

AGENDA
LAND USE SPECIAL MEETING
TUESDAY, OCTOBER 12, 2021, AT 5:00 P.M.

THERE WILL BE A SPECIAL MEETING OF THE SULPHUR LAND USE COMMISSION, **TUESDAY, OCTOBER 12, 2021, AT 5:00 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

1. Resolution granting the subdividing of lots to Carl Hardy for property located at 3401 Maplewood Drive.

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, October 18, 2021 at 5:30 p.m. in the Council Chambers at City Hall.

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 GRANTING THE SUBDIVIDING OF LOTS TO CARL HARDY FOR PROPERTY LOCATED AT 3401 MAPLEWOOD DRIVE.

WHEREAS, in accordance with Chapter 18, Section 2 (c) and Appendix B, Article III, Part I, Section 1, (6) (c) and (e) of the Code of Ordinances of the City of Sulphur, application has been received from Carl Hardy, 3401 Maplewood Drive, for property described as follows:

LOT 1

COMMENCING AT THE NORTHEAST (NE) CORNER OF NORTHEAST QUARTER (NE/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST;
THENCE WEST 1344.25 FEET;
THENCE SOUTH 40.0 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 200.00 FEET;
THENCE WEST 100.00 FEET;
THENCE NORTH 200.00 FEET;
THENCE EAST 100.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 19,992.69 SQUARE FEET OR 0.46 ACRES MORE OR LESS.

LOT 2

COMMENCING AT THE NORTHEAST (NE) CORNER OF NORTHEAST QUARTER (NE/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST;
THENCE WEST 144.25 FEET;
THENCE SOUTH 40.0 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 200.00 FEET;
THENCE WEST 336.40 FEET;
THENCE NORTH 200.00 FEET;
THENCE EAST 336.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 67,255.40 SQUARE FEET OR 1.54 ACRES MORE OR LESS.

WHEREAS, this subdividing of lots is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said plat interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 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 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 plat shall be withdrawn and considered null and void.

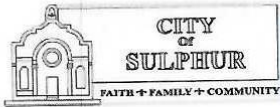
NOW THEREFORE, BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant the subdividing of lots to Carl Hardy for property located at 3401 Maplewood Drive.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2021.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received 9/27/21 \$50.00 Fee (Non-Refundable) pd.
(Exact cash or check only)

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 _____ DATE _____

PROPERTY OWNER INFORMATION

Name of Property Owner Carl Hardy
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 4114 Maplewood Dr. Email: _____
Phone Number (H) 332.485-4088 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: 3401 Maplewood Dr.
Present Zoned Classification: Business

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

See attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL C.H.

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

Zoning Change: From _____ To _____
Purpose of Request: Subdivide into 2 lots (conforming)

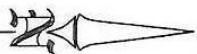
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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: Carl Hardy Date: _____

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

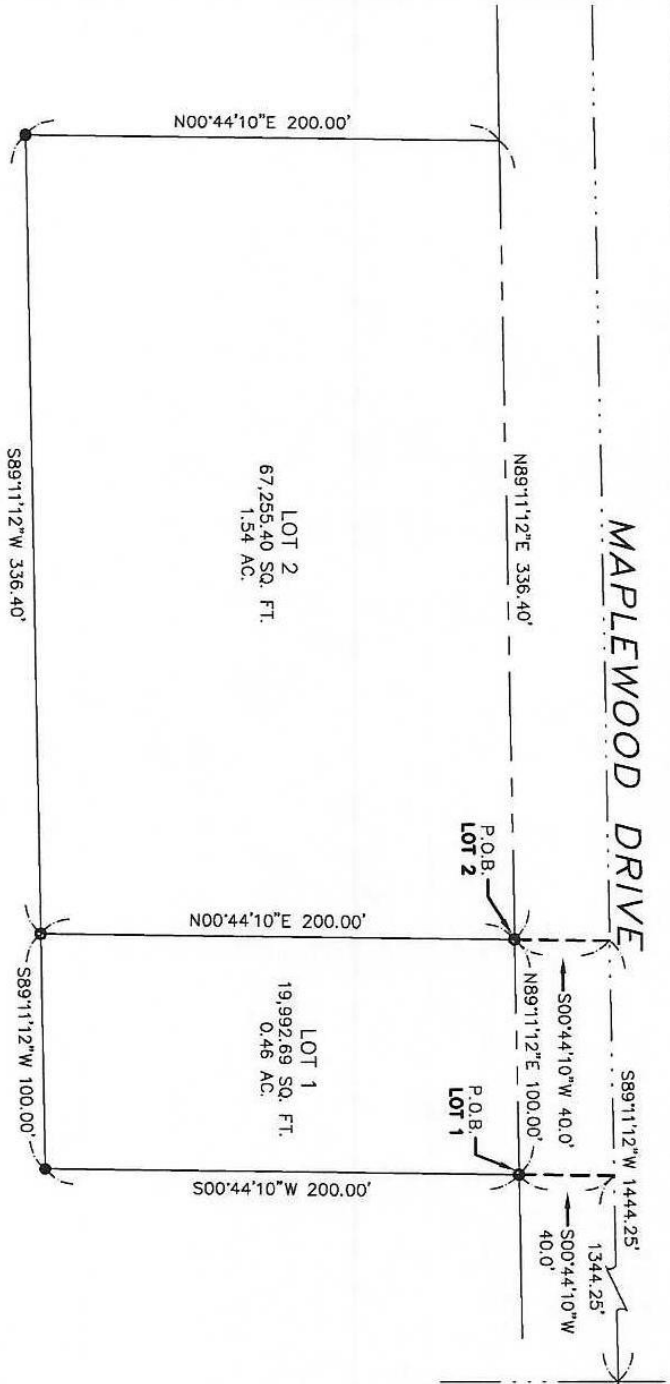


- LEGEND**
- IRONS FOUND IN PLACE
 - 1/2" RODS SET IN PLACE

BOUNDARY SURVEY
Sited in the:
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST,
SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN,
CALCASIEU PARISH, LOUISIANA.

