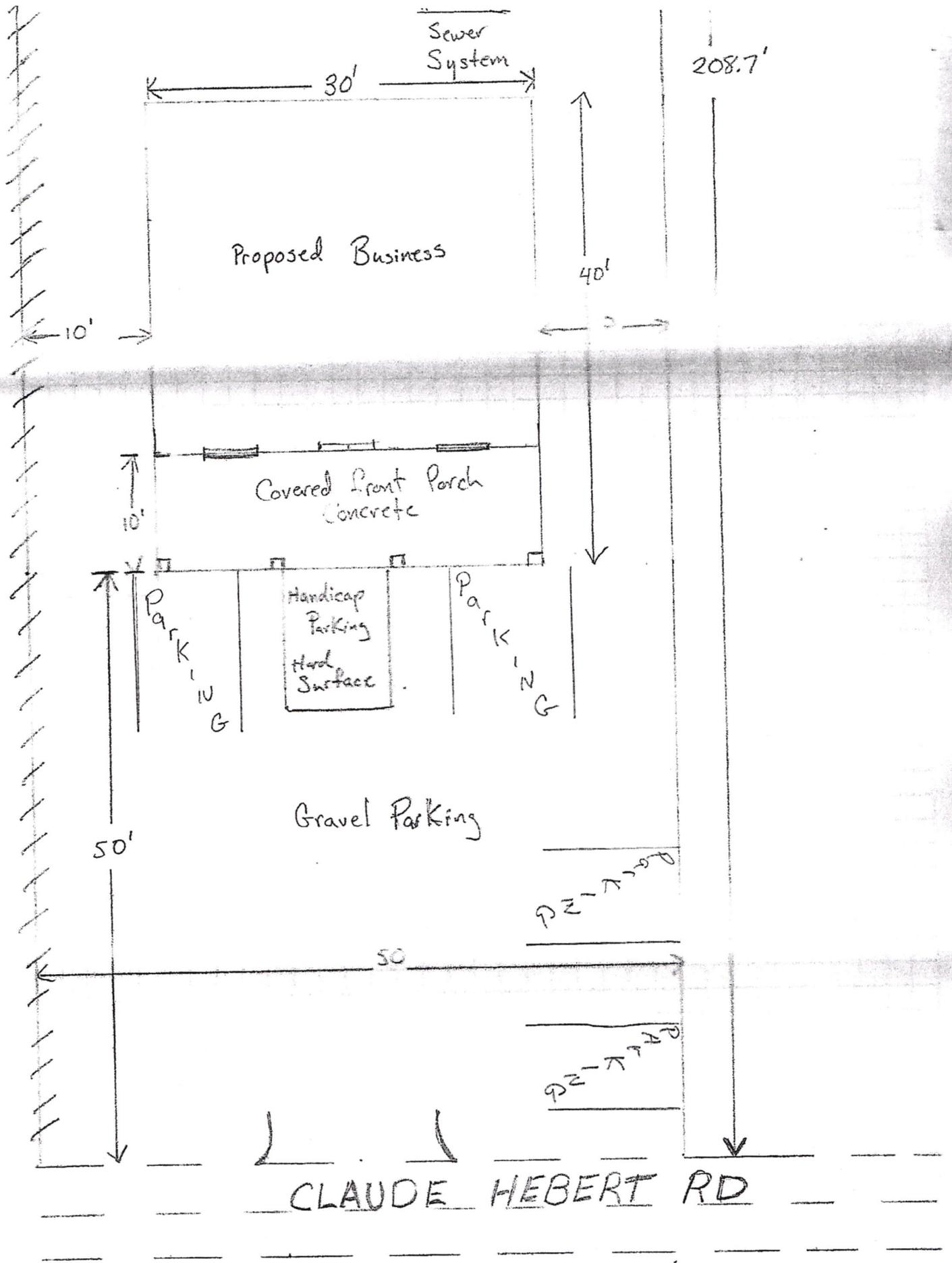
Front View of Business

ADJACENT PROPERTY
OWNERS / USE

