

PARISH PLANNING AND ZONING BOARD MEETING

December 19, 2017

5:30 PM

1015 Pithon Street, 1st Floor

AGENDA

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Explain the Rules of Procedure
5. Take appropriate action on **EX-1117-0011**; a request by **Jorge Cabrera-Martinez** for an exception to allow residential development (three manufactured homes) in the 6100 Block of Central Court in Ward Three. (District 9, Mr. Guidry)
*Because manufactured homes are not inconsistent with the area, the staff recommends that the request be **granted** with the following stipulations: 1) that the development adheres to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; and 2) that the manufactured homes be skirted prior to the utilities being connected.*
6. Take appropriate action on **EX-1117-0012**; a request by **William Montgomery** for an exception to allow residential development (four manufactured homes) at 5843 Thompson Road in Ward Four. (District 12, Mr. Bares)
*Because the development is consistent with the area, the staff recommends that the request be **granted** with the following stipulations: 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 site plans in light of technical or engineering considerations discovered during development; and 2) that the manufactured homes be skirted prior to the utilities being connected.*
7. Take appropriate action on **VAR-1117-0027**; a request by **William Montgomery** for a variance to allow four dwellings with less than required public road frontage (required 240 feet, requesting 234 feet) at 5843 Thompson Road in Ward Four. (District 12, Mr. Bares)
*Because the development is consistent with the character of the area, the staff recommends that the request be **granted**.*
8. Take appropriate action on **RZ-1017-0036**; a request by **East Prien Lake Properties, LLC** to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (92 spaces) in the 3500 Block of Corbina Road in Ward Three. (District 9, Mr. Guidry)
No action necessary; the applicant has withdrawn the request.
9. Take appropriate action on **RZ-1017-0042**; a request by **Thomas McDaniel** to rezone from Agricultural (A-1) to Heavy Industrial (I-2) to allow industrial development (equipment storage yard and bulk materials storage) in the 7800 Block of Highway 27 South in Ward Four. (District 12, Mr. Bares)

*Because the proposed zoning is consistent with the zoning of the area, the staff recommends that the request be **granted** with the following stipulations: 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 plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development.*

10. Take appropriate action on case **RZ-1117-0043**; a request by **Rebecca Lee** to rezone from Agricultural (A-1) to Manufactured Home Park (R-MHP) to allow a manufactured home park (40 spaces) at 7104 Corbina Road in Ward Three. (District 7, Mr. Landry)

*Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following stipulations: 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 site plans in light of technical or engineering considerations discovered during development; 2) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 3) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; and 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances.*

11. Take appropriate action on **RZ-1117-0044**; a request by **Westlake Petrochemicals, LLC** to rezone from Agricultural (A-1) to General Commercial (C-2) to allow commercial development (administrative offices and parking lot) at 4797 Highway 27 South in Ward Four. (District 12, Mr. Bares)

*Because the proposed zoning is consistent with the zoning in the area, the staff recommends that the request be **granted** with the following stipulations: 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 plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development.*

12. The next item on the agenda is to advise that the Police Jury took the following action on November 16, 2017, with reference to the recommendation of the Planning and Zoning Board from the November 14, 2017, meeting.

APPLICANT	LOCATION	P&Z ACTION	PJ ACTION
JDAD, LLC	Common St.	Passed	Upheld
Ardoin	Lewis St.	Passed	Overtured
Viccellio	Common St.	Passed	Upheld
Abshire	Leger Rd.	Passed	Upheld
Carnahan	E. Dave Dugas	Passed	Upheld
North Bay	Hwy 90 West	Passed	Upheld
Gulf Mobile	Red Davis McCollister Rd.	Passed	Upheld
FMN Enterprises	Glenlea Rd.	Failed	Upheld

13. The next item on the agenda is to advise that the next regularly scheduled Planning and Zoning meeting will be held on Tuesday, January 9, 2018, in the Police Jury Meeting Room.
14. Election of officers for 2018.
15. Adjournment

PARISH PLANNING AND ZONING BOARD MEETING

AGENDA ITEM:

Take appropriate action on **EX-1117-0011**; a request by **Jorge Cabrera-Martinez** for an exception to allow residential development (three manufactured homes) in the 6100 Block of Central Court in Ward Three. (District 9, Mr. Guidry)

ADDITIONAL INFORMATION:

Because manufactured homes are not inconsistent with the area, the staff recommends that the request be **granted** with the following stipulations: 1) that the development adheres to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; and 2) that the manufactured homes be skirted prior to the utilities being connected.

ATTACHMENTS:

Description	Type
☐ Jorge Cabrera-Martinez- EX-1117-0011	Cover Memo
☐ Petition/Opposition Cookson	Cover Memo

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



CASE NUMBER EX-1117-0011 DATE RECEIVED 11/1/17 FEE 200.00

APPLICANT INFORMATION

NAME: Jorge Cabrera-Martinez
 ADDRESS: 8559 Gulf Highway, Lot 238
Lake Charles, LA 70607
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 404-725-2074

PROPERTY INFORMATION

LOCATION: 6100 Block of Central Court AMOUNT OF LAND: _____ x _____ = 3.93 acres
 IDENTIFYING LANDMARK: Vacant
 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 _____ TO _____

PURPOSE OF REQUEST: To allow residential development (three manufactured homes).

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 Jorge Cabrera DATE 11/1/2017

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|--------------------------------------|-------------------------------------|-----|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT <input checked="" type="checkbox"/>
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <input checked="" type="radio"/> YES | <input type="radio"/> 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? | <input type="radio"/> YES | <input checked="" type="radio"/> NO | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X, AE</u> BFE <u>15</u> FT. | <input checked="" type="radio"/> YES | <input type="radio"/> NO | N/A |

STAFF RECOMMENDATION: The staff recommends that the request be granted. See application summary for stipulations.

Application Summary

Applicant	Jorge Cabrera-Martinez	Submittal Date	11/1/17
Case Number	EX-1117-0011	Site Area	3.93 Acres
Location	6100 Block of Central Court	Police Jury District	9- Kevin Guidry
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	N/A

Request(s)

To allow residential development (three manufactured homes).

Site Characteristics

Present Zoning Classification	Single Family Residential (R-1)		
Identifying Landmark	Vacant		
Urban Service Area	In	Flood Zone	X, AE, Bfe 15'

Area Characteristics

Surrounding Zoning	Single Family Residential (R-1), Mixed Residential (R-2), Manufactured Home Park (R-MHP), Light Industrial (I-1), Multi-Family Residential (R-M), Agricultural (A-1)
Surrounding Uses	Residential, Light Industrial

Zoning History

Original Zoning	Single Family Residential (R-1)	Date	1980
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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

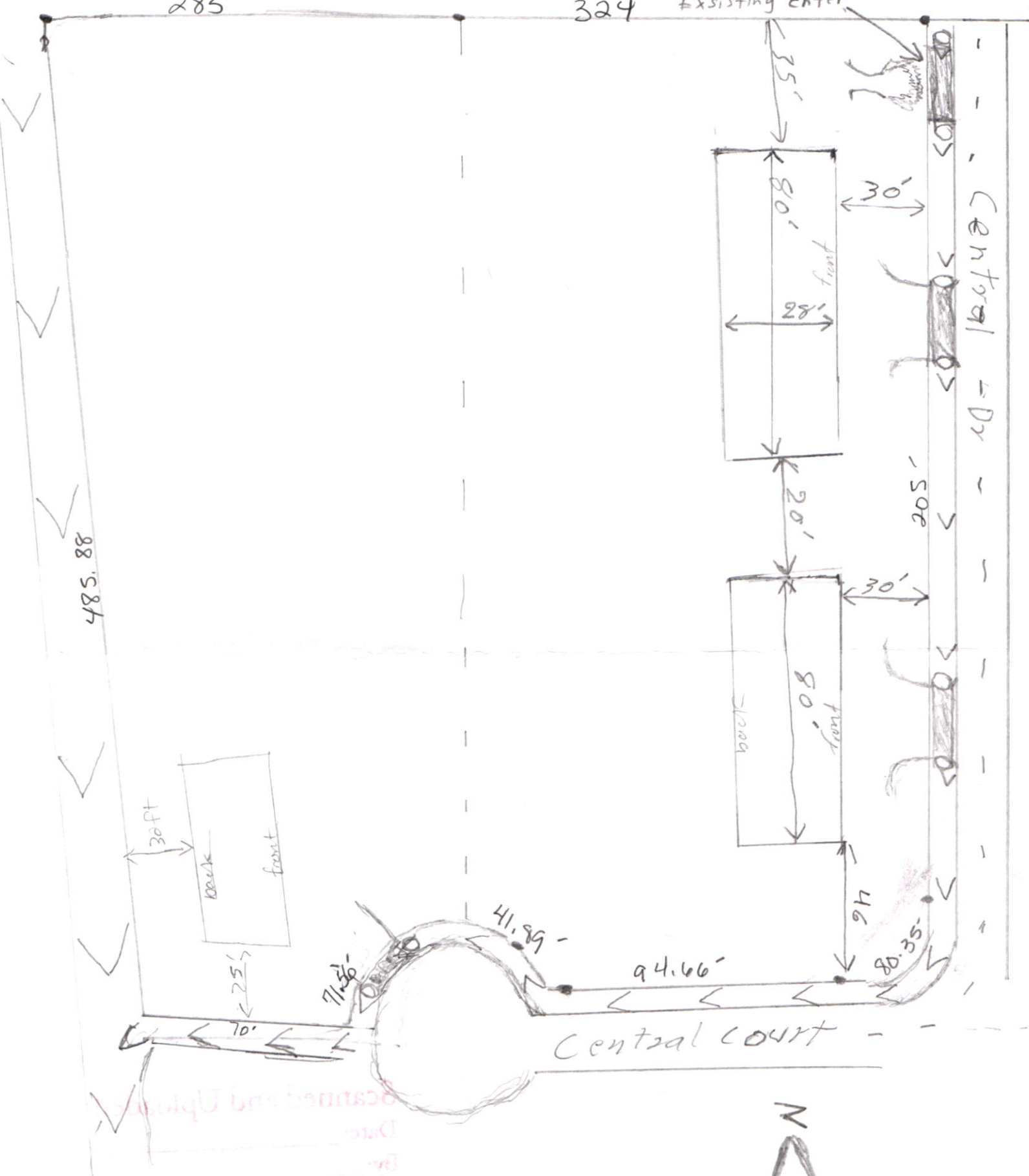
Because manufactured homes are not inconsistent with the area, the staff recommends that the request be **granted** with the following stipulations:

- 1) that the development adheres to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to site plans in light of technical or engineering considerations discovered during development; and
- 2) that the manufactured homes be skirted prior to the utilities being connected.

285

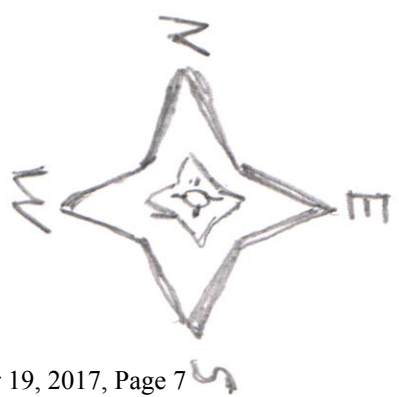
324

Existing Enter

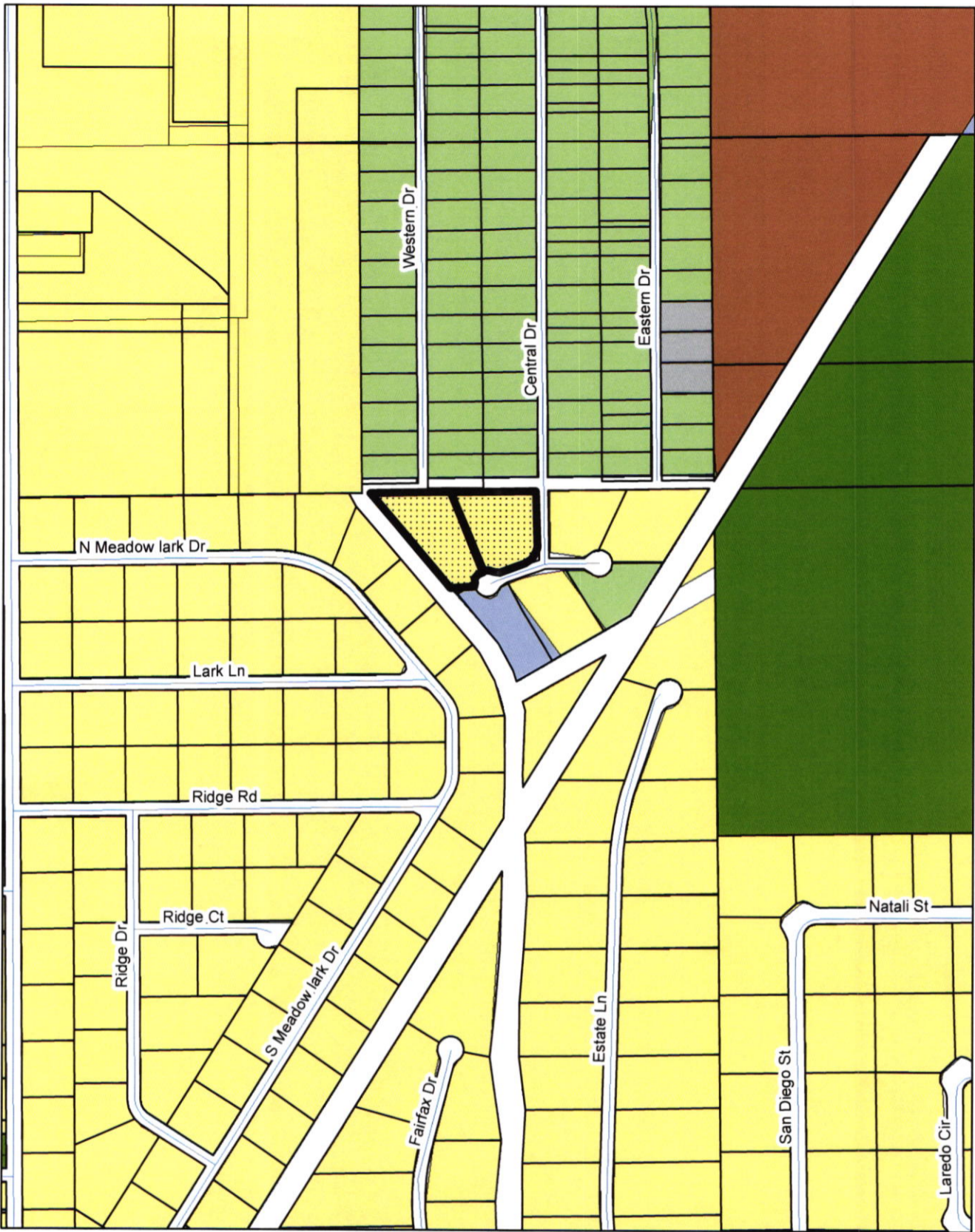


Jorge Cabra

11/1/2017



Jorge Cabrera-Martinez

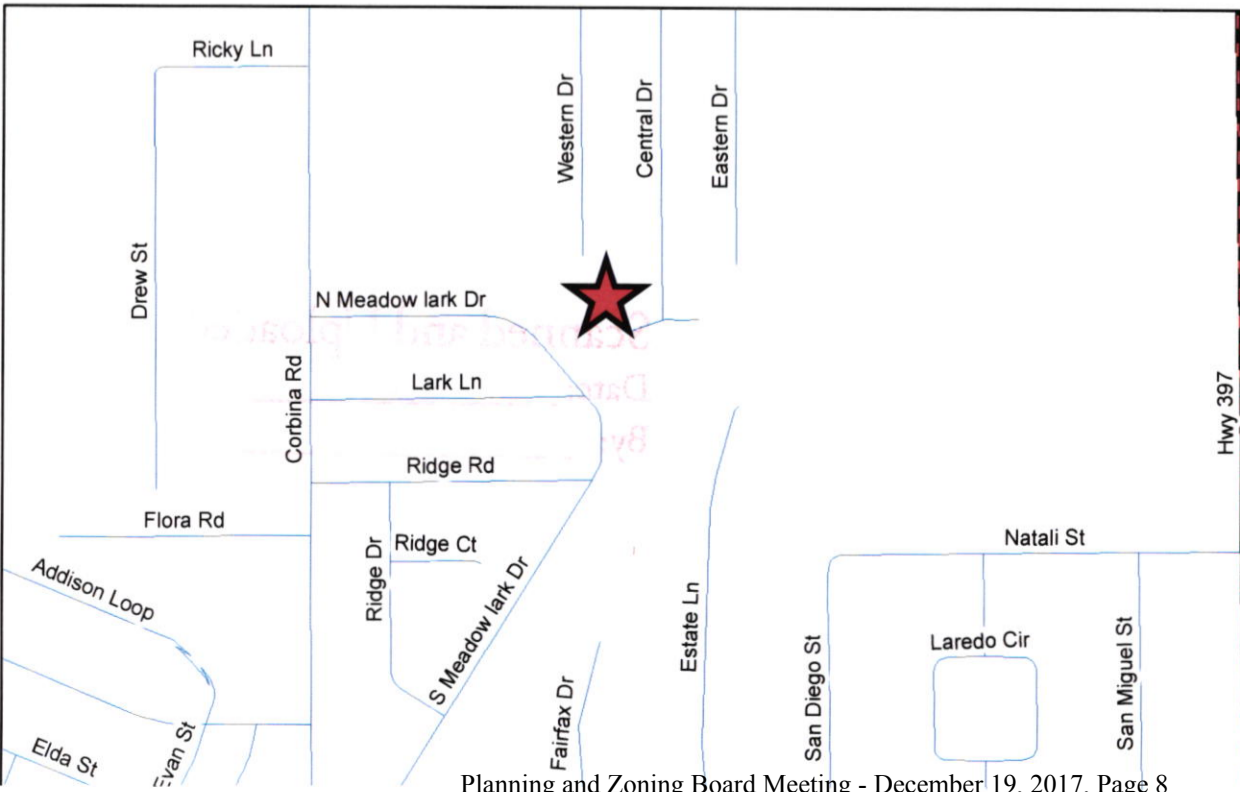


Petitioner's Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 9
Kevin Guidry









12-17-2017

Kathy Cookson
5818 Central Dr.
Lake Charles La, 70607

EX 117-0011

We The people of Central Dr. object to having three manufactured homes moved on the location of 6100 Block of Central Court in Ward Three.