MAPLEWOOD DRIVE

DIANE DR.

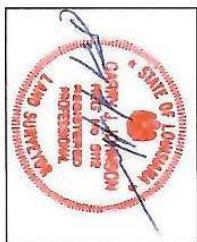
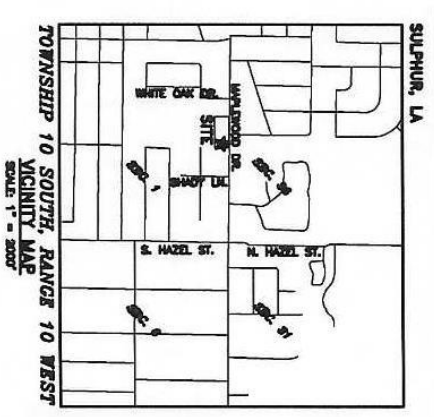


P.O.C.
NE COR. SEC. 1
T10S, R10W

DESCRIPTION:

LOT 1
COMMENCING AT THE NORTHEAST (NE) CORNER OF NORTHEAST QUARTER (NE/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST;
THENCE WEST 1344.25 FEET;
THENCE SOUTH 40.0 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 200.00 FEET;
THENCE WEST 100.00 FEET;
THENCE NORTH 200.00 FEET;
THENCE EAST 100.00 FEET TO THE POINT OF BEGINNING,
CONTAINING 19,992.69 SQUARE FEET OR 0.46 ACRES MORE OR LESS.

LOT 2
COMMENCING AT THE NORTHEAST (NE) CORNER OF NORTHEAST QUARTER (NE/4) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST;
THENCE WEST 1444.25 FEET;
THENCE SOUTH 40.0 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 200.00 FEET;
THENCE WEST 336.40 FEET;
THENCE NORTH 200.00 FEET;
THENCE EAST 336.40 FEET TO THE POINT OF BEGINNING,
CONTAINING 67,255.40 SQUARE FEET OR 1.54 ACRES MORE OR LESS.



REFERENCE PLAT:
BOUNDARY SURVEY FOR J.C. CARLIN BY D.W. JESSEN AND ASSOC. DATED: 12/12/1982.

BASIS OF BEARINGS:
ALL BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA SOUTH ZONE 1702, NAD 83.

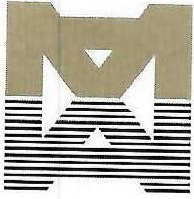
SEVERITIES' RESEARCH NOTE:
THE SEVERITIES' AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SEVERITIES' AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

CERTIFICATIONS:
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART LXI, CHAPTER 25, FOR A CLASS "C" SURVEY AS DEFINED IN SUBPART #2505.

GARRY J. JOHNSON
LA. REG. NO. 5112

DATE: 09/23/2021	SCALE: 1" = 60'	DRAWN BY: PLS	CHECKED BY: GJJ	W.O. NUMBER: 20-037	REVISION:
236 LEWIS STREET SULPHUR, LOUISIANA					PHONE: (337)-528-0060 FAX: (337)-528-0061

ACCU~LINE
SURVEYING, INC.



Meyer & Associates, Inc.
Consulting Engineers

Vernon F. Meyer, P.E.
President

Richard T. Meyer, P.E.
Vice President

September 30, 2021

Mrs. Stacy Dowden
Director of Public Works
City of Sulphur
P.O. Box 1309
Sulphur, LA 70664-1309

Re: Carl Hardy Construction – New Maplewood Drive Location
Commercial Site Development Review
MAI No. B1-21048-E35

Dear Mrs. Dowden:

Per the city of Sulphur's request, Meyer & Associates, Inc. has conducted a brief review of the documentation submitted for Carl Hardy Construction in respect to the City's requirements for submittal and approval. The following documents were provided to our office by the City for use in review:

1. Site Drainage Plans for Carl Hardy Construction (Dated August 20, 2021)

Based on Meyer's review of the current document submittal, the following items are recommended for further review, discussion and/or revision:

- Sheet C-3
 - It is recommended that further clarification of the development's drainage infrastructure be provided (grades, pipe inverts, catch basin inverts, etc.)
 - It is recommended that further clarification of the connection to Maplewood Drive drainage system be provided due to the scheduled rehabilitation of Maplewood Drive in the months to come.
- Drainage Impact Analysis
 - Historically this area of Maplewood Drive has experienced repetitive flooding in heavy rainfall events. In accordance with City ordinances and development standards, it is recommended that a Drainage Impact Analysis be provided by the developer to ensure that post-development stormwater runoff is equal to or less than pre-development stormwater runoff based on a 10 year storm event. Per current and recent industry standards, it is recommended that calculations include the impact that the development would have on Maplewood Drive drainage infrastructure during a 25 year storm event.



Mrs. Stacy Dowden
September 30, 2021
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Meyer offers these comments to the City Administration for their consideration in review of the proposed development for approval. Please review and let me know of any questions or comments. Thanks.

Sincerely,

Byron Racca, P.E.
General Manager

BDR

cc: Mrs. Gina Quibodeaux, City of Sulphur
Mrs. Arlene Blanchard, City of Sulphur
Mr. Keith Berry, City of Sulphur