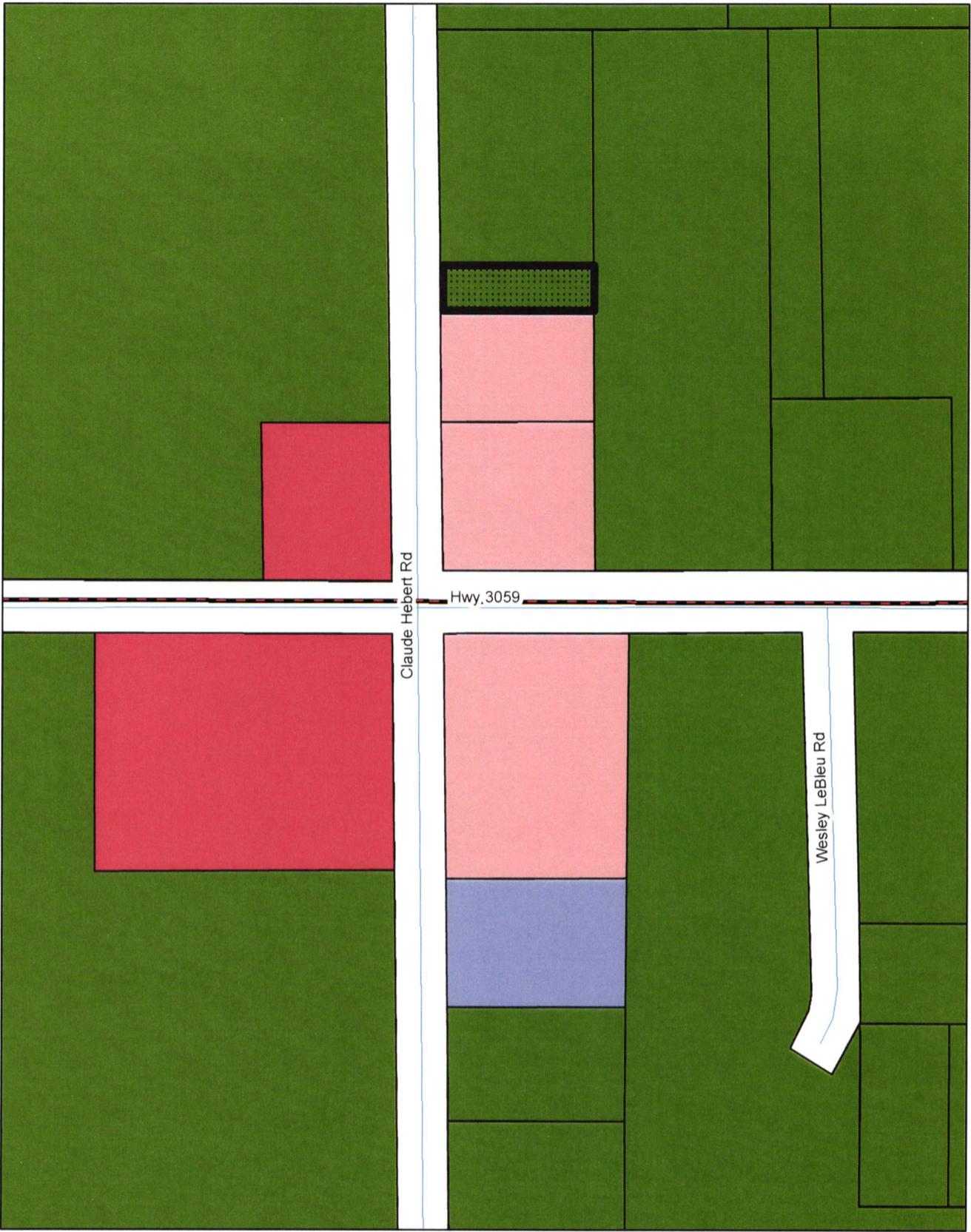
Wendell White 3/4 Acre
Empty lot
South side

