

NOTICE OF PUBLIC HEARING
LAKE CHARLES
PLANNING AND ZONING COMMISSION
March 10, 2025 -
326 Pujó Street -
City Council Chambers -
5:00 P.M.

ANX 25-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: CITY OF LAKE CHARLES
SUBJECT: The applicant is requesting annexation approval of 0.17-acres M/L, and generally described as a 50ft. x 150ft. M/L section of Ogea Road @ intersection of Benoit Road.

ANX ZON 25-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: CITY OF LAKE CHARLES
SUBJECT: The applicant is requesting a zoning classification of Neighborhood Zoning District of 0.17-acres M/L, and generally described as a 50ft. x 150ft. M/L section of Ogea Road @ intersection of Benoit Road.

PRELIM 25-01 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: LAKE CHARLES HOUSING AUTHORITY (MID CITY NEIGHBORHOOD)
SUBJECT: Applicant is requesting Preliminary Subdivision approval (Sec. 2.3) in order to subdivide a 38.3-acre tract of land into ten (10) development tracts, within a Neighborhood and Mixed Use Zoning District. Location of the request is the Southeast section of Lake Street @ 18th Street thru to Creole Street.

PREFNL/VAR 25-05 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: AZUCENA MADRIGAL (MADRIGAL SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 18-acre tract of land M/L into two (2) development lots including Variances in order to 1) reduce lot size requirement (4,000sq.ft. each vs. 5,000sq.ft.) and 2) create side setback property line encroachment, within a Mixed Use Zoning District. Location of the request is the Southeast corner of N. Shattuck Street @ Commercial Street.

PREFNL 25-06 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: CHARVAIS COMPANY, LLC (CHARVAIS CROSSING)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 2.14-acre tract of land M/L into two (2) development tracts, within a Mixed Use Zoning District. Location of the request is the Southeast section of Nelson Road @ Wolf Circle.

PREFNL/VAR 25-07 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: WILLIAM SCOT MONTGOMERY (MONTGOMERY OAKS SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .28-acre tract of land M/L into two (2) residential lots including a Variances for reduction of lot size requirement (Lot B – 5,608sq.ft. each vs. 6,000sq.ft.), within a Neighborhood Zoning District. Location of the request is 628A and 628B 15th Street.

PREFNL/MAJ/VAR 25-08 LAKE CHARLES SUBDIVISION REGULATIONS
APPLICANT: LAKE CITY RENTALS (JAMES PLACE SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 1.36 acre tract of land into ten (10) residential lots including a Major Conditional Use Permit for private drive access and Variances for 1) private drive to exceed 200ft. in length; and 2) reduction of lot size requirements for Lots 5-10, within a Residential Zoning District. Location of the request is 4201-4205 Alma Lane (and rear of).

REZONE/MAJ 25-02 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: LARRY THOMAS
SUBJECT: Applicant is requesting to amend the official zoning map (Sec 5-207) from a Residential Zoning District to a Mixed Use Zoning District accompanied with a Major Conditional Use Permit (5-302(3)(b)) in order to convert an existing residential structure into an office building with an existing accessory shop and shed. Location of the request is 6706 Big Lake Road.

MAJ 25-03 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: GULAWAN
SUBJECT: Applicant is requesting a Major Conditional Use Permit (Sec 5-302(3)(b)(ii)) in order to construct a drive thru restaurant, within a Mixed Use Zoning District. Location of the request is 3760 Nelson Road.

SPC 25-01 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: L&M TRAFFIC
SUBJECT: Applicant is requesting a Special Exception (Sec. 4-206) in order to convert an existing non-conforming multi-modal transportation facility into an aggregate off-loading exterior storage facility, within a Light Manufacturing Zoning District. Location of the request is 400 N. Kirkman Street.

VAR 25-08 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT: LIYU
SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to 1) establish a massage therapy business within 300ft. of a Residential Zoning District and 2) allow reduction of front and side landscape bufferyard areas in order to provide required parking, within a Mixed Use Zoning District. Location of the request is 4021 Nelson Road.

VAR 25-09 CHAPTER 24 – LAKE CHARLES ZONING ORDINANCE
APPLICANT: CHRISTINA ROCK
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a subdivision fence 10' from the front property line vs. the required 15' landscape bufferyard setback, within a Residential Zoning District. Location of the request is the Westside 3900 Blk. Lake Street @ Hermitage Oaks Drive.

VAR 25-11 L A K E CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: JIM SHAMBURGER
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a proposed church facility beyond the front property or easement line with parking area in front of building, within a TND Development District (Morganfield). Location of the request is the Northside 3100 Blk. E. McNeese Street.

VAR 25-12 L A K E CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: JIM SHAMBURGER
SUBJECT: Applicant is requesting a Variance (Sec. 4-205) in order to construct a temporary crushed stone aggregate surfaced parking area, within a TND Development District (Morganfield). Location of the request is the Eastside 4300 Blk. Corbina Road.

VAR 25-13 L A K E CHARLES ZONING ORDINANCE NO. 10598
APPLICANT: LAKE CITY RENTALS
SUBJECT: Applicant is requesting Variances (Sec. 4-205) in order to construct homes with reduced setbacks of 10' front setback vs. 30' front setback on all lots; 2) 5' street side setback vs. required 15' setback on Lot 10; 3) 5' front setback vs. required 30' setback on Lot 7; and 4) increase maximum lot coverage exceeding 40%, within a Residential Zoning District. Location of the request is 4201-4205 Alma Lane (and rear of) (James Place Subdivision).

THE APPLICATION AND SUPPORTING MATERIAL IS 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 PUJO 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, P.O. BOX 900, LAKE CHARLES, LA 70602; OR TELEPHONE: (337) 491-1542. AN APPLICANT FOR MAJOR CONDITIONAL USE APPROVAL OR ANY MEMBER OF THE CITY COUNCIL MAY APPEAL THE DECISION OF THE COMMISSION BY FILING AN APPEAL WITH THE DIRECTOR OF PLANNING WITHIN 15 DAYS OF THE DECISION OF THE COMMISSION.

Mar 18 2025
1952981
Notice Cost- \$418.00