We are very concerned who or type of people will they be rented to illegal aliens, workers, or still the same type of people that are already living at Central Court.

People living there have already been reported & is on record for speeding, drugs, vandalism speeding at all hrs. of the day in and out, & night,

Knocked over my mail box while speeding (5818 Central Dr), & harassment, Has even ran into and knocked over a gas meter. All of this and more has been going on for the past years and we are tired of this.

I Even had a meeting at my house about 4 yrs. ago 5818 Central Dr. about the drugs being being sold. It Stopped for about two yrs. They busted some of them, but it's still going on.

There are Even children
that have lived here that can't
play outside & walk the street
safely because of the speeding.
IT'S ENOUGH

So No. We don't want
any more of this and don't
want any more homes moved
down there.

Kathy Cookson

Donald L. Furge + Genelle L. Furge 5819 Central Dr.
Brenda Vezina 5920 Central Dr. LC.
Michael Johnson 5909 Central Dr. LC
David Vezina 5920 Central Dr. LC.
Debbie Estrey 5830 Central Dr. L.C.
Lepin Kinder 5830 Central Dr. L.C.
Chris Johnson 6020 Central Dr. 3 mail boxes
Mindy Johnson 6020 Central Dr.
Jung Duplechain, 5930 Central Dr.
Dr. Behnamani 5809 Central Dr.
Karen Johnson 5535 Central Dr.
David Johnson 5521 Cent Rd Dr
Rachel Hammond 5810 Central Dr
Bobby Hammond 5810 Central Dr
Kala Duplechain 5808 Central Dr
Kala Duplechain 5808 Central Dr.

PARISH PLANNING AND ZONING BOARD MEETING

AGENDA ITEM:

Take appropriate action on **EX-1117-0012**; a request by **William Montgomery** for an exception to allow residential development (four manufactured homes) at 5843 Thompson Road in Ward Four. (District 12, Mr. Bares)

ADDITIONAL INFORMATION:

Because the development is consistent with the area, the staff recommends that the request be **granted** with the following stipulations: 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 site plans in light of technical or engineering considerations discovered during development; and 2) that the manufactured homes be skirted prior to the utilities being connected.

ATTACHMENTS:

Description	Type
☐ William Montgomery- EX-1117-0012	Cover Memo
☐ Opposition Email Castille	Cover Memo

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



CASE NUMBER EX-1117-0012

DATE RECEIVED 11/2/17

FEE 200.00

APPLICANT INFORMATION

NAME: William Scott Montgomery
 ADDRESS: 2205 Hodges Street
Lake Charles, LA 70601
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-304-8420

PROPERTY INFORMATION

LOCATION: 5843 Thompson Road AMOUNT OF LAND: 208.7' x 234' = 1.12 acres
 IDENTIFYING LANDMARK: Vacant
 PRESENT ZONING CLASSIFICATION: Light Commercial (C-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 residential development (four manufactured homes).

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 William Scott Montgomery DATE 11/2/17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <u>YES</u> | NO | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND
SEPTIC TANK ___ MUNICIPAL SEWAGE DISTRICT ___ MECHANICAL PLANT <input checked="" type="checkbox"/>
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | 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 | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | YES | <u>NO</u> | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X(S),AE</u> BFE <u>10</u> FT. | <u>YES</u> | <u>NO</u> | N/A |

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

Application Summary

Applicant	William Scott Montgomery	Submittal Date	11/2/17
Case Number	EX-1117-0012	Site Area	1.12 Acres
Location	5843 Thompson Road	Police Jury District	12- Judd Bares
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	N/A

Request(s)

To allow residential development (four manufactured homes).

Site Characteristics

Present Zoning Classification	Light Commercial (C-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	X (Shaded), AE, Bfe 10'

Area Characteristics

Surrounding Zoning	Agricultural (A-1)
Surrounding Uses	Houses, Manufactured Homes

Zoning History

Original Zoning	Light Commercial (C-1)	Date	1982
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Recent Zoning Requests in Immediate Area

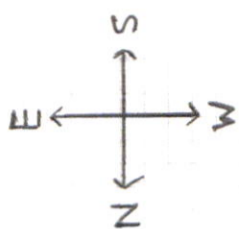
In the past five years, there have been no zoning requests within the immediate area.

Recommendation

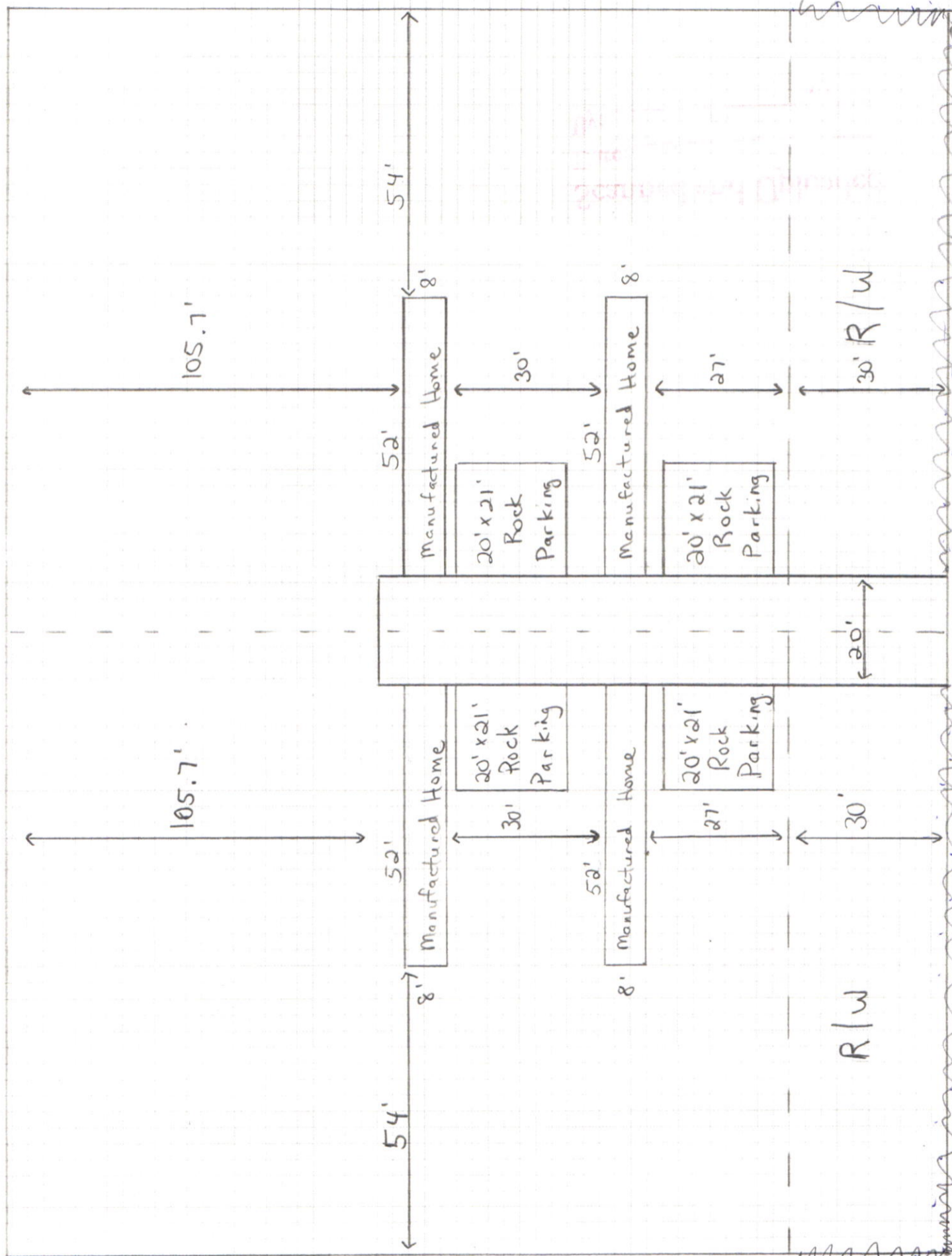
Because the development is consistent with the area, the staff recommends that the request be **granted** with the following stipulations:

- 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 site plans in light of technical or engineering considerations discovered during development; and
- 2) that the manufactured homes be skirted prior to the utilities being connected.

1" = 3'

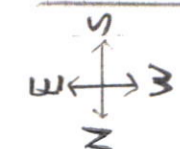


234'

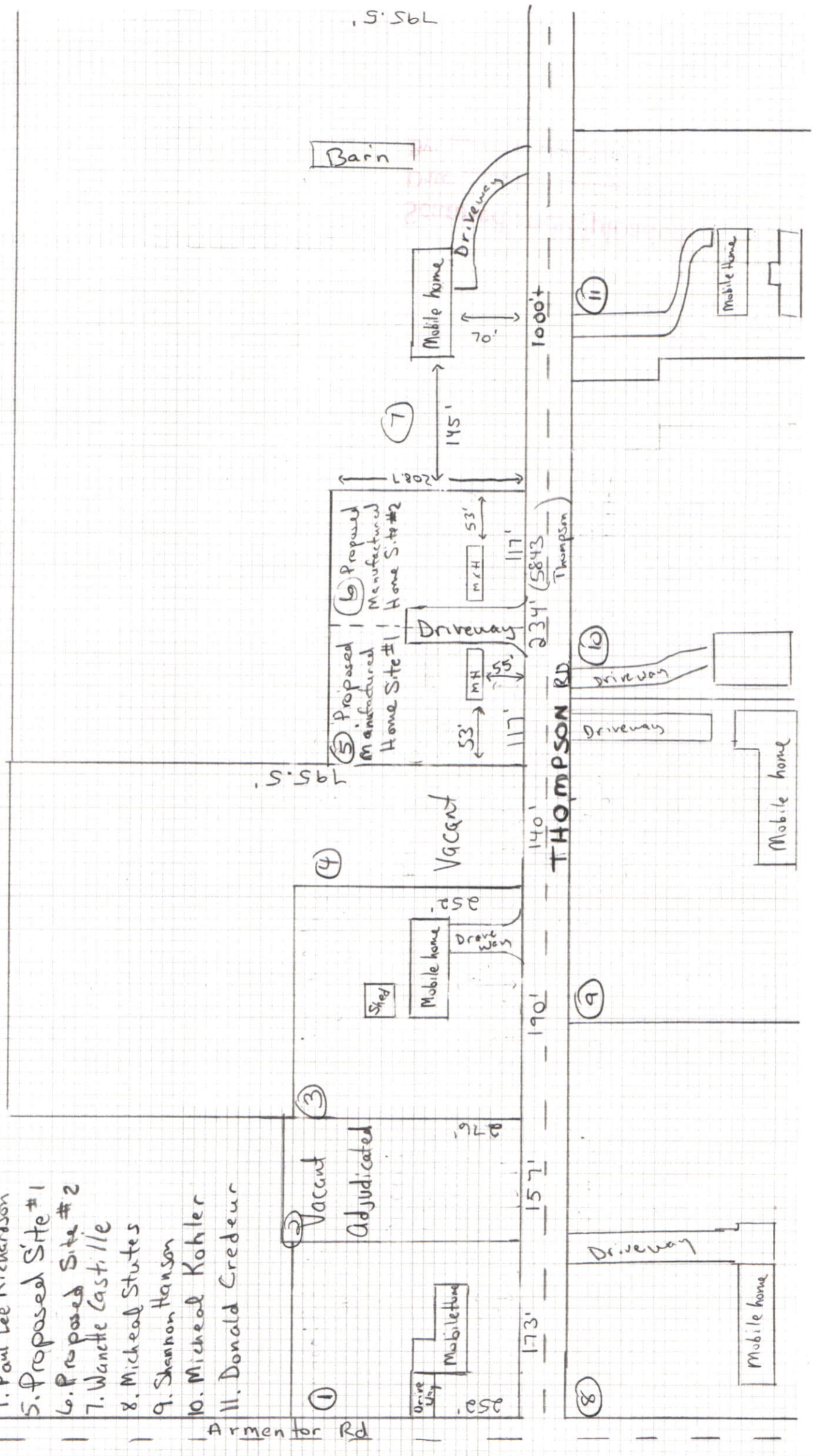


100' fence

5823 Thompson Rd























- Owners
1. Patricia Smith
 2. Cal. Police Jury
 3. Mary Garlington
 4. Paul Lee Richardson
 5. Proposed Site #1
 6. Proposed Site #2
 7. Wanette Castille
 8. Micheal Stutes
 9. Shannon Hanson
 10. Micheal Kohler
 11. Donald Credeur



William Scott Montgomery

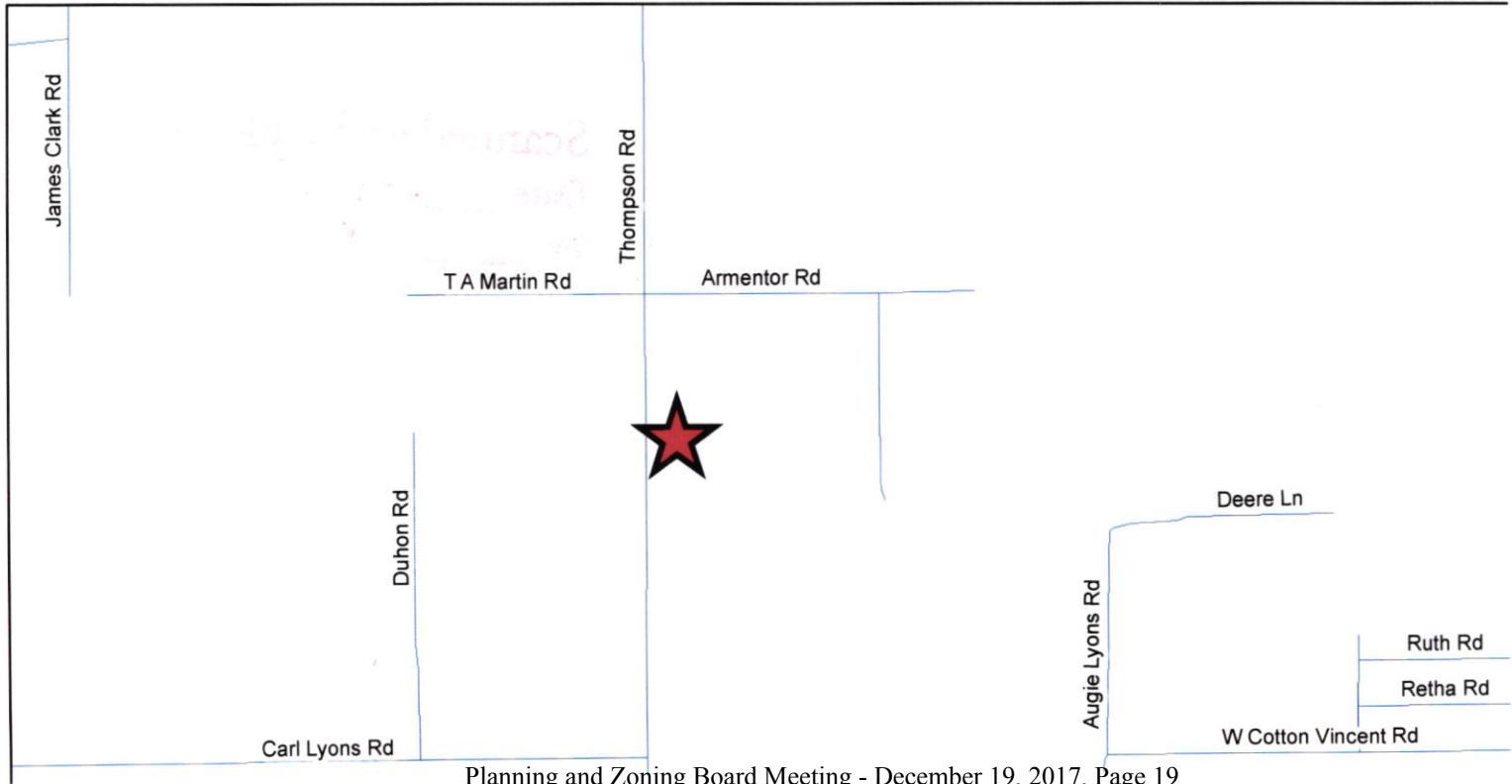


 Petitioner's Property

-  tax
-  State_Roads
-  Street_Centerlines
-  A1
-  C1
-  C2
-  C3
-  CITY
-  I1
-  I2
-  I2R
-  I3
-  PUD
-  R1
-  R2
-  RM
-  RMHP
-  R-RVP
-  LAKE
-  NELSON

