

March 16, 2015

The Land Use Commission of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 16th day of March, 2015, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
SANDRA VINCENT, Land Use Commission District 2
LAWRENCE DAVID, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT - JOHNNY PEEL, Land Use Commission District 3

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mrs. Carroll.

Motion was made by Mr. Carroll seconded by Mr. David that the minutes from the previous meeting stand as written. Motion carried.

Motion was then made by Mrs. Vincent seconded by Mr. Carroll that the agenda stand as written. Motion carried.

The first item on the agenda is a resolution amending Article IV, Part 3, Section 4 of the Land Use Ordinance of the City of Sulphur to allow for increase in height of certain Uses. Mr. Daigle, Director of Public Works, stated that this amendment will allow for structures exceeding the height of 50 feet to be voted on by Land Use and City Council in a public forum. It will be on a case by case basis. Mr. Daigle stated that these 3 items on the agenda will only be in the Business District, Commercial District and Industrial District. This doesn't include any Residential Districts. Motion was then made by Mr. David seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 4 of the Land Use Ordinance of the City of Sulphur to increase the height of certain Uses.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 3, Section 4 of the Land Use Ordinance of the City of Sulphur to increase the height of certain Uses as follows:

Section 4. - Business district (B).

- (1) *Purpose:* This district is intended to provide an area of general commerce devoted to a healthy economic environment while minimizing impacts on more fragile areas.
- (2) *Permitted Uses:*
 - (a) Day care.
 - (b) Churches, schools, libraries and museums.
 - (c) General retail sales—Service establishments.
 - (d) Offices.
 - (e) Financial institutions.
 - (f) Restaurants (sit down, drive through and drive in).
 - (g) Entertainment. (Establishments whose gross receipts for the sale of alcoholic beverages constitute less than fifty (50) percent of their overall gross receipts).
 - (h) Business accessory use.
- (3) *Permitted as Exceptions by Land Use Commission and City Council:*
 - (a) All uses permitted in Residential District, Mixed Residential District and Mobile Home District.
 - (b) **All proposed buildings to be constructed greater than 50 feet shall require Land Use Commission and City Council approval.
 - (c) The procedure for Permitted as Exceptions by Land Use Commission and City Council shall be in accordance with Article III, Part 2, Section 1.
- (4) *Development Standards:*
 - (a) No front foot dimension of a lot shall be less than fifty (50) feet. The total area of a lot shall not be less than six thousand (6,000) square feet.
 - (1) Exception. No front foot dimension of any lot in a cul-de-sac shall be less than thirty (30) feet and a total area of a lot shall not be less than ten thousand (10,000) square feet. In a cul-de-sac with a front foot of fifty (50) feet or more the lot shall not be exempt from the requirement of (b) of Article IV, Part 3, Section 4 (3).
 - (b) All development in the Business District shall conform to the development standards set out in the following table:

Side and rear setbacks to be determined by building codes adopted by city.

Use	Density	Lot Size (sq. ft.)	Front Setback (sq. ft.)	Height (ft.)
Single Family	7 du/a	6,000	20	35
Multi-family	18 du/a	6,000	20	50
Retail and Service	FAR .5	5,000	20	50
Offices, Restaurant and Entertainment	FAR 1	5,000	20	50**
Schools, Churches	—	10,000	20	50**

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 16th day of March, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution amending Article IV, Part 3, Section 5 of the Land Use Ordinance of the City of Sulphur to allow for increase in height of certain Uses.

Motion was made by Mr. David seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 5 of the Land Use Ordinance of the City of Sulphur to increase the height of certain Uses.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 3, Section 5 of the Land Use Ordinance of the City of Sulphur to increase the height of certain Uses as follows:

