

OFFICE OF PUBLIC HEARING
LAKE CHARLES ZONING AND PLANNING AND ZONING COMMISSION
September 9, 2024 - 3:26 P.m. Street City Council Chambers - 5:00 P.M.
PREM 24-01 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: STILLWATER DEVELOPMENT, LLC (THE RIDGE AT MORGANFIELD, PH 3)
SUBJECT: Applicant is requesting Preliminary Subdivision approval (Sec. 2.3) in order to subdivide a 10.1-acre tract of land into fifty-four (54), single-family residential tracts, within a Residential Zoning District. Location of the request is the Westside 4600 Blk. Corbina Road.
PREM/VAR 24-02 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: STILLWATER DEVELOPMENT, LLC (THE CREST AT MORGANFIELD, PHASE 5)
SUBJECT: Applicant is requesting Preliminary Subdivision approval (Sec. 2.3), in order to subdivide a 20.302-acre tract of land into one hundred nine (109) single-family residential tracts, including Variance to reduce lot size requirement of noted lots, within a Residential Zoning District. Location of the request is the Eastside 4700 Blk. Corbina Road.
PREM/VAR 24-15 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: JOHN DAVISON GILLAND (GILLAND SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .36-acre tract of land M/L into two (2) residential lots including a Variance for a rear setback encroachment of an existing accessory carport, within a Mixed Use Zoning District. Location of the request is 1711 Alvin Street and 224-226 Helen Street.
PREM/VAR 24-16 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: LINDSEY PRIOLA (PRIOLA'S PONTIAC POINT SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a .45-acre tract of land M/L into two (2) residential lots within a Residential Zoning District. Location of the request is 3415 Pontiac Drive.
PREM/VAR 24-17 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: MATTHEW MARCANTEL (MARCANTEL-WILLOWBROOK SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to combine two (2) existing residential lots into one (1) residential lot, within a Mixed Use-X Zoning District. Location of the request is 5819 Fire Willow Drive and vacant lot to North.
PREM/VAR 24-18 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: BRUCE RISHER (LEFLEUR APARTMENTS SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 10.76-acre tract of land M/L into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the Deadend of Petro Point Drive.
PREM/VAR 24-02 L A K E CHARLES SUBDIVISION REGULATIONS
APPLICANT: J. BREAUX ENTERPRISES LLC (AUDUBON PLACE SUBDIVISION, PHASE 2A)
SUBJECT: Applicant is requesting Final Subdivision approval (Sec. 2.4) in order to subdivide a 14.36-acre tract of land M/L into twenty-nine (29) residential lots, within a Mixed Use-X Zoning District. Location of the request is the Northside 3800 Blk. E. Prier Lake Road.
MAJ/VAR 24-05 LAKE CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: GARETBERRY
SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec. 5-302(3)(b)(iv)) in order to construct a mixed use building (commercial and residential) with Variances (Sec. 4-206) in order to 1) allow metal siding not in compliance with zoning requirements; 2) Westside 8' setback vs. required 15'; 3) 10' rear setback vs. required 15'; and 4) 11' front buffers required 15', within a Neighborhood Zoning District. Location of the request is 113 W. Sallier Street.
MAJ/VAR 24-06 L A K E CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: GEORGE CESTIA
SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec. 5-302(3)(b)(i)) in order to construct an additional dwelling unit (accessory pool house), within a Residential Zoning District. Location of the request is 5020 Sweetbay Court.
PREM/VAR 24-10 L.C. SUBDIVISION REGULATIONS/CHAPTER 24 - L.C. ZONING ORD.
APPLICANT: PENTANGELI ROW DEVELOPMENT (PENTANGELI ROW SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 2.4 acre m/l tract of land into twenty-four (24) residential tracts including a Major Conditional Use Permit for private drive access and Variance for lot size reductions, within a Residential Zoning District. Location of the request is the Northwest corner W. Claude Street @ Ernest Street.
REZONE/MAJ 24-04 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: 2207 DOREEN STREET, LLC
SUBJECT: Applicant is requesting to amend the official zoning map (Sec. 5-207) from a Neighborhood Zoning District to a Mixed Use Zoning District accompanied with a Major Conditional Use Permit (5-302(3)(b)) in order to construct an office building with storage space. Location of the request is the 2207 Doreen Street.
SPC 24-04 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: PHI ZETA OF CHI OMEGA HOUSE CORP.
SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to reconstruct a non-conforming use (Chi Omega Sorority House-McNeese Chapter), within a Neighborhood Zoning District. Location of the request is 4209 Auburn Street.
