

NOTICE OF PUBLIC HEARING
LAKE CHARLES
PLANNING AND ZONING COMMISSION
September 8, 2025 -
326 Pujó Street -
City Council Chambers -
5:00 P.M.

PREFNL 25-19
LAKE CHARLES SUB-DIVISION REGULATIONS
APPLICANT:
NCV PROPERTIES/
PHIL VINCENT (RIVERIDGE SUBDIVISION)
SUBJECT: Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 1.47-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is 4700 Riveridge Drive.

MCU 25-12 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
MICHAEL SHAMBLIN
SUBJECT: Applicant is requesting a Minor Conditional Use Permit (Sec 24-5-203(14)(a)) in order to reconstruct a church multi-use worship center utilizing a metal building with metal façade materials, within a Mixed Use Zoning District. Location of the request is 3626 Common Street.

SPC 25-10 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
ANGELICO CONSTRUCTION COMPANY, LLC
SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to expand an existing non-conforming (industrial import/export facility) use by constructing a 5,000sq.ft. pre-engineered metal building warehouse, within a Light Manufacturing Zoning District. Location of the request is 604 N. Enterprise Blvd.

SPC 25-11 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
KAREN PRIOLA
SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to reduce required sixteen (16) parking spaces to fourteen (14) for four proposed duplexes, within a Mixed Use Zoning District. Location of the request is 3715 Common Street.

SPC 25-12 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
MINER ROGERS
SUBJECT: Applicant is requesting a Special Exception (Sec. 24-4-206) in order to reduce required forty-five (45) parking spaces to eleven (11) for proposed church facility, within a Neighborhood Zoning District. Location of the request is 2411 Mill Street.

VAR 25-42
CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
KPPM RADIO
SUBJECT: Applicant is requesting a Variance (Sec 24-4-205) in order to deviate from required exterior materials for new construction of a radio station within the Nellie Lucher Overlay District, within a Mixed Use Zoning District. Location of the request is 413 Enterprise Blvd.

VAR 25-43 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
JOE B. STOMA/S & S CRAWFISH
SUBJECT: Applicant is requesting a Variance (Sec. 24-4-205) in order to eliminate the required permanently installed buffer fence around dumpster, within a Mixed Use Zoning District. Location of the request is 2604 Lake Street.

VAR 25-44 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
KALE C. CRAIN
SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to construct four duplex dwelling units (8 units total) 1) maintaining an existing driveway encroaching required 15' bufferyard along east property line and 2) constructing a driveway less than 150 ft from the nearest intersecting street, within a Neighborhood Zoning District. Location of the request is the Southeast corner East Street @ Bilbo Street.

VAR 25-46 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
KAREN PRIOLA
SUBJECT: Applicant is requesting Variances (Sec. 24-4-205) in order to construct four duplex dwelling units (8 units total) with 1) reduce required 25' front setback to 20' and 2) reduce required 15' bufferyards along north and south property lines to 8', within a Mixed Use Zoning District. Location of the request is 3715 Common Street.

VAR 25-47 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
MINER ROGERS
SUBJECT: Applicant is requesting to construct a new church facility with the following Variances (Sec. 24-4-205): 1) construct church on tract less than required one acre; 2) reduce required 55' front setback to 20'; 3) reduce required 15' rear bufferyard to 9' 6 7/8" and setback from 10' to 9' 6 7/8"; 4) reduce required 15' west side bufferyard to 5' and setback from 10' to 5'; 5) reduce required 15' east side bufferyard to 2' 0 3/4"; 6) reduction of landscape requirements, within a Neighborhood Zoning District. Location of the request is 2411 Mill Street.

VAR 25-48 CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE
APPLICANT:
BRIDGET EVANS
SUBJECT: Applicant is requesting to construct a new church facility with the following Variances (Sec. 24-4-205): 1) to construct a new curb cut into a proposed parking lot less than the required 150ft. from the nearest intersecting street and 2) to reduce required 15' front bufferyard to 12', within a Mixed Use Zoning District. Location of the request is 4855 Ihles Road.

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, SPECIAL EXCEPTION, OR VARIANCE 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.

Aug 30, Sept 6 2-2036552
Notice Cost- \$316.00