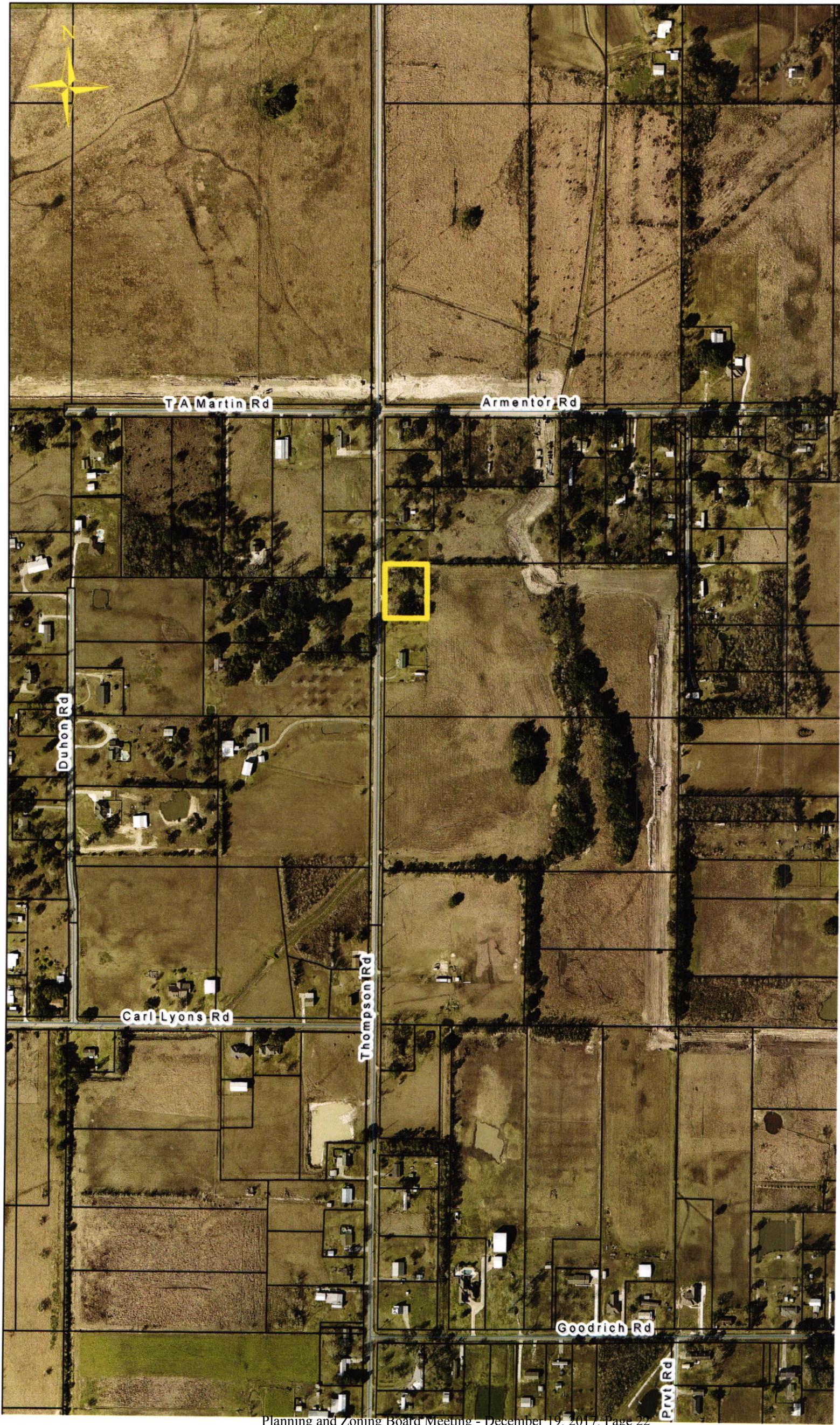


Police Juror
District 12
Judd Bares









Reply Reply All Forward



Castille, Shannon P <Shannon.P.Castille@p66.com>
EX-1117-0012 William Montgomery

Kaitlyn E. Price; Amanda F. Butler; Castille, Shannon P.; Crystal Castille

Mon 8:24 PM

This message was sent with High Importance.

Phish Alert

+ Get more apps

My name is Shannon Castille, I reside at 6512 Thompson Rd, Sulphur, LA 70665.

I am writing this note in opposition of the proposed 4 Mobile homes on 1 acre of land (Trailer Park) on Thompson Rd.

The proposed location is in a residential area. On the original application site map, Mr Montgomery portrayed the area as predominantly mobile homes when in fact his site map was incorrect. The map showed 4 homes as mobile when they were truly permanent homesites constructed of brick, wood, and vinyl siding.

These homes have been in their present location since the late 70's and 80's. The property was not zoned agriculture due to a Beauty Parlor attached to a prior home on the one acre site. This business was closed in 1982.

On the zoning application, question # 7 states,

7. CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? _____

The answer to this should be yes. This proposed site will adversely effect the character and aesthetics of the area. This trailer park will stick out like a sore thumb and diminish the local community.

Again, I ask you to vote no on this proposition.

In Kind Regards
Shannon Castille

PARISH PLANNING AND ZONING BOARD MEETING


AGENDA ITEM:

Take appropriate action on **VAR-1117-0027**; a request by **William Montgomery** for a variance to allow four dwellings with less than required public road frontage (required 240 feet, requesting 234 feet) at 5843 Thompson Road in Ward Four. (District 12, Mr. Bares)

ADDITIONAL INFORMATION:

Because the development is consistent with the character of the area, the staff recommends that the request be **granted**.

ATTACHMENTS:

Description	Type
 William Montgomery- VAR-1117-0027	Cover Memo

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



CASE NUMBER VAR-1117-0027

DATE RECEIVED 11/2/17

FEE 200.00

APPLICANT INFORMATION

NAME: William Scott Montgomery
 ADDRESS: 2205 Hodges Street
Lake Charles, LA 70601
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-304-8420

PROPERTY INFORMATION

LOCATION: 5843 Thompson Road AMOUNT OF LAND: 208.7' x 234' = 1.12 acres
 IDENTIFYING LANDMARK: Vacant
 PRESENT ZONING CLASSIFICATION: Light Commercial (C-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 four dwellings with less than required public road frontage
(required 240 feet; requesting 234 feet).

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 William Scott Montgomery DATE 11/2/17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|--|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <u>YES</u> | NO | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT <u>✓</u>
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | 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 | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <u>YES</u> | NO | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X(S), AE</u> BFE <u>10</u> FT. | <u>YES</u> | <u>NO</u> | N/A |

STAFF RECOMMENDATION: Staff recommends the request be granted.

Application Summary

Applicant	William Scott Montgomery	Submittal Date	11/2/17
Case Number	VAR-1117-0027	Site Area	1.12 Acres
Location	5843 Thompson Road	Police Jury District	12- Judd Bares
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	N/A

Request(s)

To allow four dwellings with less than required public road frontage (required 240 feet; requesting 234 feet).

Site Characteristics

Present Zoning Classification	Light Commercial (C-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	X (Shaded), AE, Bfe 10'

Area Characteristics

Surrounding Zoning	Agricultural (A-1)
Surrounding Uses	Houses, Manufactured Homes

Zoning History

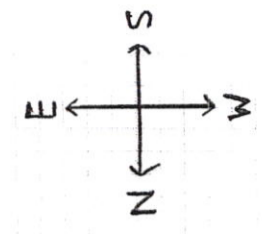
Original Zoning	Light Commercial (C-1)	Date	1982
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Recent Zoning Requests in Immediate Area

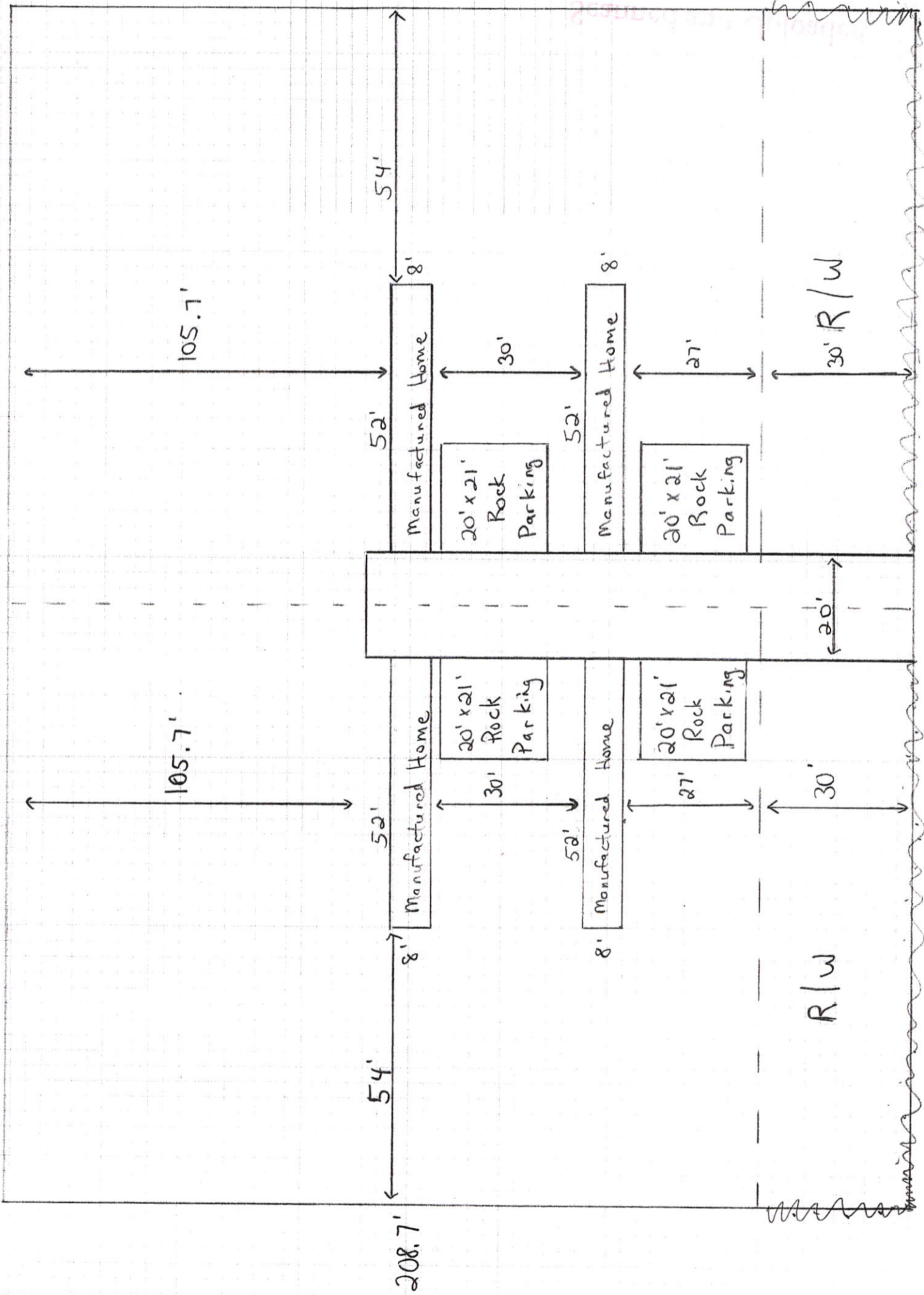
In the past five years, there have been no zoning requests within the immediate area.

Recommendation

Because the development is consistent with the character of the area, the staff recommends that the request be **granted**.



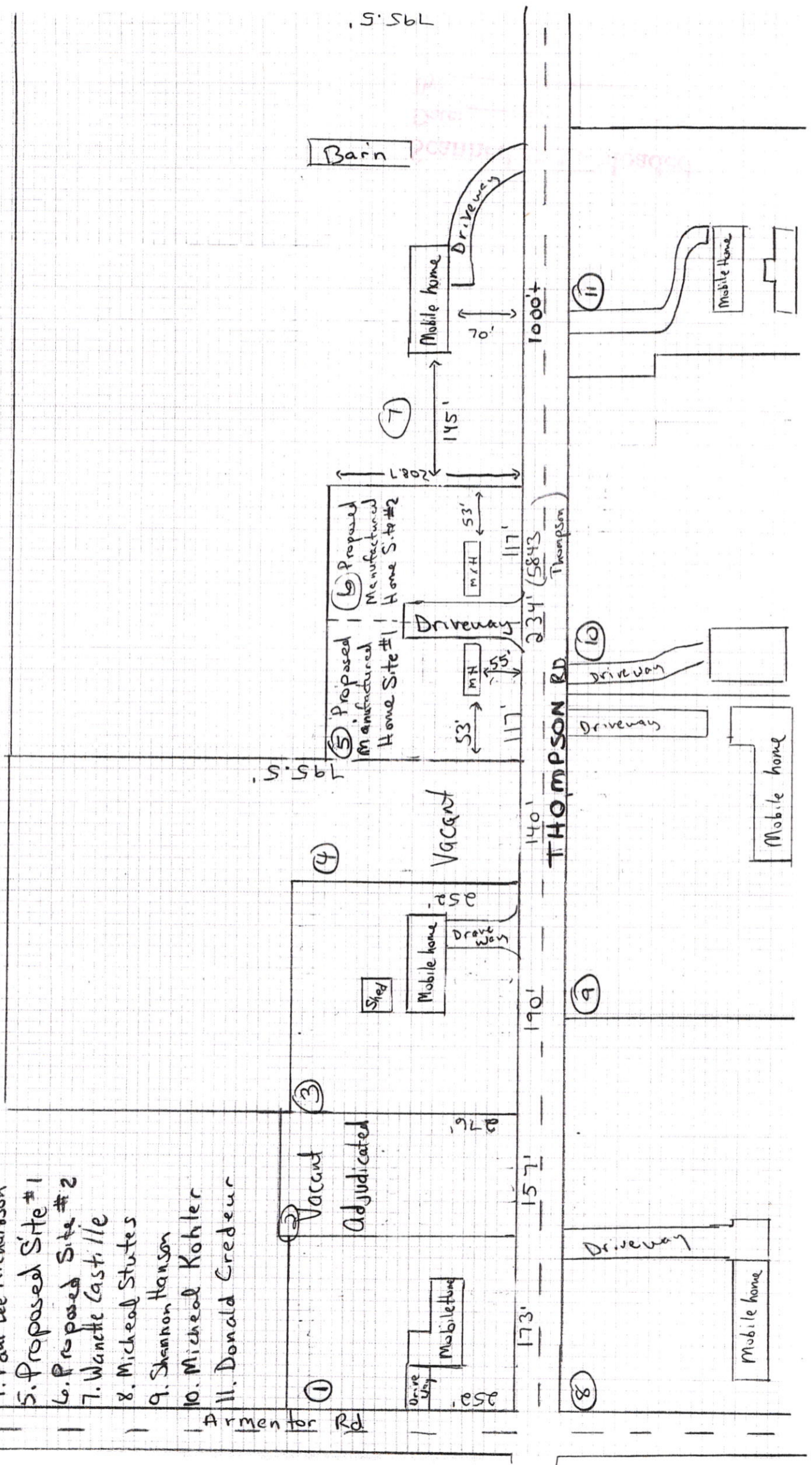
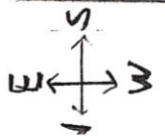
234'



5823 Thompson Rd

Owners

1. Patricia Smith
2. Cal. Police Jury
3. Mary Garlington
4. Paul Lee Richardson
5. Proposed Site #1
6. Proposed Site #2
7. Wanette Castille
8. Micheal Stutes
9. Shannon Hanson
10. Micheal Kohler
11. Donald Credeur



