

AGENDA
LAND USE REGULAR MEETING
MONDAY, MAY 18, 2020

**IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT
MEETING HELD AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, MAY 18, 2020**, IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT MEETING HELD AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 NORTH HUNTINGTON, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

1. Resolution electing a Chairman and Vice-Chairman for the Land Use Commission.
2. Resolution accepting Final Plat from Redmarque Construction for Abrianna Estates Subdivision, Phase I for property located north of I-10, south of Division Street.

ADJOURNMENT

******(Anyone addressing Council will be limited to speak for 3 minutes only)**

If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.

***The next regular Land Use meeting will be held on Monday, June 15, 2020 immediately following the Board of Zoning Adjustment meeting held at 5:30 p.m. in the Council Chambers located at 500 North Huntington Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Land Use Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect _____ as Chairman and _____ as Vice-Chairman for the Land Use Commission of the City of Sulphur.

APPROVED AND ADOPTED by
the Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2020.

, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

RESOLUTION

Resolution accepting Final Plat from Redmarque Construction for Aubrianna Estates, Phase I.

WHEREAS, Redmarque Construction has submitted a final plat for Aubrianna Estates, Phase I; and

WHEREAS, said examination reflects that the final plat submitted by Redmarque Construction complies with Chapter 18 of the Code of Ordinances and Article III, Part 1, Section 1, (6) (c) and (e) of the Land Use Ordinance for the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from Redmarque Construction for Aubrianna Estates, Phase I for the following described property:

ALL THAT CERTAIN 2.861 ACRE TRACT OR PARCEL OF LAND, BEING THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 OF SW/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 OF SW/4) OF SECTION 7, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF MYRON M. LAW SUBDIVISION AND A POINT ON THE EASTERN RIGHT OF WAY OF SOUTH POST OAK ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 58 MINUTES 45 SECONDS WEST, A DISTANCE OF 146.20 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERN BOUNDARY OF SAID MYRON M. LAW SUBDIVISION, SOUTH 89 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 750.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 06 SECONDS WEST, A DISTANCE OF 166.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 10; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 750.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SOUTH POST OAK ROAD; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG SAID EASTERN RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET TO THE POINT OF BEGINNING, CONTAINING 2.861 ACRES, MORE OR LESS.

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final plat interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof; and

WHEREAS, Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the acceptance of this final plat, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto; and

WHEREAS, if City Council does hereby accept this final plat and the owner of such shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this subdivision; and

WHEREAS, no work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this acceptance of final plat shall be withdrawn and considered null and void.

NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept the final plat from Redmarque Construction for Aubrianna Estates, Phase I. and revise the Land Use Map for property located on the north side of I-10, south of Division Street.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2020.

_____, Chairman


ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Land Use Commissioners

From: Stacy Dowden
Director of Public Works 

cc: Arlene Blanchard, Mayor Mike Danahay

Date: May 8, 2020

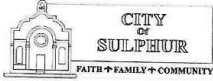
Re: Item 4: Resolution accepting final plat from Redmarque Construction for Aubrianna Estates Subdivision, Phase I for property located north of I-10, south of Division Street.

Staff Findings:

The final plat has been reviewed and conforms to City of Sulphur Ordinances

The City has received as required by ordinance:

- (1) Written certification from the professional of record that the constructed work, including, but not limited to any roadways or utilities, conforms with city approved plans and specifications.
- (2) All quality control test reports on infrastructure improvements including any utilities and roadways, and then obtain written final approval and acceptance from the city engineer and submit such written approval to the secretary of the council.
- (3) As-built drawings of all infrastructure improvements in an electronic format.



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received 12-18-19

\$50.00 Fee (Non-Refundable) pd.

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Marcus Trahan **DATE** 12-18-19

PROPERTY OWNER INFORMATION

Name of Property Owner Redmarque Construction

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 2667 Hwy 90 West

Email: redmarque@icloud.com

Phone Number (H) 337-794-0663 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: TBD Abnigama Estate

Present Zoned Classification: residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

YES ☒ NO

INITIAL MT

REQUEST INFORMATION
☐ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☒ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING

Zoning Change: From _____ To _____

Purpose of Request: Acceptance of final plat of 1000 sq ft of Abnigama Estate
and final acceptance of phase 1 of Abnigama Estate
for city to accept into maintenance

I do hereby 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 fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

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 Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Marcus Trahan **Date:** _____

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			