SPC 24-05 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: MARY WILKINSON
SUBJECT: Applicant is requesting Special Exception (Sec. 4-206) in order to install an additional sign, within a Business Zoning District. Location of the request is 1432 Broad Street.
SPC 24-06 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: CHEROKEE SERVICES
SUBJECT: Applicant is requesting Special Exception (Sec. 4-206) in order to reestablish a commercial use, within a Neighborhood Zoning District. Location of the request is 131 Eddy Street.
VAR 24-25 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: PENTANGELI ROW DEVELOPMENT LLC
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct a townhome development with interior 0' lot lines and reduction of landscape buffer yard abutting single-family residential uses from 15' to 10', within a Residential Zoning District. Location of the request is the Northwest corner W. Claude Street @ Ernest Street.
VAR 24-31 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: CHERYL DENNY ANCELET
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an accessory camper cover 3' from side property line vs. the required 5', within a Neighborhood Zoning District. Location of the request is 2215 Cypress Street.
VAR 24-35 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: RHINO RENOVATORS
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct an additional accessory building 1) 4.5ft. from rear property line vs. required 5ft.; 2) 3.8ft. from side property line vs. the required 5ft.; and 3) exceeds 40% of principal structure, within a Residential Zoning District. Location of the request is 1618 Watkins Street.
VAR 24-37 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: SVLA CONSTRUCTORS & DEVELOPMENT
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to exceed the maximum allowed two curb cuts (7 vs. allowed 2) and deviate from required sufficient maneuver and access aisle to permit vehicles to enter and leave in a forward manner in a multi townhome development, within a Mixed Use Zoning District. Location of the request is 619 Clarence Street.
VAR 24-38 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: SHADDOCK JONES, LLC
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a gravel parking area in order to provide additional parking, within a Mixed Use Zoning District. Location of the request is 1508 Hodges Street.
VAR 24-39 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: SHADDOCK JONES, LLC
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing accessory building without a primary structure on lot, within a Mixed Use Zoning District. Location of the request is 429 6th Street.
VAR 24-40 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: BROSETT ARCHITECT
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to maintain an existing parking area and install a required exit sidewalk within a required buffer yard along the South property line, within a Neighborhood Zoning District. Location of the request is 1320 N. Simons Street.
VAR 24-41 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: MARCELL CARDENAS
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a residential dwelling unit 24.6ft. from the front property line vs. the required 30ft., within a Residential-X Zoning District. Location of the request is 6160 Gray Plateau Drive.
VAR 24-42 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: SIGN WORLD
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a 40ft. in height monument sign vs. the required (Sec. max) in height of 10ft., within a Business Zoning District. Location of the request is 3030 Legion Street.
VAR 24-43 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: WILLIAM ELDER
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct an accessory shop/outdoor building 3' from side property line vs. the required 5', within a Residential Zoning District. Location of the request is 5469 Moulin Rouge Drive.
VAR 24-44 L A K E CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: STILLWATER DEVELOPMENT, LLC
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 20' front setback vs. 30' front setback and increase maximum lot coverage from 40% to 50%, within a Residential Zoning District. Location of the request is the Westside 4600 Blk. Corbina Road (The Ridge at Morganfield, Phase 3).
VAR 24-45 L A K E CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: STILLWATER DEVELOPMENT, LLC
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 20' front setback vs. 30' front setback and increase maximum lot coverage from 40% to 50%, within a Residential-X Zoning District. Location of the request is 6560 White Oak under Circle West.
THE APPLICATION AND SUPPORTING MATERIALS ON FILE AND OPEN FOR PUBLIC INSPECTION IN THE OFFICE OF ZONING AND LAND USE, ON THE 7TH FLOOR OF LAKE CHARLES CITY HALL AT 326 PULJO STREET, LAKE CHARLES, LOUISIANA ANY PERSON MAY SPEAK OR SUBMIT A WRITTEN STATEMENT FOR HEARING PURPOSES; OR MAIL TO THE CITY OF LAKE CHARLES, OFFICE OF ZONING & LAND USE, PO BOX 900, LAKE CHARLES, LA 70602; OR TELEPHONE: (337) 491-1542. AN APPLICANT FOR A MAJOR CONDITIONAL USE APPROVAL OR ANY MEMBER OF THE CITY COUNCIL MAY APPEAL THE DECISION OF THE COMMISSION BY FILING A WRITTEN APPEAL WITH THE DIRECTOR OF PLANNING WITHIN 15 DAYS OF THE DECISION OF THE COMMISSION.
August 17, 2024
1872101