William Scott Montgomery

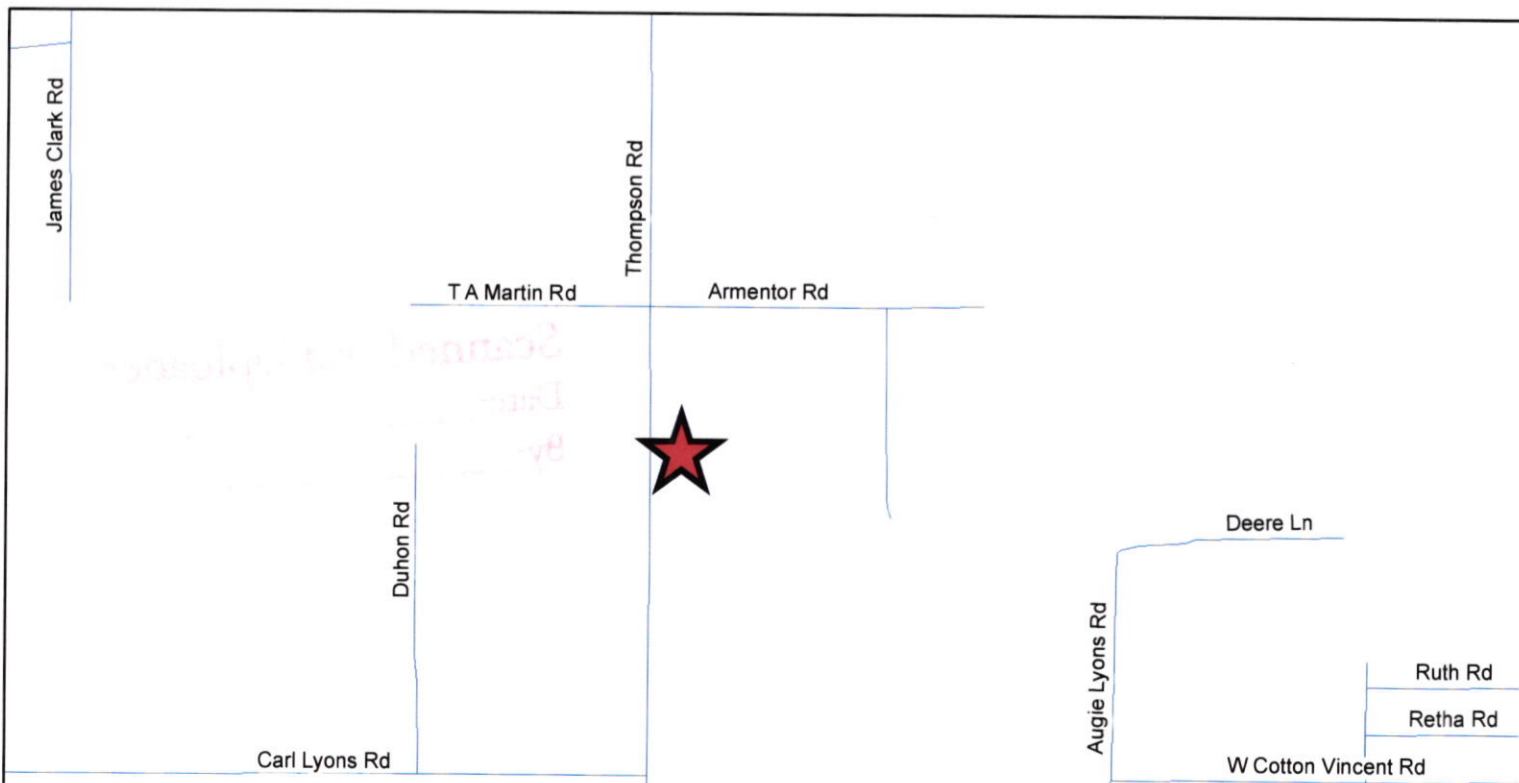


Petitioner's Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON

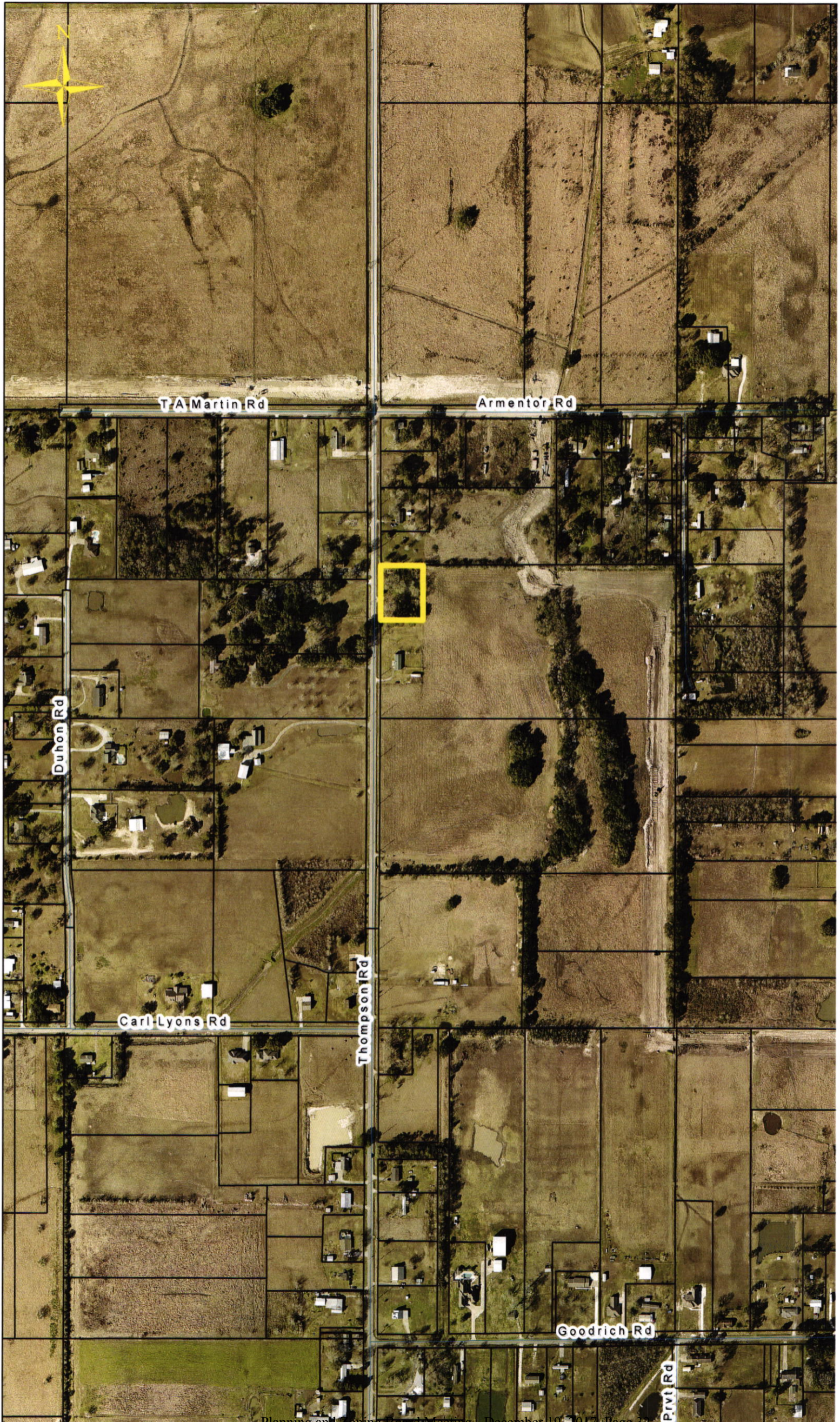


Police Juror
District 12
Judd Bares









PARISH PLANNING AND ZONING BOARD MEETING

AGENDA ITEM:

Take appropriate action on **RZ-1017-0036**; a request by **East Prien Lake Properties, LLC** to rezone from Agricultural (A-1) to Recreational Vehicle Park (R-RVP) to allow a recreational vehicle park (92 spaces) in the 3500 Block of Corbina Road in Ward Three. (District 9, Mr. Guidry)

ADDITIONAL INFORMATION:

No action necessary; the applicant has withdrawn the request.

ATTACHMENTS:

Description	Type
☐ East Prien Lake Properties, LLC- RZ-1017-0036	Cover Memo

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



CASE NUMBER RZ-1017-0036

DATE RECEIVED 10/5/17

FEE 200.00

APPLICANT INFORMATION

NAME: East Prien Lake Properties, LLC c/o James Palma
 ADDRESS: 333 Jeanine Street Lake 4000 Locke Lane #15
Charles, LA 70605 Lake Charles, LA 70605
 PHONE NUMBER: (Home) _____ 337-436-0830
 (Work) _____ (Cell) _____ james@palmainc.com

PROPERTY INFORMATION

LOCATION: 3500 Block of Corbina Road Ext. AMOUNT OF LAND: 450' x 645' = 6.7 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 Recreational Vehicle Park (R-RVP)
 PURPOSE OF REQUEST: to allow recreational vehicle park (92 Spaces).

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 X James Palma DATE 10/5/17

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | YES | <u>NO</u> | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | <u>YES</u> | NO | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT <input checked="" type="checkbox"/>
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | 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 | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | YES | <u>NO</u> | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT. | YES | <u>NO</u> | N/A |

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

Application Summary

Applicant	East Prien Lake Properties, LLC	Submittal Date	10/5/17
Case Number	RZ-1017-0036	Site Area	6.7 Acres
Location	3500 Block of Corbina Road Extension	Police Jury District	9- Kevin Guidry
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	December 21, 2017

Request(s)

To allow a recreational vehicle park (92 spaces).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	In	Flood Zone	X

Area Characteristics

Surrounding Zoning	Agricultural (A-1), General Commercial (C-2), Light Industrial (I-1), Central Business Commercial (C-3), Mixed Residential (R-2)		
Surrounding Uses	Residential, Industrial, City of Lake Charles		

Zoning History

Original Zoning	Agricultural (A-1)	Date	1980
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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 Ricky Tommasi P & E, LLC for an exception to allow a borrow pit (30 acres) in the 4400 Block of East Prien Lake Road.

Recommendation

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

- 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 plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties;
- 3) that RV "park model" types are prohibited;
- 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 5) that the development must meet or exceed the recreational vehicle park standards, as required by the City of Lake Charles.

Additional Information

In 2007, the Planning and Zoning Board **granted** a request by East Prien Lake Properties, LLC for a zoning exception to allow 4 borrow pits: (2) 10 acre pits and (2) 15 acre pits, for a total of 50 acres on East Prien Lake Road. This pertains to the property in question.

REVISION:	DATE:
DRAWN: ESC	
DESIGNER: ESC	
ENGINEER: ESC	

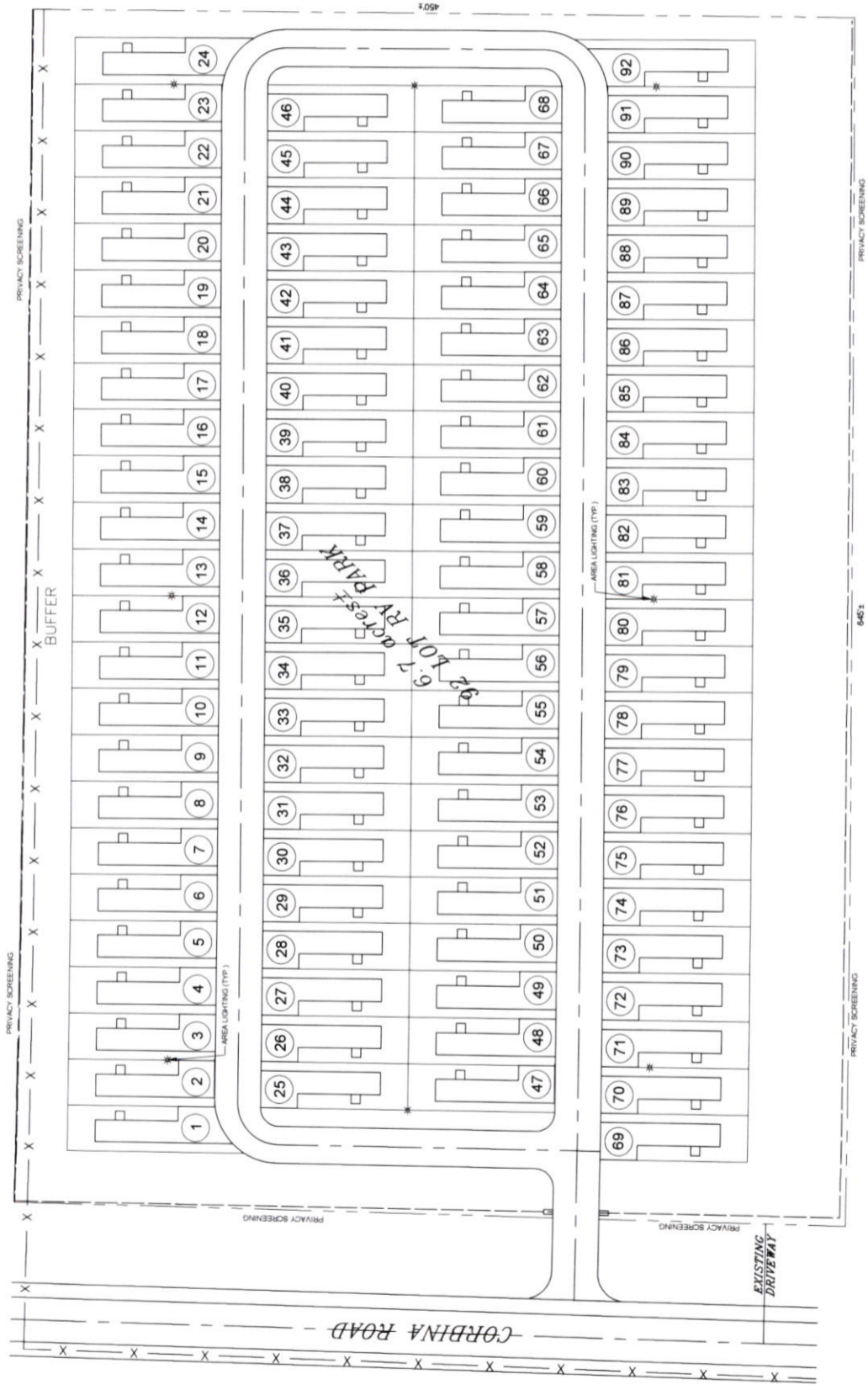
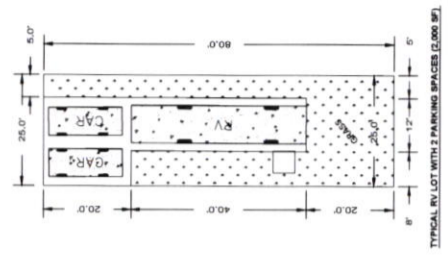
CORBINA ROAD RV PARK - CONCEPTUAL SITE PLAN

CALCASIEU PARISH, LOUISIANA

PALMA

PROPOSED PLAN FOR:

SHEET:	C-1
PROJECT:	
DATE:	SEP 2017
SCALE:	1"=30'



LEGAL DESCRIPTION

DESCRIPTION:

That certain tract of parcel of land being a portion of the South Half of the Northwest Quarter (S2 of NW1/4) of Section Fourteen (14), Township Ten (10) South, Range Eight (8) West, Tenth East of Corbina Road, being more particularly described as follows:

Beginning at the intersection of the North line of the South Half of the Northwest Quarter (S2 of NW1/4) of Section Fourteen (14), Township Ten (10) South, Range Eight (8) West, with the East right-of-way line of Corbina Road;

Thence South 00° 30' 30" East, along said North line of the South Half of the Northwest Quarter (S2 of NW1/4) of Section Fourteen (14), for a distance of 645.00 feet;

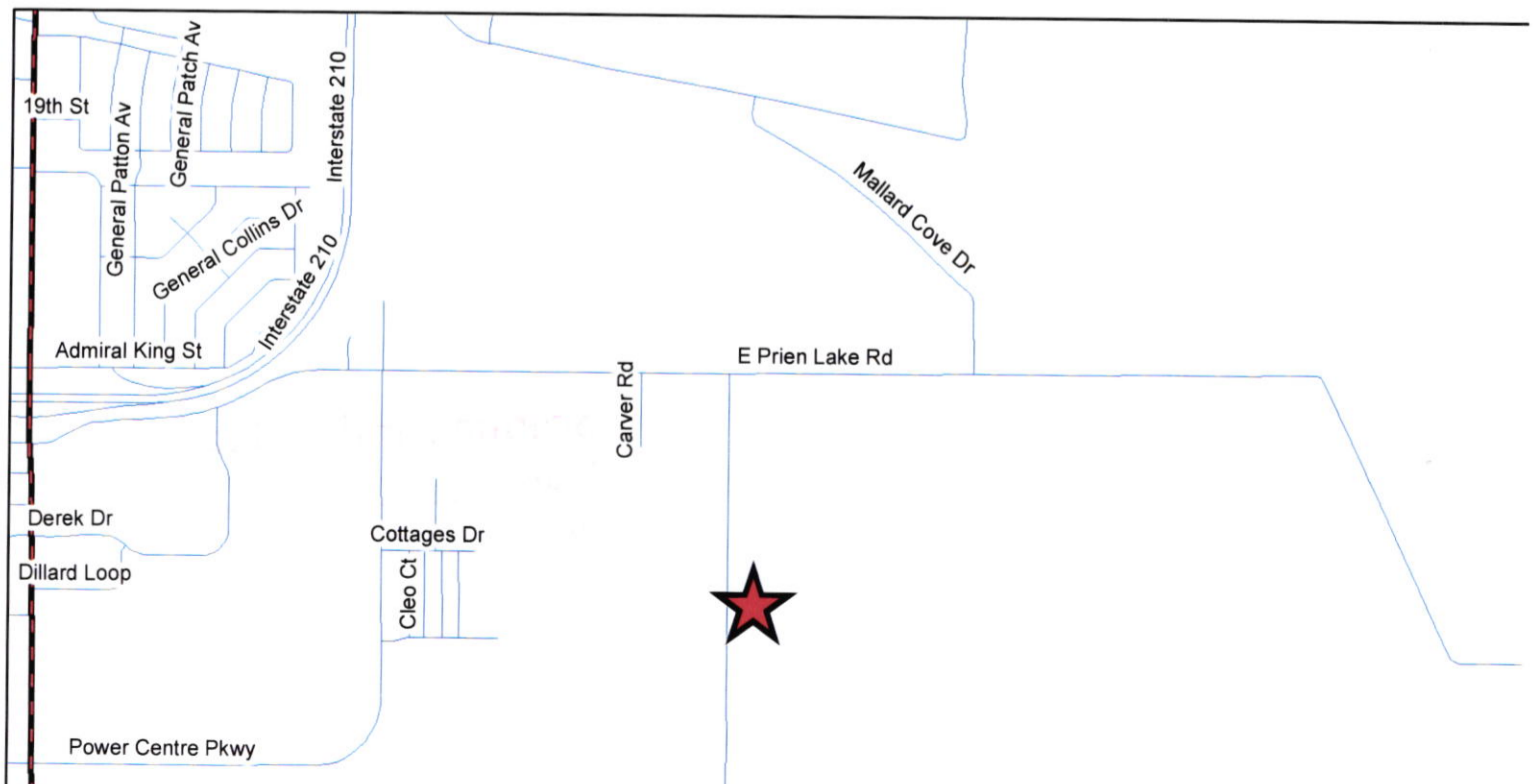
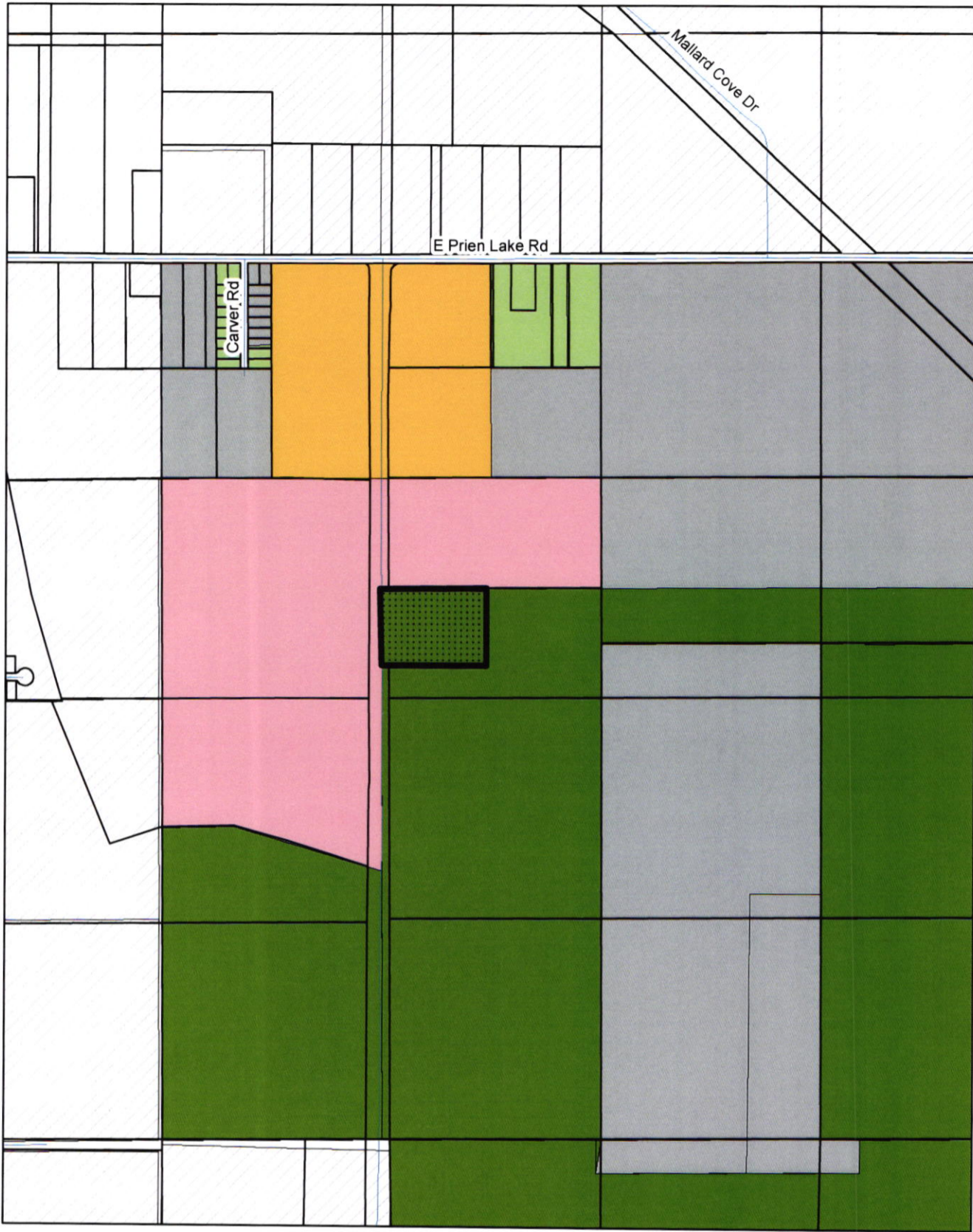
Thence South 00° 30' 30" West, parallel with the aforementioned East right-of-way line of Corbina Road, for a distance of 450.00 feet;

Thence North 00° 30' 30" West, parallel with the aforementioned North line of the South Half of the Northwest Quarter (S2 of NW1/4) of Section Fourteen (14), for a distance of 645.00 feet to a point on the aforementioned East right-of-way line of Corbina Road;

Thence North 00° 30' 30" East, along said East right-of-way line of Corbina Road, for a distance of 450.00 feet to the Point of Beginning.