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





Duane Chapman, et ux

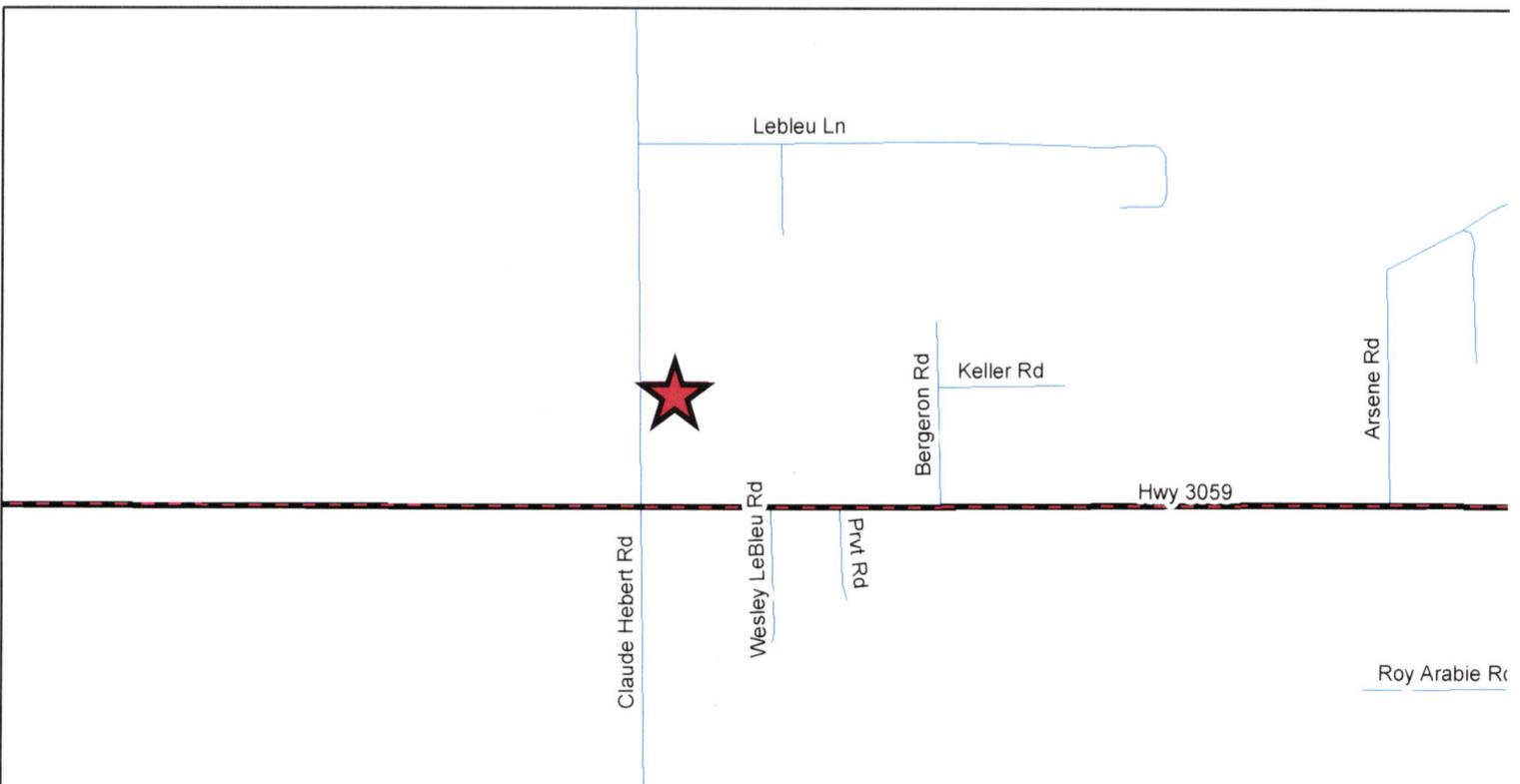


 Petitioner's Property

-  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



Roy Arabie Rd