Herein described land containing 290,248.67 square feet of 6.862 acres, more or less, subject to any

East Prien Lake Properties, LLC



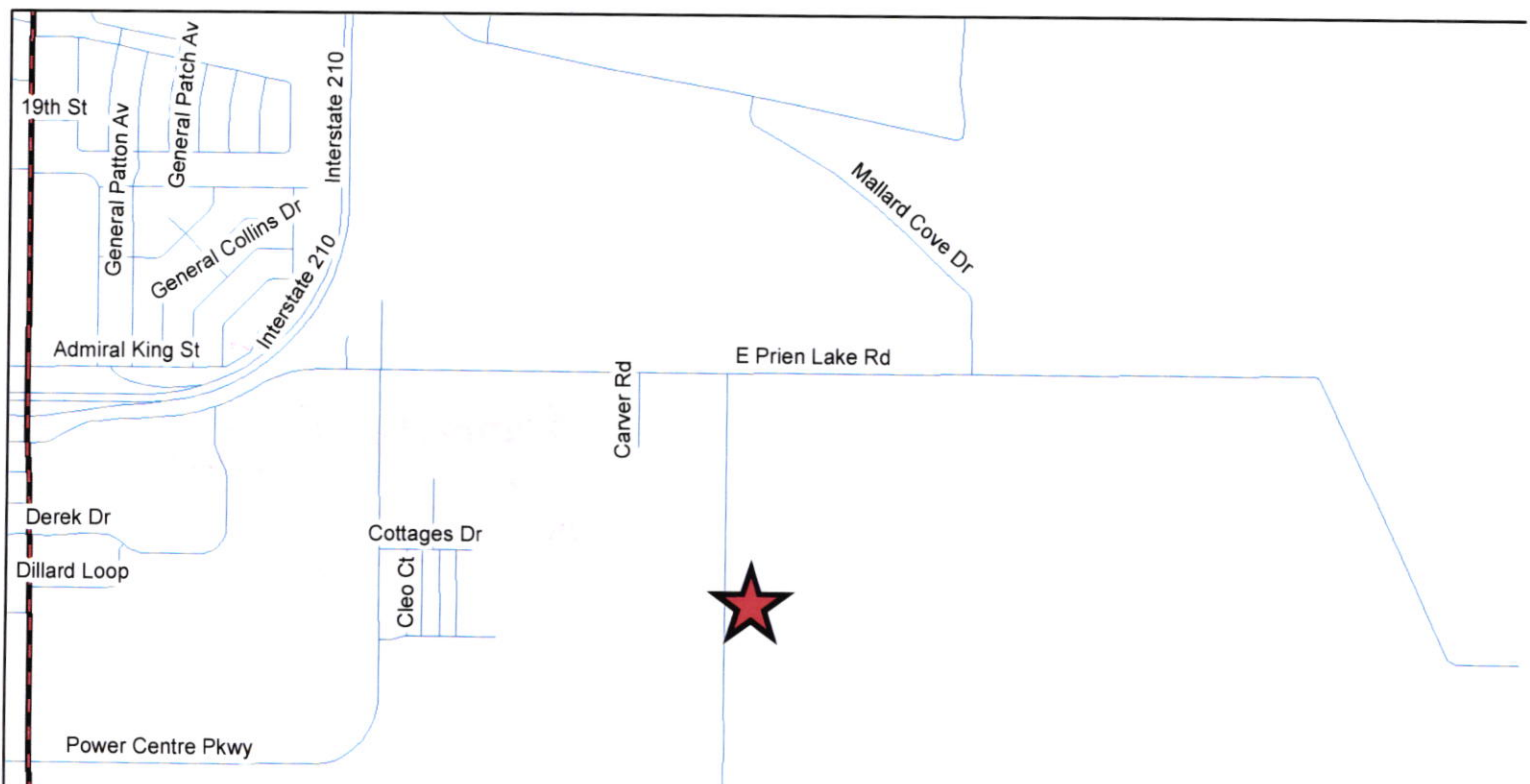


Petitioner Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 9
Kevin Guidry









PARISH PLANNING AND ZONING BOARD MEETING

AGENDA ITEM:

Take appropriate action on **RZ-1017-0042**; a request by **Thomas McDaniel** to rezone from Agricultural (A-1) to Heavy Industrial (I-2) to allow industrial development (equipment storage yard and bulk materials storage) in the 7800 Block of Highway 27 South in Ward Four. (District 12, Mr. Bares)

ADDITIONAL INFORMATION:

Because the proposed zoning is consistent with the zoning of the area, the staff recommends that the request be **granted** with the following stipulations: 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 plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development.

ATTACHMENTS:

Description	Type
 Thomas McDaniel- RZ-1017-0042	Cover Memo

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



CASE NUMBER RZ-1017-0042 DATE RECEIVED 10/31/17 FEE 200.00

APPLICANT INFORMATION

NAME: Thomas McDaniel
 ADDRESS: P.O. Box 274
Creole, LA 70632
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-912-2900

PROPERTY INFORMATION

LOCATION: 7800 Block of Highway 27 South AMOUNT OF LAND: _____ x _____ = 11.66 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 Heavy Industrial (I-2)

PURPOSE OF REQUEST: To allow industrial development (equipment storage yard and bulk materials storage).

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 SIGNS PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE Thomas McDaniel DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | YES | NO | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | NO | <u>N/A</u> |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | YES | NO | <u>N/A</u> |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | 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 | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <u>YES</u> | NO | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>VE</u> BFE <u>11</u> FT. | YES | <u>NO</u> | N/A |

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

LEGAL DESCRIPTION: _____

ADMINISTRATIVE REVIEW

Run dates of Legal Ad: _____
Final Action: Granted _____ Denied _____ Other _____
Comments: _____

Secretary Signature _____

PLANNING & ZONING BOARD ACTION:

PUBLIC HEARING DATE: _____ RUN DATES OF LEGAL AD: _____
MEMBERS PRESENT: _____

RECOMMENDATION: GRANTED _____ DENIED _____ OTHER _____
VOTE OF MEMBERS: FOR _____ AGAINST _____ ABSTAIN _____
COMMENTS: _____

PUBLIC WORKS COMMITTEE ACTION:

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____
OTHER _____

POLICE JURY ACTION: (FOR RATIFICATION OF PLANNING BOARD ACTION ONLY)

PUBLIC HEARING DATE: _____
FINAL ACTION: GRANTED _____ DENIED _____ OTHER _____
COMMENTS: _____

SECRETARY SIGNATURE _____
ORDINANCE NUMBER: _____

Application Summary

Applicant	Thomas McDaniel	Submittal Date	10/31/17
Case Number	RZ-1017-0042	Site Area	11.66 Acres
Location	7800 Highway 27 South	Police Jury District	12- Judd Bares
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	December 21, 2017

Request(s)

To allow industrial development (equipment storage yard and bulk materials storage).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Vacant		
Urban Service Area	Out	Flood Zone	VE, Bfe 11'

Area Characteristics

Surrounding Zoning	Agricultural (A-1), Heavy Industrial (I-2), General Commercial (C-2)		
Surrounding Uses	Rural Residential		

Zoning History

Original Zoning	Agricultural (A-1)	Date	1980
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Recent Zoning Requests in Immediate Area

In the past five years, there has been one zoning request within the immediate area.

- In 2013, the Planning and Zoning Board **granted** a request by Telcom Properties, LLC for a zoning exception to allow a communications tower (275') at 7847 Highway 27 South.

Recommendation

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

- 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 plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties;
- 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances;
- 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and
- 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development.

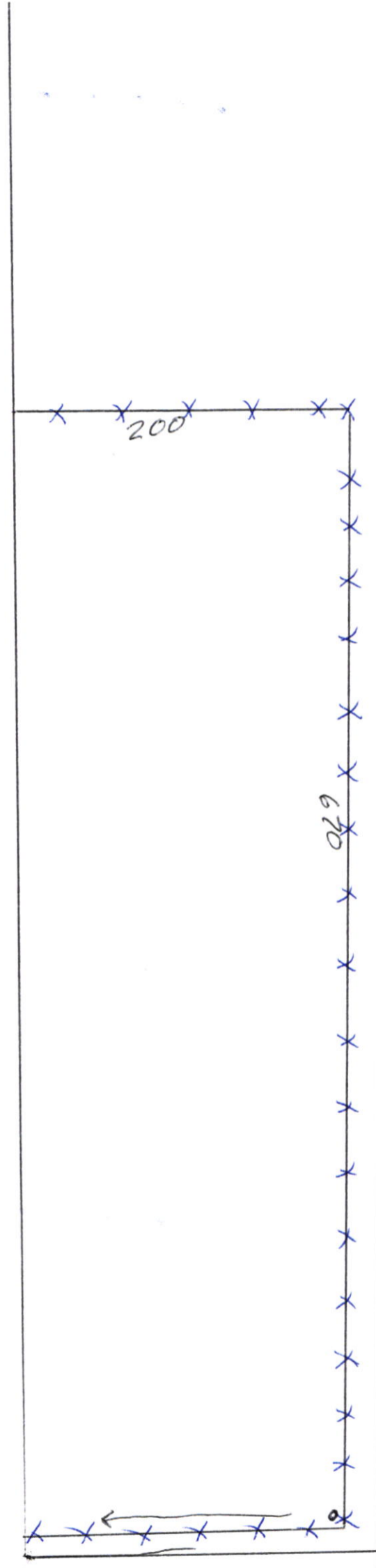
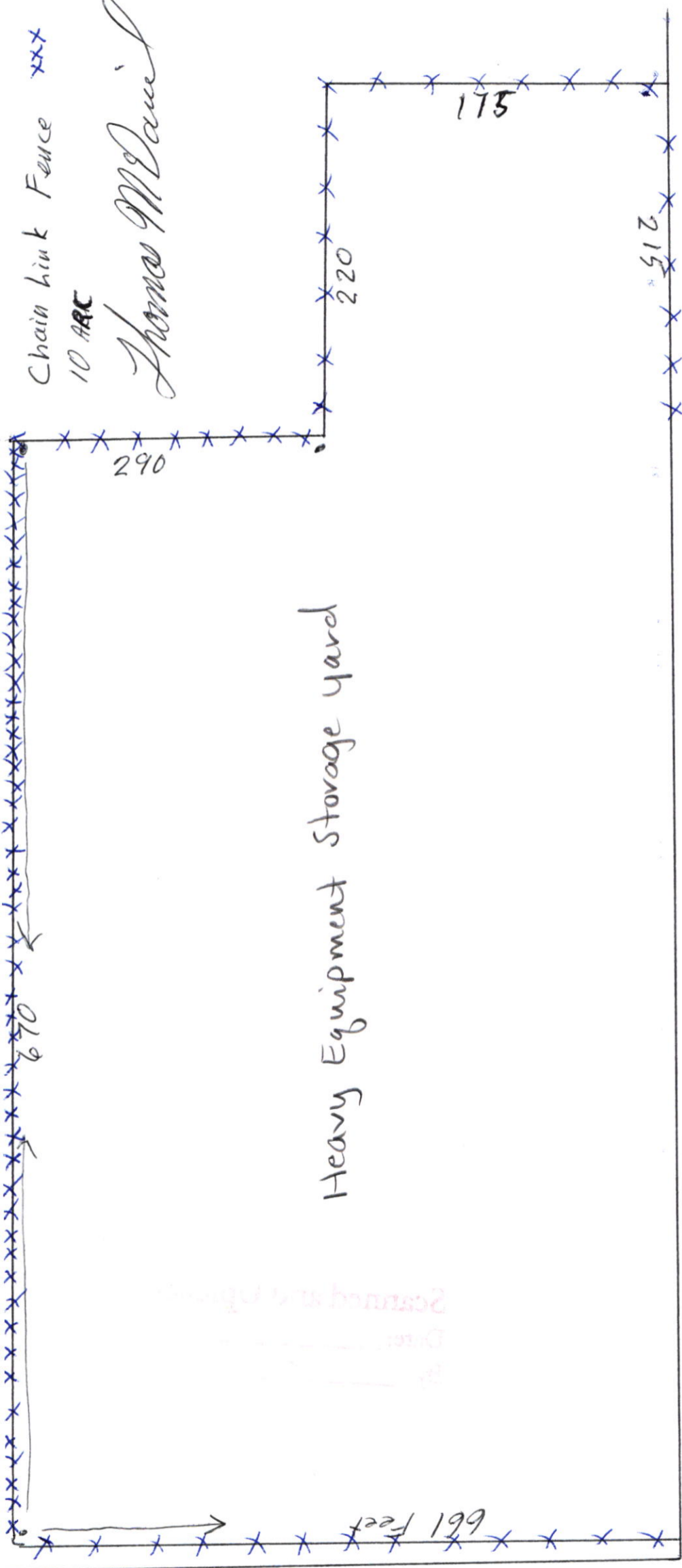
Additional Information

In 2009, the Planning and Zoning Board **granted** a request by Thomas McDaniel for a zoning exception to allow a borrow pit (5.66 acres) on Highway 27 South. This is the property in question.

Chain link Fence xxx

10 ARC

Thomas McDaniel



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Date: 12/19/17
By: [unclear]

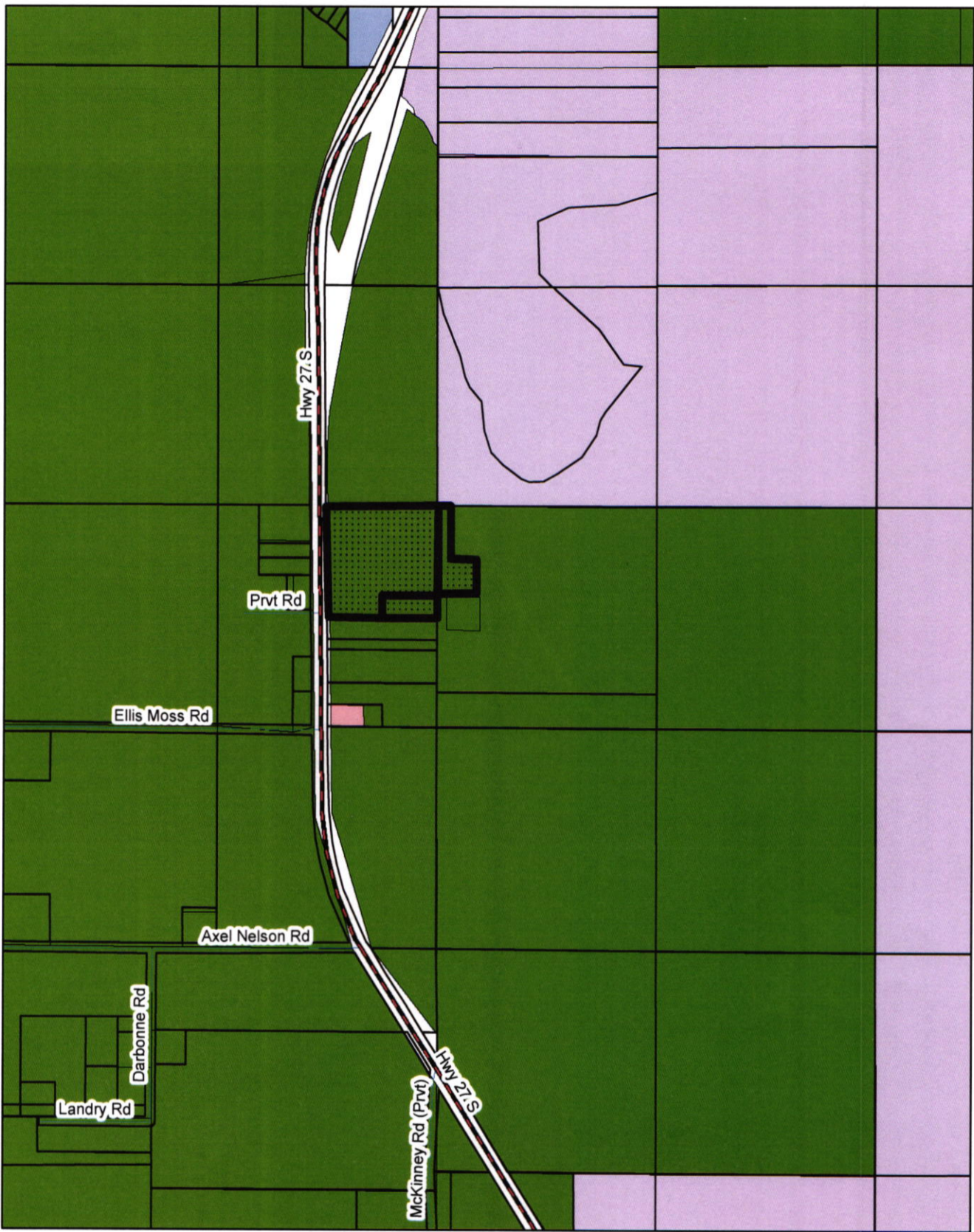
HWY 27 SOUTH



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Date: 10-31-17

By: TT

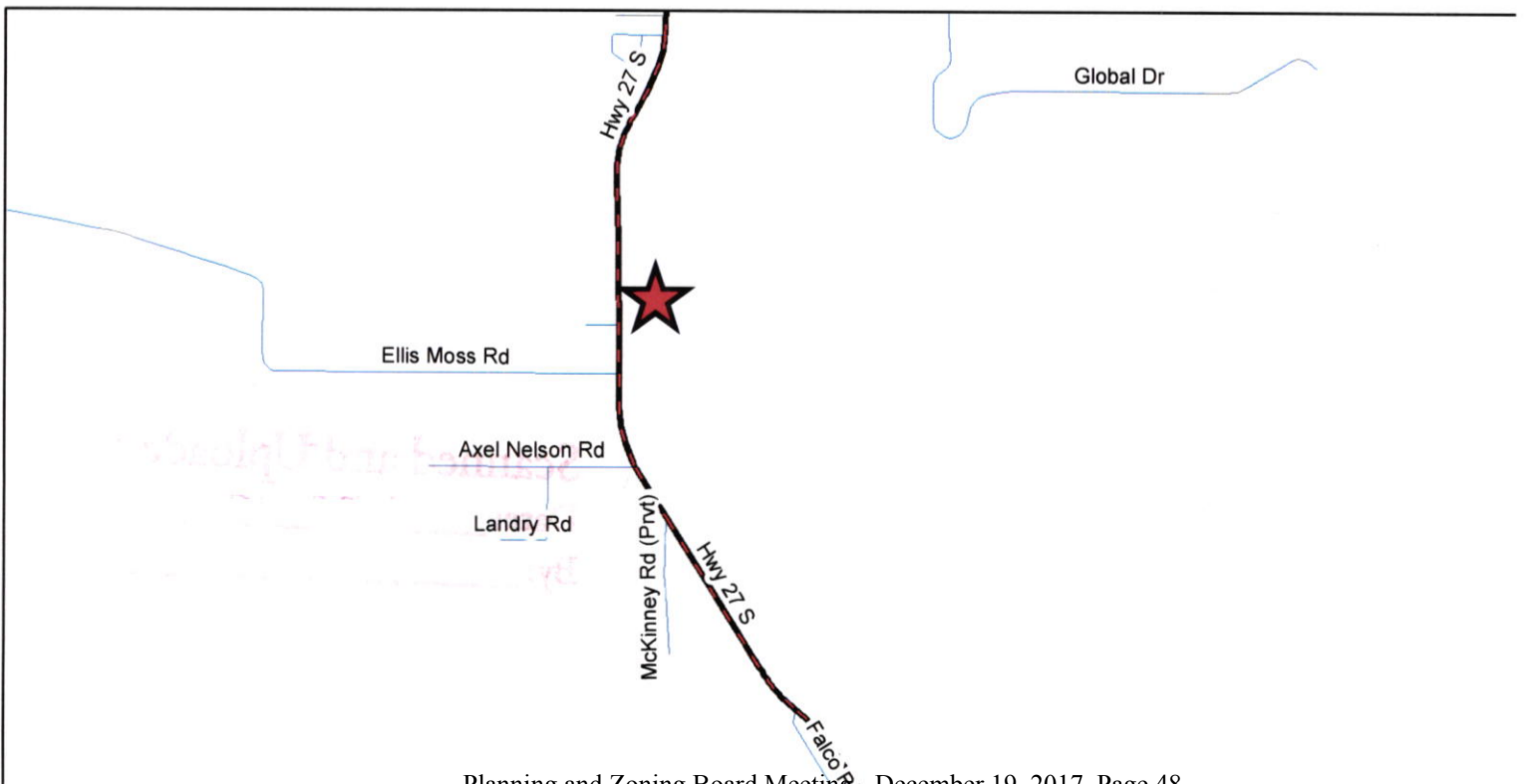


Petitioner's Property

- tax
- State_Roads
- Street_Centerlines
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror District 12
Judd Bares

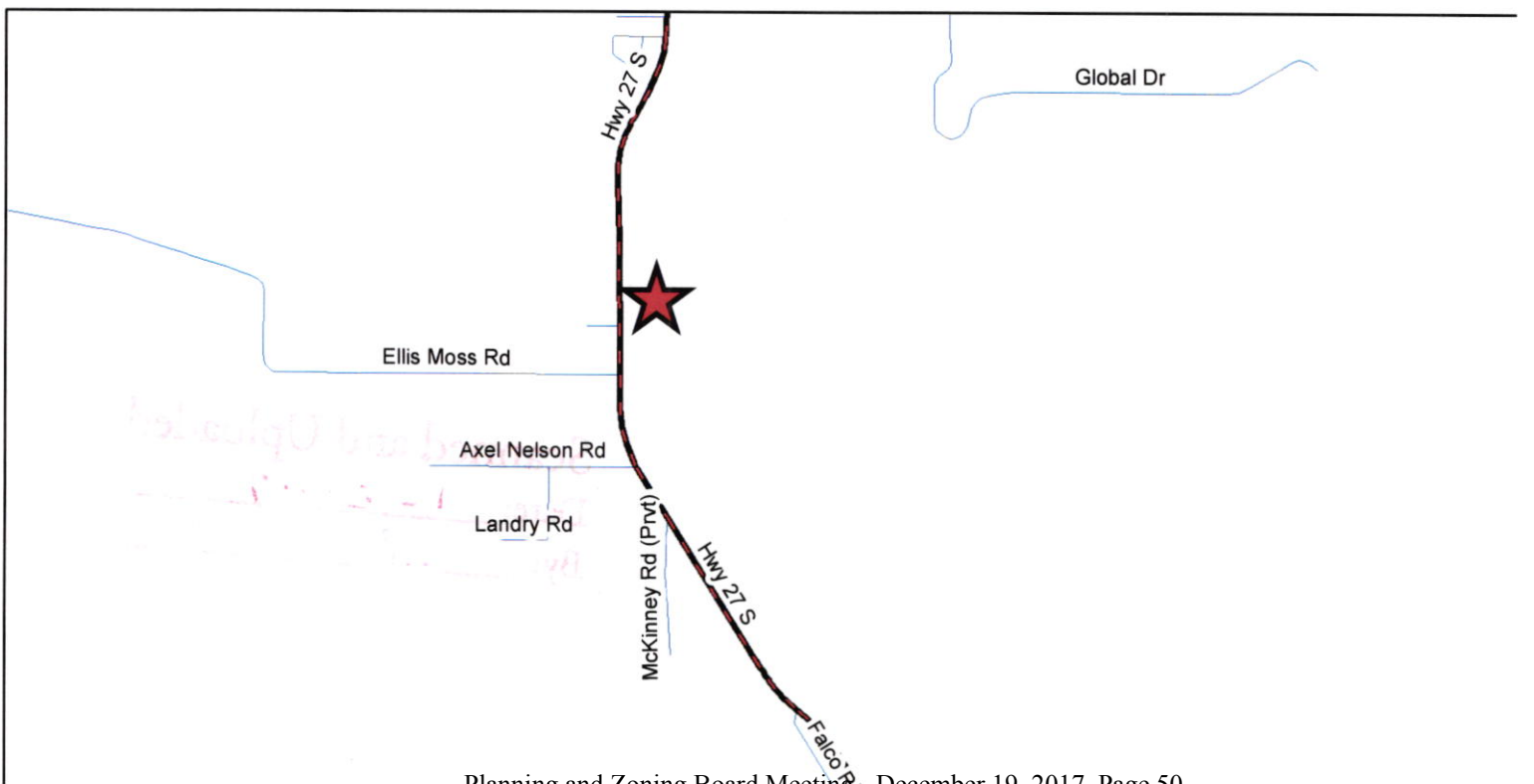
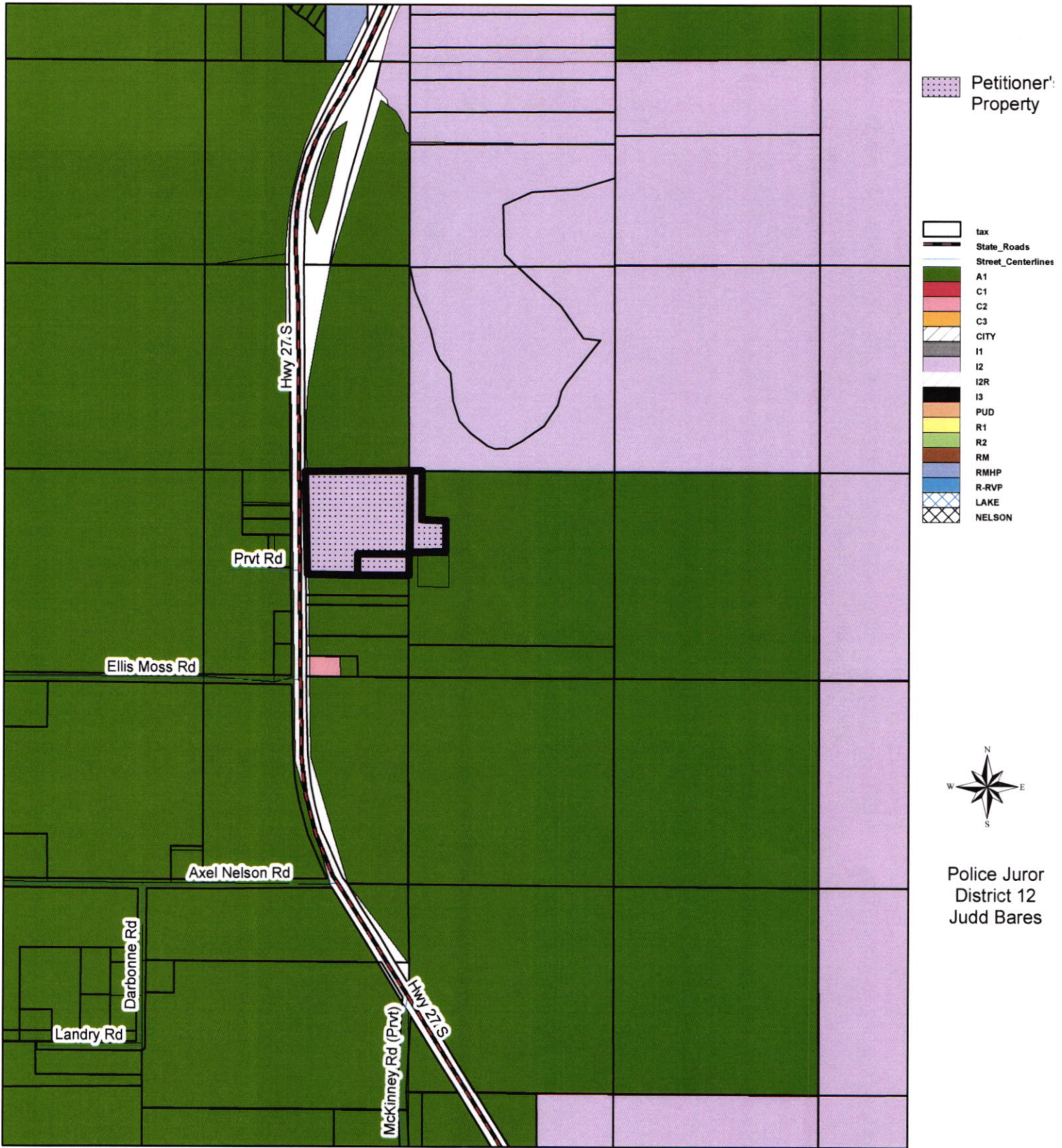


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Date: 11-29-17

By: AB

Thomas McDaniel



Scanned and Uploaded

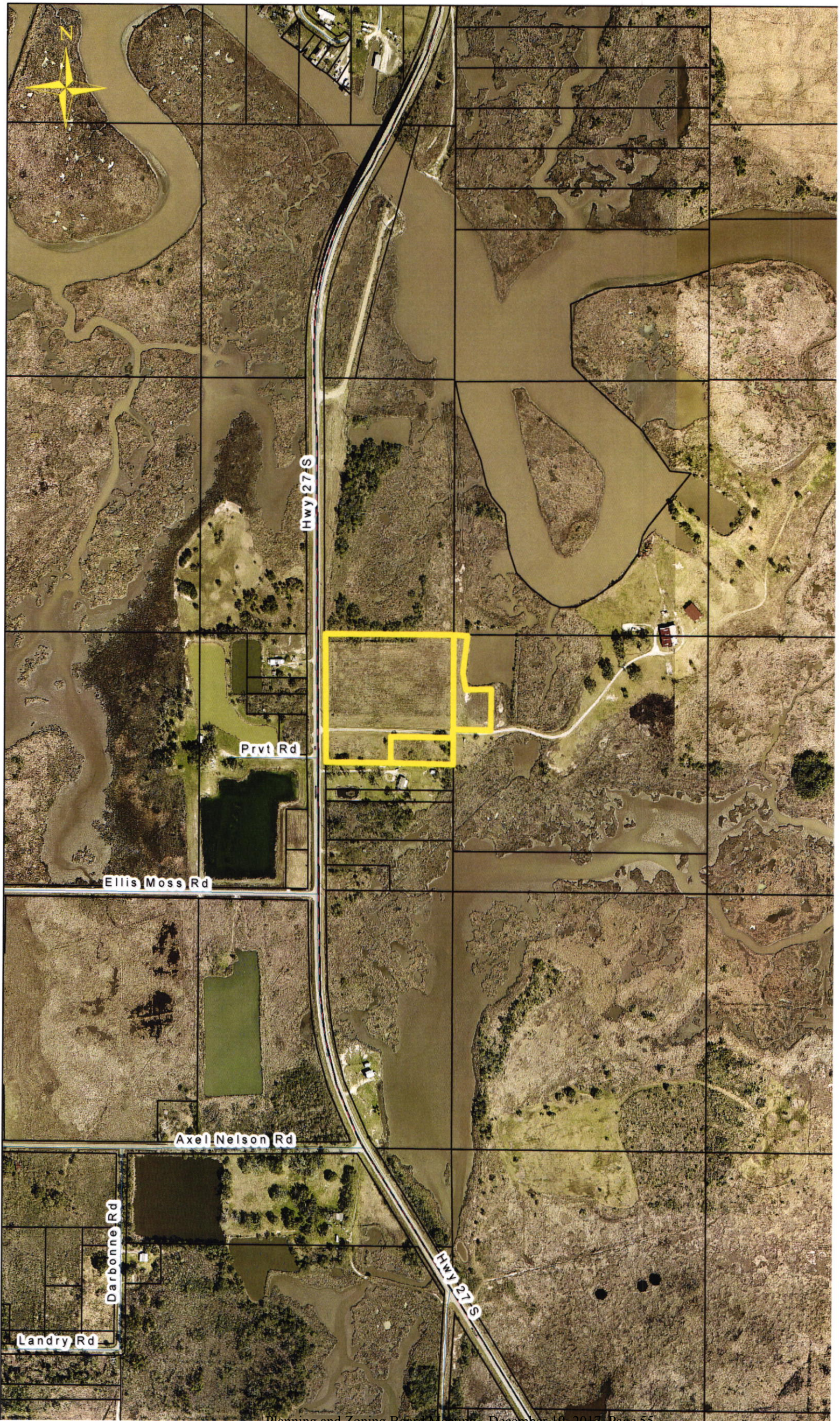
Date: 11-29-17

By: AB









PARISH PLANNING AND ZONING BOARD MEETING

AGENDA ITEM:

Take appropriate action on case **RZ-1117-0043**; a request by **Rebecca Lee** to rezone from Agricultural (A-1) to Manufactured Home Park (R-MHP) to allow a manufactured home park (40 spaces) at 7104 Corbina Road in Ward Three. (District 7, Mr. Landry)

ADDITIONAL INFORMATION:

Because the development is consistent with the character of the area, the staff recommends that the request be **granted** with the following stipulations: 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 site plans in light of technical or engineering considerations discovered during development; 2) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 3) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; and 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances.

ATTACHMENTS:

Description	Type
 Rebecca Lee- RZ-1117-0043	Cover Memo

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



CASE NUMBER RZ-1117-0043 DATE RECEIVED 11/1/17 FEE 200.00

APPLICANT INFORMATION

NAME: Rebecca Soileau Lee
 ADDRESS: 7042 Corbina Road
Lake Charles, LA 70607
 PHONE NUMBER: (Home) 337-477-9783
 (Work) 337-478-2850 (Cell) 337-263-0254

PROPERTY INFORMATION

LOCATION: 7104 Corbina Road AMOUNT OF LAND: x = 8.5 acres
 IDENTIFYING LANDMARK: Two manufactured homes
 PRESENT ZONING CLASSIFICATION: Agricultural (A-1)
 METRO. PLANNING BOUNDARY IN OUT

- | | | |
|--|-----------------------------------|--|
| <input checked="" type="checkbox"/> REZONING | ZONING REQUEST INFORMATION | <input type="checkbox"/> EXCEPTION |
| <input type="checkbox"/> ZONING VARIANCE | | <input type="checkbox"/> SUBDIVISION VARIANCE |
| <input type="checkbox"/> EXTENSION | | <input type="checkbox"/> REVISION |
| | | <input type="checkbox"/> ADMINISTRATIVE REVIEW |

ZONING CHANGE: FROM Agricultural (A-1)
 TO Manufactured Home Park (R-MHP)
 PURPOSE OF REQUEST: To allow a manufactured home park (40 spaces).