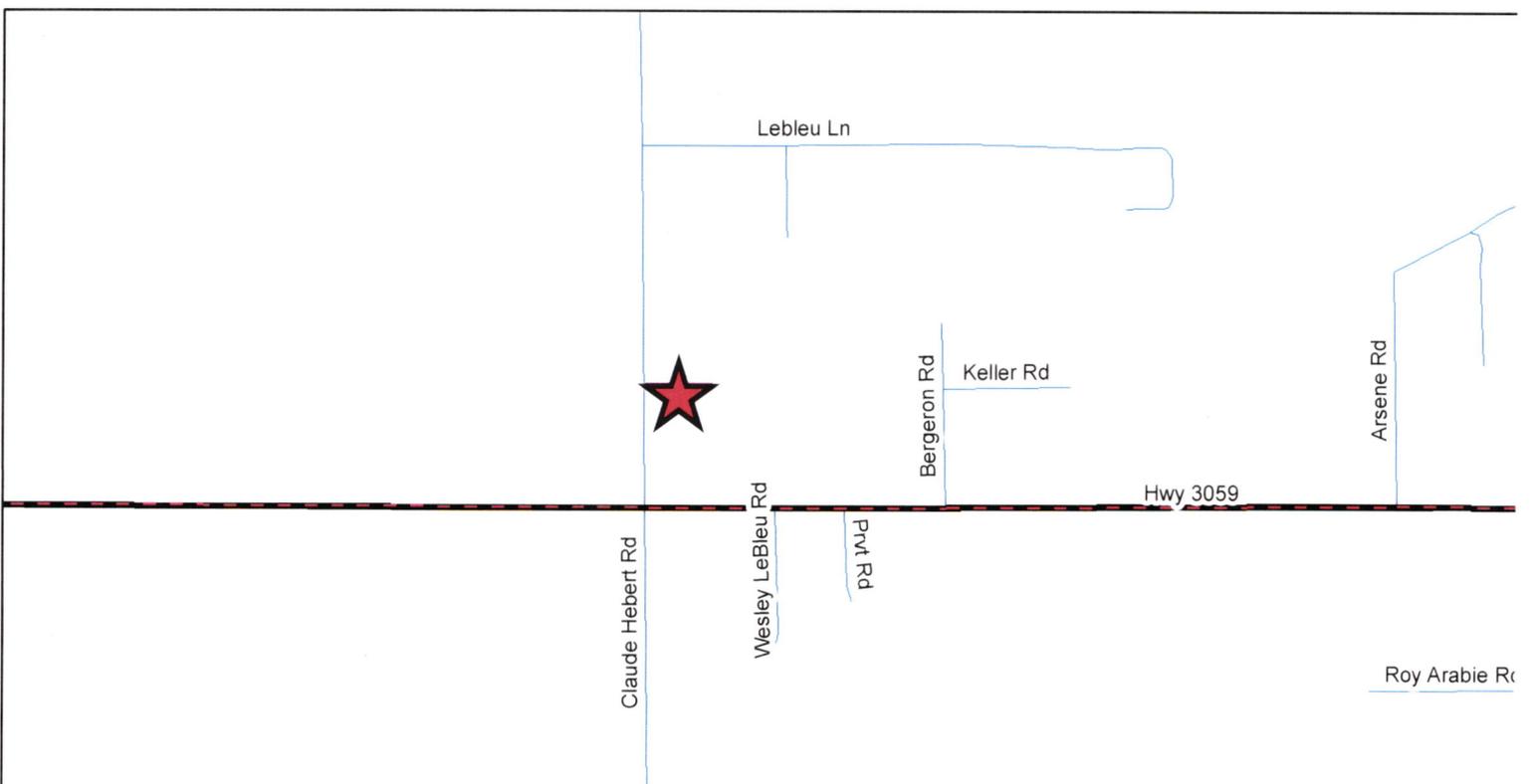


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- R-RVP
- LAKE
- NELSON



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Claude Hebert Rd

3059

Hwy 3059

Wesley LeBleu Rd