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 Rebecca Lynn Robert Soileau Lee DATE 10/31/2017

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

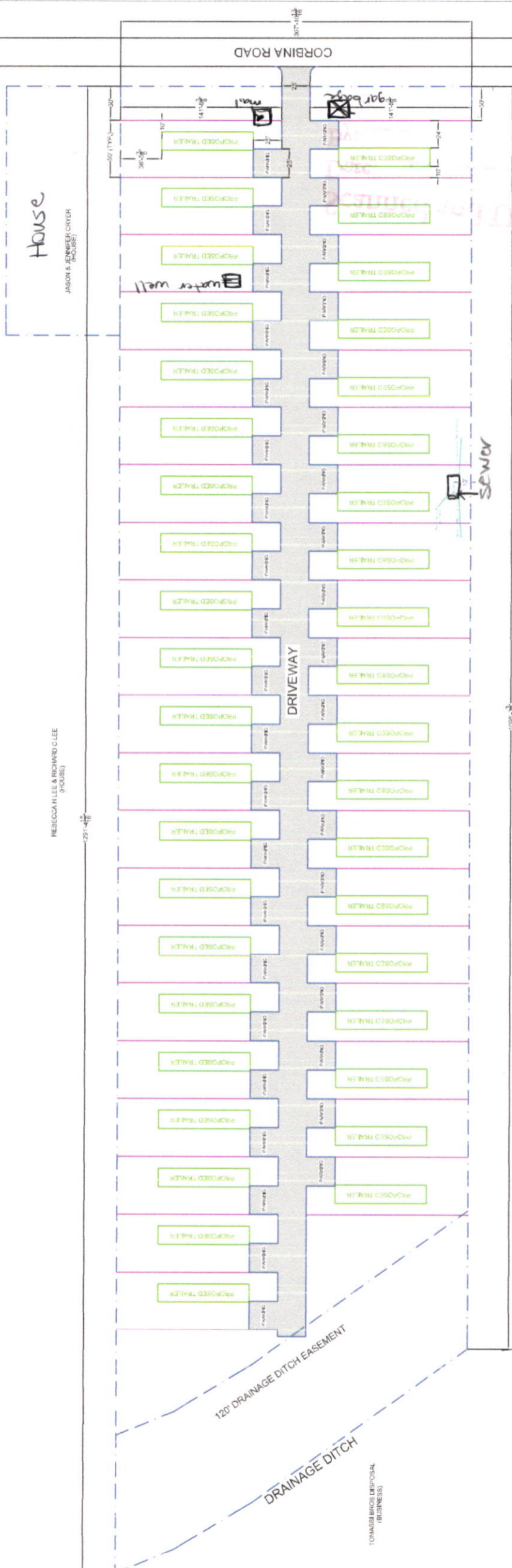
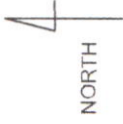
- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE 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 <u> </u>
SEPTIC TANK <u> </u> MUNICIPAL SEWAGE DISTRICT <u> </u> MECHANICAL PLANT <u> </u>
OTHER <u> </u> | | | |
| 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>X,X(S),A</u> BFE <u> </u> FT. | <u>YES</u> | <u>NO</u> | <u>N/A</u> |

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

Application Summary			
Applicant	Rebecca Soileau Lee		Submittal Date 11/1/17
Case Number	RZ-1117-0043		Site Area 8.5 Acres
Location	7104 Corbina Road	Police Jury District	7- Chris Landry
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	December 21, 2017
Request(s)			
To allow a manufactured home park (40 spaces).			
Site Characteristics			
Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Two manufactured homes		
Urban Service Area	Out	Flood Zone	X, X (Shaded), A
Area Characteristics			
Surrounding Zoning	Manufactured Home Park (R-MHP), Agricultural (A-1), Single Family Residential (R-1)		
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.			
<ul style="list-style-type: none"> In 2013, the Planning and Zoning Board granted a request by Jeffrey and Angelina Gibbs for a zoning exception to allow a single unit manufactured home on Corbina Road. 			
Recommendation			
<p>Because the development is consistent with the character of the area, the staff recommends that the request be granted with the following stipulations:</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 site plans in light of technical or engineering considerations discovered during development; 2) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; 3) that all exterior lighting must be oriented inward toward the development to minimize intrusion onto surrounding properties; and 4) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances. 			



PROPOSED MANUFACTURED HOME PARK
TOPO VIEW



House
JASON & JENNIFER CRYER (HOUSE)

REBECCA H LEE & RICHARD C LEE (HOUSE)

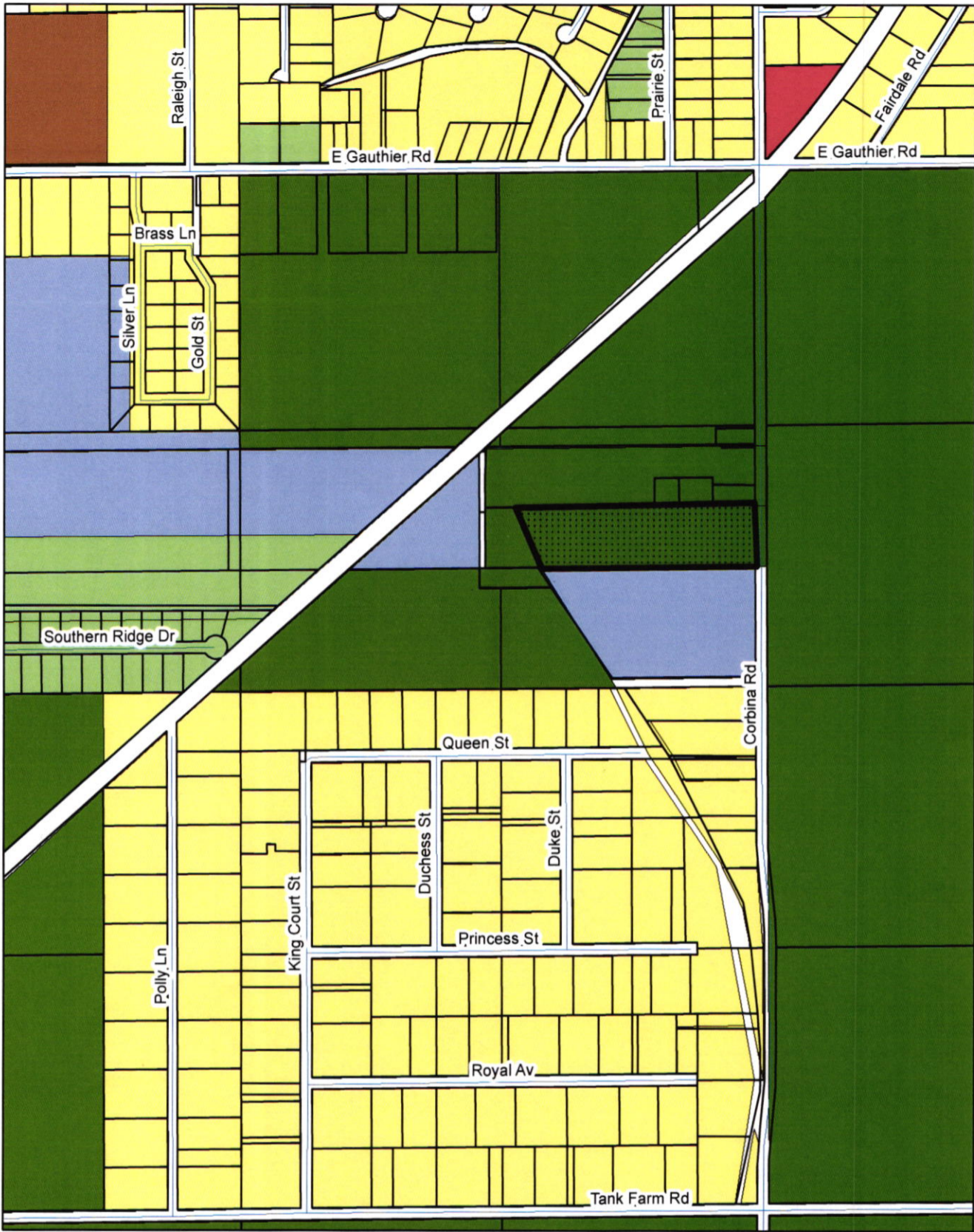
COOM PROPERTIES LLC (MOBILE HOME PARK)

Existing Manufactured Home Park

PROPOSED MANUFACTURED HOME PARK PLOT LAYOUT

120' DRAINAGE DITCH EASEMENT
DRAINAGE DITCH
TOMAS BRIDGES DISPOSAL (BUSINESS)

Rebecca Soileau Lee



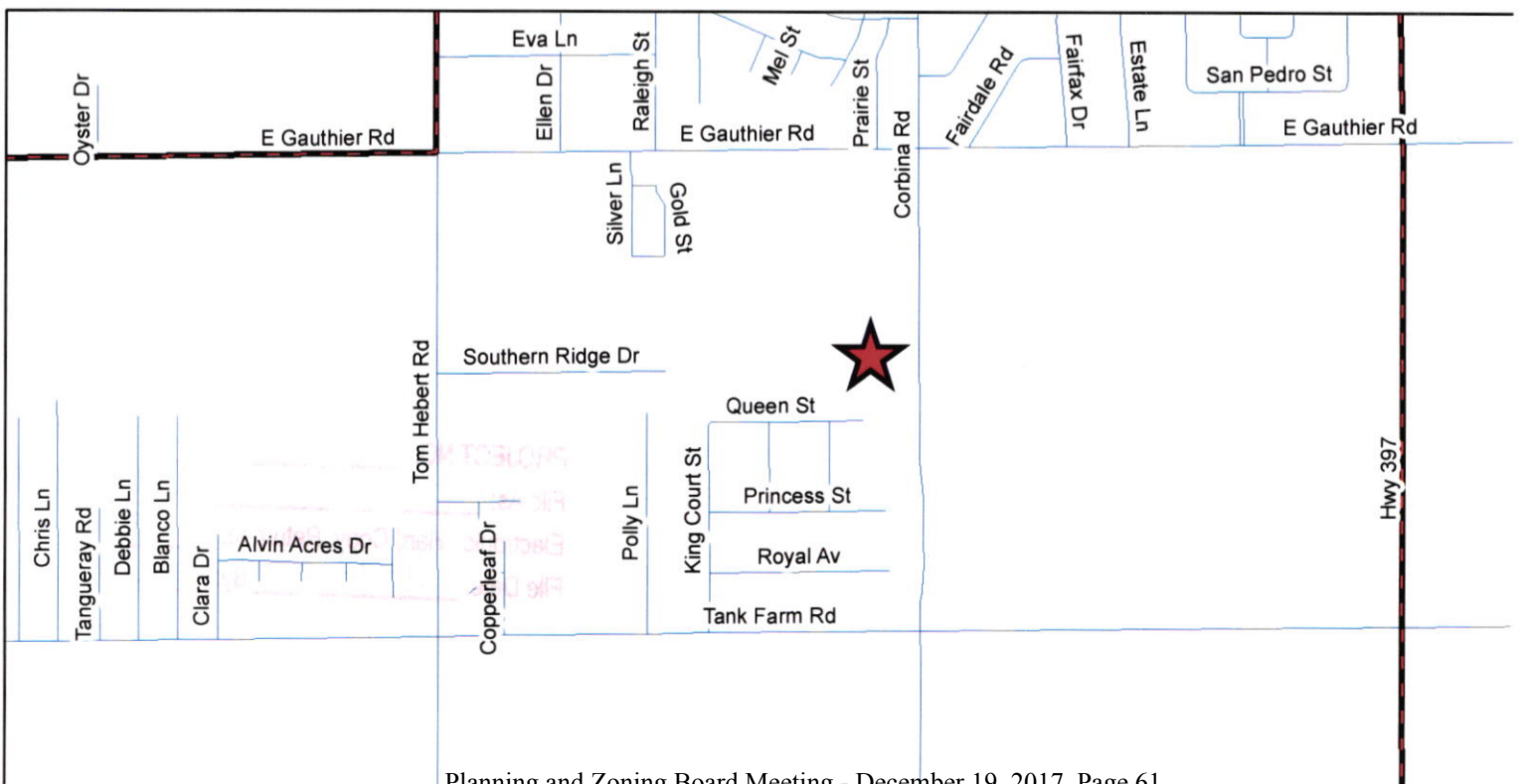
Petitioner's Property

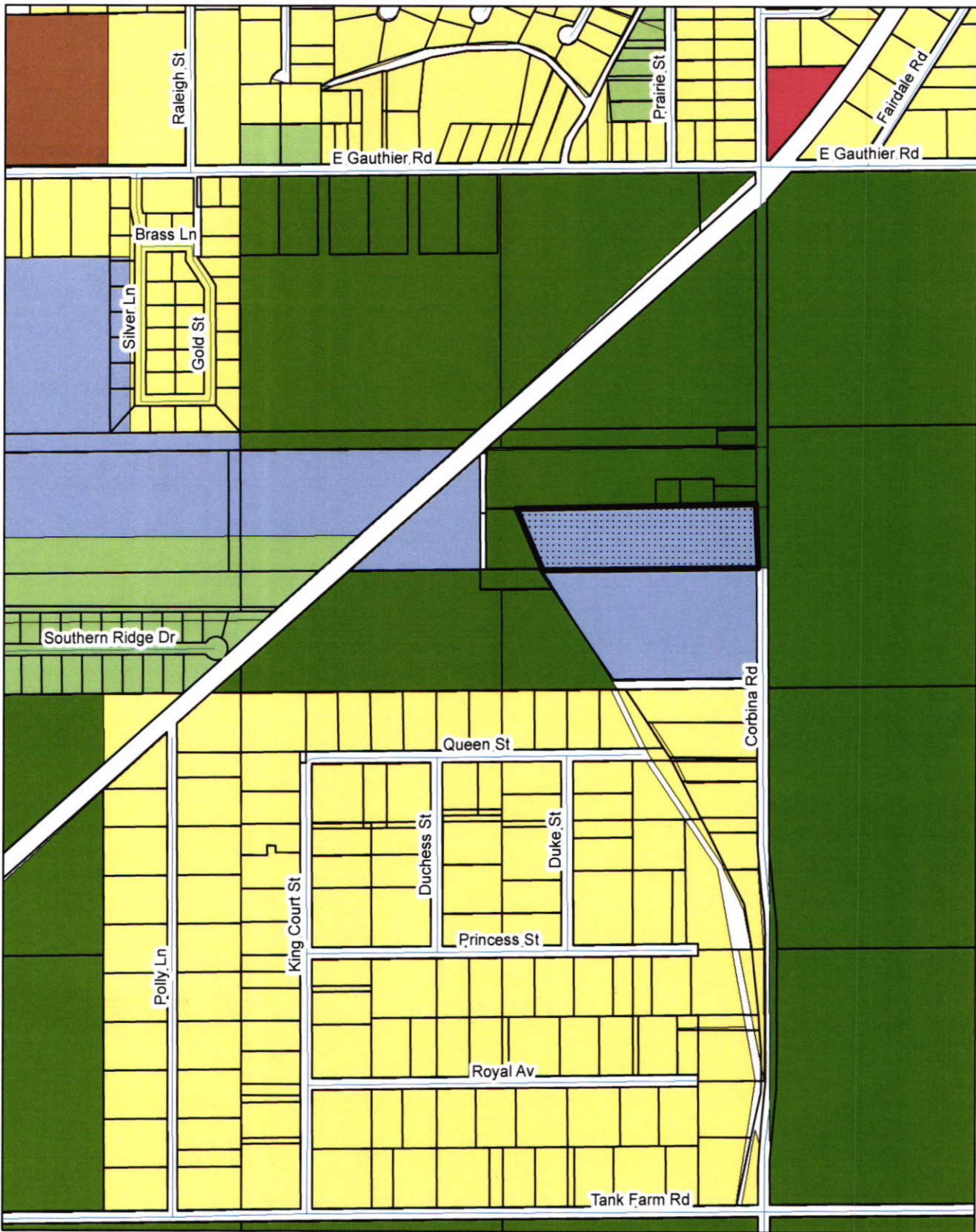
Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 7
Chris Landry





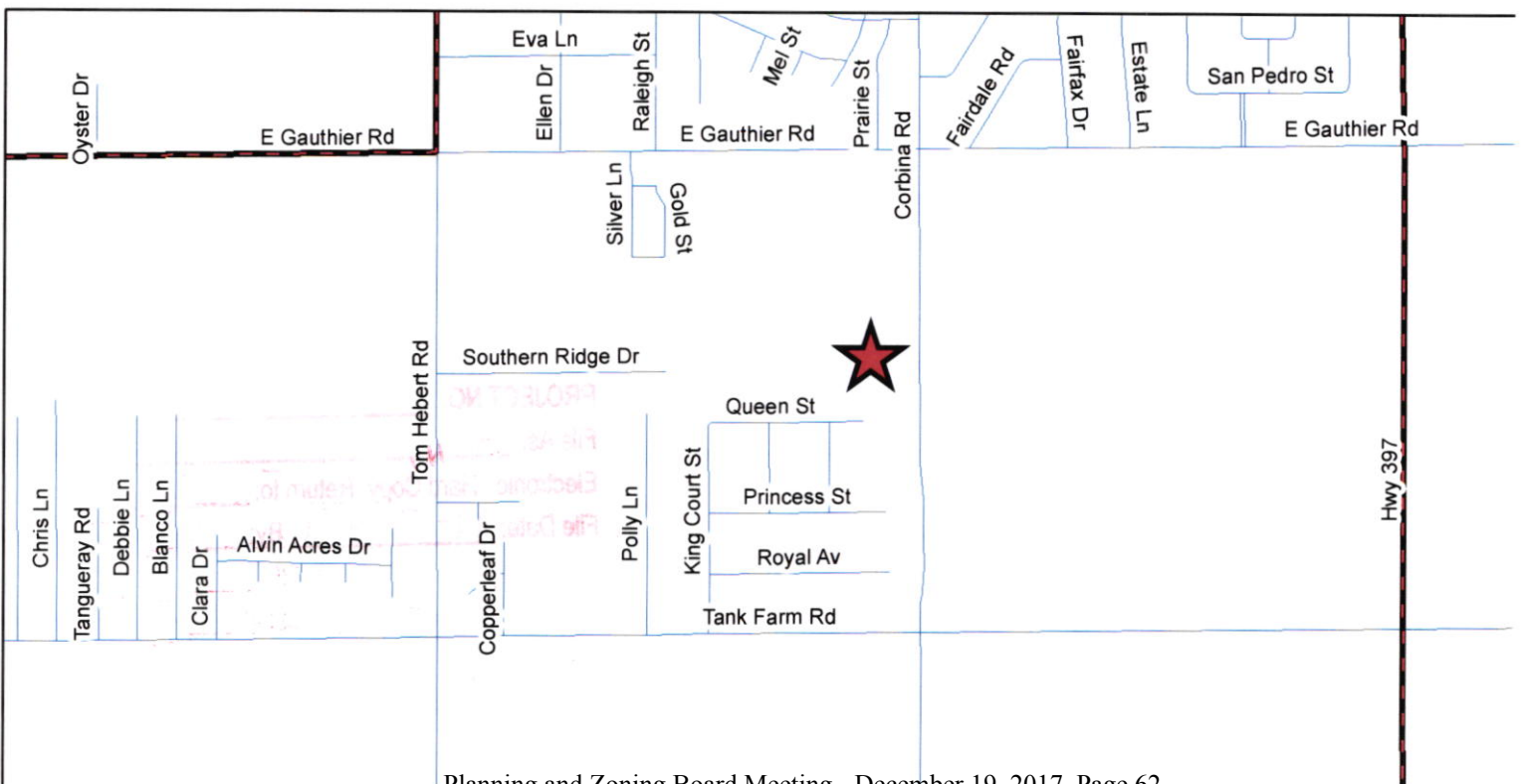
Petitioner's Property

Legend

- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 7
Chris Landry









PARISH PLANNING AND ZONING BOARD MEETING

AGENDA ITEM:

Take appropriate action on **RZ-1117-0044**; a request by **Westlake Petrochemicals, LLC** to rezone from Agricultural (A-1) to General Commercial (C-2) to allow commercial development (administrative offices and parking lot) at 4797 Highway 27 South in Ward Four. (District 12, Mr. Bares)

ADDITIONAL INFORMATION:

Because the proposed zoning is consistent with the zoning in the area, the staff recommends that the request be **granted** with the following stipulations: 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 plans in light of technical or engineering considerations discovered during development; 2) that all exterior lighting must be oriented inward toward the development or structures to minimize intrusion onto surrounding properties; 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances; 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development.

ATTACHMENTS:

Description	Type
 Westlake Petrochemicals, LLC- RZ-1117-0044	Cover Memo

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



CASE NUMBER RZ-1117-0044

DATE RECEIVED 11/16/17

FEE 260.00

APPLICANT INFORMATION

NAME: Westlake Petrochemicals, LLC
c/o Wayne Ahrens
 ADDRESS: 900 Highway 108
Sulphur, LA 70665
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 985-791-6979

PROPERTY INFORMATION

LOCATION: 4797 Highway 27 South AMOUNT OF LAND: _____ x _____ = 13.28 acres
 IDENTIFYING LANDMARK: church facilities
 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 General Commercial (C-2)

PURPOSE OF REQUEST: To allow commercial development (administrative offices and parking lot).

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 _____ DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | <u>NO</u> | N/A |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____ SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____ OTHER _____ | YES | <u>NO</u> | N/A |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | 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 | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | <u>YES</u> | NO | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION _____ X _____ BFE _____ FT. | YES | <u>NO</u> | N/A |

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

Application Summary

Applicant	Westlake Petrochemicals, LLC	Submittal Date	11/16/17
Case Number	RZ-1117-0044	Site Area	13.28 Acres
Location	4797 Highway 27 South	Police Jury District	12- Judd Bares
P&Z Meeting Date	December 19, 2017	PJ Meeting Date	December 21, 2017

Request(s)

To allow commercial development (administrative offices and parking lot).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	Church facilities		
Urban Service Area	Out	Flood Zone	X

Area Characteristics

Surrounding Zoning	General Commercial (C-2), Agricultural (A-1), Manufactured Home Park (R-MHP), Light Industrial (I-1)		
Surrounding Uses	Residential, Commercial, Industrial		

Zoning History

Original Zoning	Agricultural (A-1)	Date	1982
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Recent Zoning Requests in Immediate Area

In the past five years, there have been three zoning requests within the immediate area.

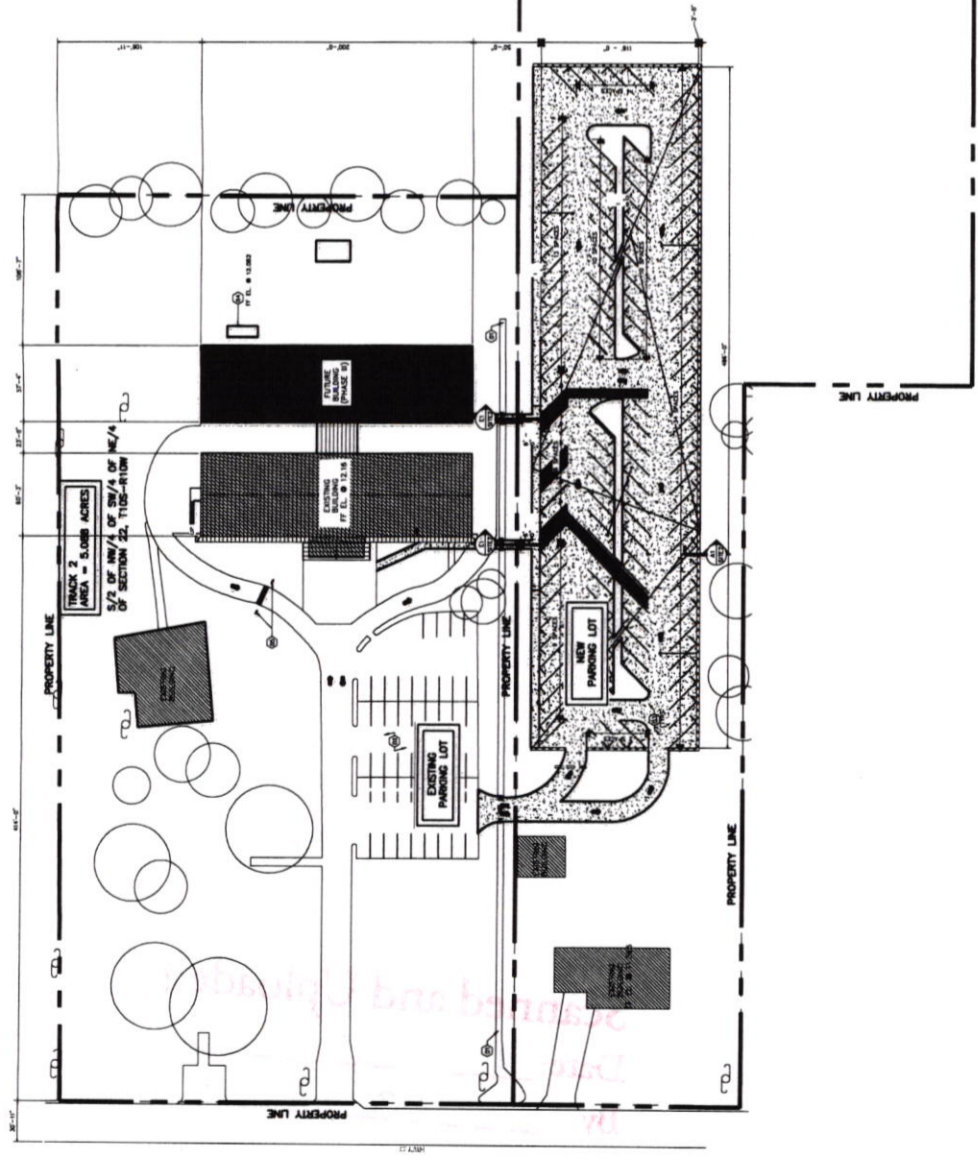
- In 2017, the Planning and Zoning Board and the Police Jury **granted** a request by RD Leasing, LLC to rezone from Agricultural (A-1) to General Commercial (C-2) to allow general commercial development (restaurant and retail uses) at 4695 Highway 27 South.
- In 2015, the Planning and Zoning Board and the Police Jury **granted** a request by Hackberry Investments Four, LLC to rezone from Agricultural (A-1) to Light Industrial (I-1) to allow light industrial development (contractor shop and storage yard) on Highway 108 East.
- In 2015, the Planning and Zoning Board and the Police Jury **granted** a request by Westlake Chemical to rezone from Agricultural (A-1), Single Family Residential (R-1), Mixed Residential (R-2), Manufactured Home Park (R-MHP), and Light Industrial (I-1) to Light Industrial (I-1) and Heavy Industrial (I-2) to allow industrial development (petrochemical facilities, storage yard, warehousing, and offices) north of East Dave Dugas Road west of South Boudoin Road, and in the 4900 Block of Highway 27 South.
- In 2014, the Police Jury **granted** a request by M.A. Devall, LLC to rezone from General Commercial (C-2) and Mixed Residential (R-2) to Light Industrial (I-1) to allow light industrial development (retail sales and rental of heavy equipment) at 4632 Highway 27 South.
- In 2013, the Police Jury **granted** a request by M.A. Devall, LLC and Rhodes Veterinary Hospital Inc. Profit Sharing Trust to rezone from Agricultural (A-1) to Manufactured Home Park (R-MHP) to allow a recreational vehicle park (86 spaces) at 4923 Highway 27 South.
- In 2012, the Planning and Zoning Board **granted** a request by M.A. Devall, LLC and Rhodes Veterinary Hospital Inc. Profit Sharing Trust for a zoning exception to allow a borrow pit (4.36) on Highway 27 South.

Recommendation

Because the proposed zoning is consistent with the zoning in the area, the staff recommends that the request be **granted** with the following stipulations:

- 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 plans in light of technical or engineering considerations discovered during development;
- 2) that all exterior lighting must be oriented inward toward the development or

- structures to minimize intrusion onto surrounding properties;
- 3) that screening must be provided in accordance with Sec. 26-50 of the Parish Code of Ordinances;
 - 4) that a Drainage Impact Analysis (DIA) will be required unless appropriate waiver is granted by the Division of Engineering; and
 - 5) that permitting is subject to approval of the Louisiana Department of Transportation and Development.



FOR APPROVAL
11/07/17

TRACT 1
AREA = 8.182 ACRES
1/2 OF S/2 OF SW/4 OF NE/4
OF SECTION 22, T10S-R10W

NOTES:

- 1.) SEE ALTA/NSPS LAND TITLE SURVEY DRAWING NUMBER "BASEMAP" FOR FURTHER REFERENCE.
- 2.) SEE CRUMP WILSON ARCHITECTS ADMIN FACILITY SITE PLAN DRAWING NUMBER SITE1.

REV.	DESCRIPTION	BY	APP. D	DATE
A	ISSUED FOR APPROVAL	FE		11/7/17

W	WESTLAKE CHEMICAL CORP. P. O. BOX 2649 Sulphur, LA 70664-2649	
	WESTLAKE CHEMICAL ADMINISTRATION BUILDINGS FACILITIES, & PROPERTY SITE PLAN	
DRAWN:	FE	ENGR.
DESIGNED:		CHECKED:
APPROVED:		DATED:
AREA:	ADMIN	DWG. No.
CLASS:		ADM-GA-1001
		REV.
		A

REFERENCE NOTES

- (1) APPROXIMATE LINE OF EXISTING SWALE
- (2) EXISTING PARKING
- (3) NEW PARKING
- (4) EXISTING SEWER TREATMENT
- (5) DO NOT ENTER
- (6) EAST, SOUTH, WEST EDGES OF PAVING

LEGEND

PROPERTY LINE
 NEW CONCRETE
 LIMESTONE

GENERAL NOTES

- THIS SITE PLAN IS BASED ON TOPOGRAPHIC & BOUNDARY SURVEY BY REGISTERED PROFESSIONAL ENGINEER/CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND TO PROVIDE THE NECESSARY DIMENSIONS, CONFLICTS, AND DIMENSIONS AT THE OF BID AND AGAIN AT DATE OF MOBILIZATION. THE NEW PARKING LOT HOLDS AN ADDITIONAL 111 PARKING SPACES.
-

PARKING COUNT

PARKING SPACES 126
 TOTAL SPACES 111
 TOTAL 237

REVISIONS

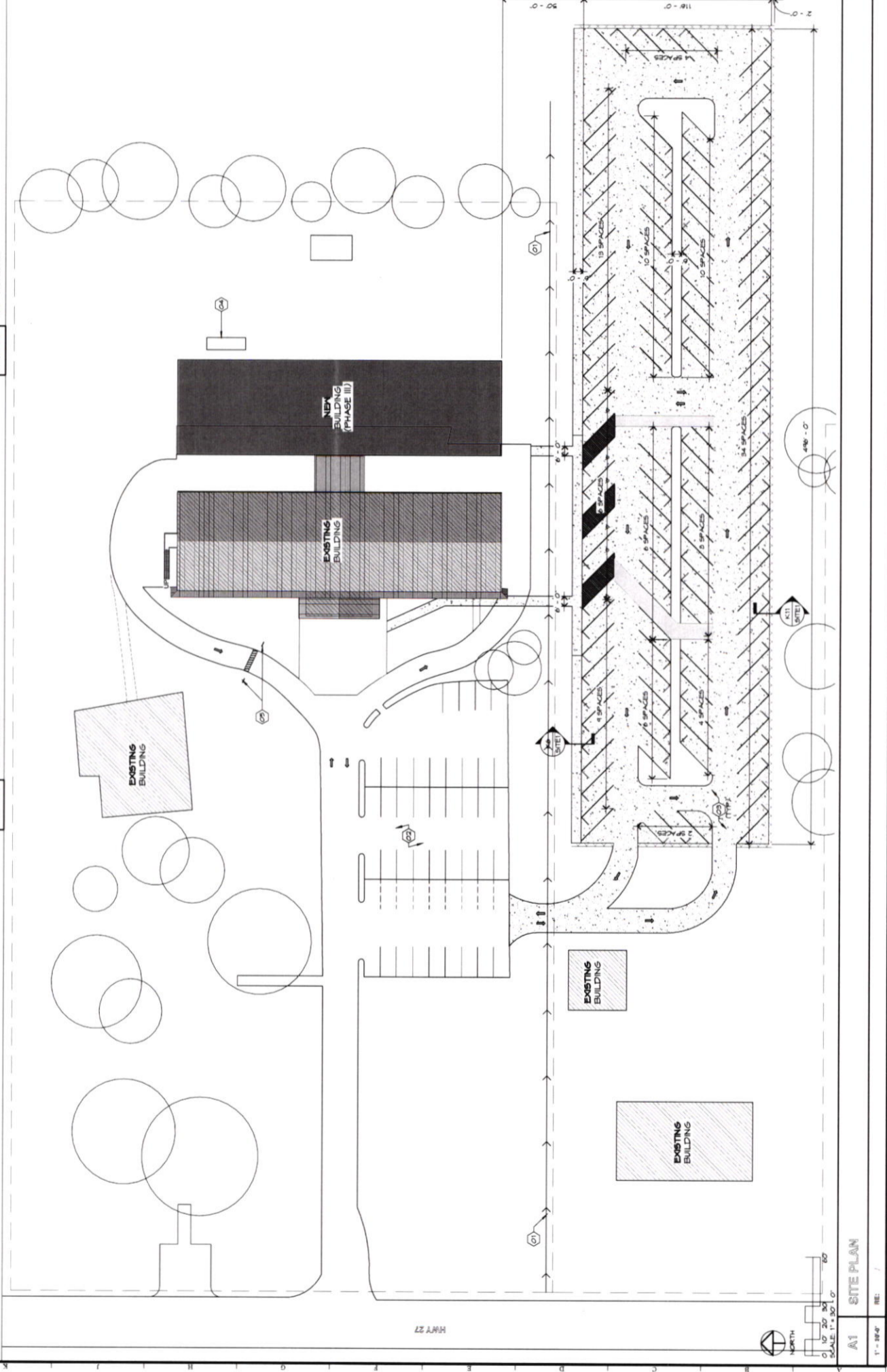
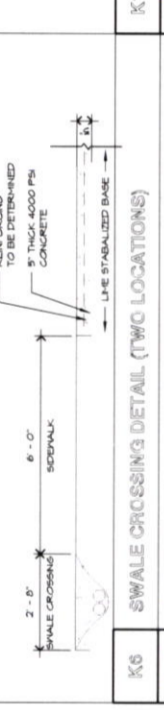
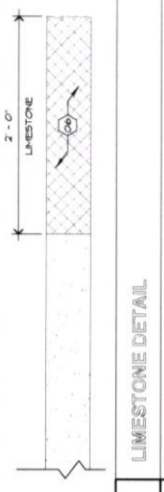
No.	Revision/Description	Date
1	ISSUED FOR APPROVAL SET	10/11/17

CRUMP WILSON ARCHITECTS
 METLAKE CHEMICAL
 ADMIN FACILITY
 RULPHUR, LA 70068

SITE PLAN

Project Number: 25-177
 File Name: W1012
 Drawn By: TMAE
 PAPER: MSW

Date: 10/11/17



Westlake Petrochemicals, LLC