• **Section 5. - Commercial District (C).**

- (1) *Purpose:* This district is intended to provide an area of commercial activity devoted to a healthy economic development while managing impact on more fragile areas.
- (2) *Permitted Uses:*
 - (a) All uses as permitted in business district classification except single-family detached residence.
 - (b) Kennels.
 - (c) Hotels and motels.
 - (d) Light manufacturing, wholesaling and warehousing.
 - (e) Institutions.
 - (f) Bars (only on major arterial streets and interstate highways).
 - (g) Entertainment (establishment whose gross receipts for the sale of alcoholic beverages constitutes fifty (50) percent or more of their overall gross receipts) (On major arterial streets and interstate highways).
- (3) *Permitted as Exceptions by Land Use Commission and City Council:*
 - (a) Recreational facilities.
 - (b) **All proposed buildings to be constructed greater than 50 feet shall require Land Use Commission and City Council approval.
 - (c) The procedure for Permitted as Exceptions by Land Use Commission and City Council shall be in accordance with Article III, Part 2, Section 1.
- (4) *Development Standards:*
 - (a) No front foot dimension of a lot shall be less than fifty (50) feet. The total area of a lot shall not be less than six thousand (6,000) square feet.
 - (1) *Exception.* No front foot dimension of any lot in a cul-de-sac shall be less than thirty (30) feet and a total area of a lot shall not be less than ten thousand (10,000) square feet. In a cul-de-sac with a front foot of fifty (50) feet or more, the lot shall not be exempt from the requirement of (b) of Article IV, Part 3, Section 5 (3).
 - (b) All development in the Commercial District shall conform to the development standards set out in the following table:

Side and rear setbacks to be determined by building codes adopted by city.

Use	Density	Lot Size (sq. ft.)	Front Setback (sq. ft.)	Height (ft.)
Multi-Family	18 d/u	6,000	20	50
Retail and Service	FAR .5	5,000	20	50
Offices, Restaurant and Entertainment	FAR 1	5,000	20	50**
Wholesaling, Warehousing, Light	FAR 1	10,000	20	50**

Use	Density	Lot Size (sq. ft.)	Front Setback (sq. ft.)	Height (ft.)
Manufact., Inst. and Public Use				
Hotels and Motels	FAR 1	25,000	20	50**
Schools, Church, Kennels	—	10,000	20	50**
Bars	FAR 1	5,000	20	50
Rec. Facil.	FAR .5	10,000	20	50

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence

NAYS: None

ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 16th day of March, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a resolution amending Article IV, Part 3, Section 6 of the Land Use Ordinance of the City of Sulphur to allow for increase in height of certain Uses.

Motion was made by Mr. David seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution amending Article IV, Part 3, Section 6 of the Land Use Ordinance of the City of Sulphur to increase the height of certain Uses.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby amend Article IV, Part 3, Section 6 of the Land Use Ordinance of the City of Sulphur to increase the height of certain Uses as follows:

- **Section 6. - Industrial District.**

- (1) *Purpose:* To provide an area suitable for the development of intense commercial and manufacturing uses and to limit uses in the district to those which are tolerant of increased levels of noise, traffic, odor, particular matter and other activities excluding those uses prohibited by law.
- (2) Permitted Uses.
 - (a) All uses as permitted in Business District (B) land use classification except single family detached, multi-family, mobile home and schools.
 - (b) Airports.
 - (c) General industrial uses.
 - (d) Agriculture.
 - (e) Truck stops - truck-stops with or without video draw poker devices shall be permitted by-right in Industrial districts only, granted they meet the following provisions:
 - (1) Must be located on a site that is not less than five (5) contiguous acres.
 - (2) The truck stop must be located within one thousand feet (1,000') of Interstate Highway 10.
 - (3) No truck stop facility, as defined, with video draw poker and similar gaming devices, shall be located within two thousand feet (2,000') of a residential zone, park, school, day care center, library or religious or cultural activity.
 - (4) The truck stop must have frontage only on a median-divided thoroughfare with a minimum of four lanes.
 - (5) No truck stop with video draw poker devices shall be located within two thousand feet (2,000') of any other casino or truck stop with video draw poker devices.
 - (6) Distance shall be determined by measuring in a straight line, from the nearest point of the property line of the church or synagogue, library, playground or school to the nearest point of the property line on which the premises to be licensed sits. Applicant shall provide the City with a certified measurement from a licensed and bonded surveyor.
 - (7) The City of Sulphur may also require the following in order to mitigate possible negative impacts on surrounding areas:
 - a. A Traffic Impact Analysis by a registered engineer qualified to perform such studies. The developer may be required by the City to mitigate any negative impacts such as, but not limited to:
 1. providing new traffic signals or improving existing traffic signalization;
 2. providing additional directional signage;
 3. providing new turning lanes
 - b. Additional fencing, buffering and/or landscaping to screen the development from adjacent areas.
- (3) *Non-Permitted Uses:*
 - (a) Hazardous waste disposal facilities

- (b) Solid waste disposal facilities
- (c) Heavy industry twenty-four (24) hour manufacturing facility except in developed industrial parks.
- (4) *Permitted as Exceptions by Land Use Commission and City Council:*
 - (a) **All proposed buildings to be constructed greater than 50 feet shall require Land Use Commission and City Council approval.
 - (b) The procedure for Permitted as Exceptions by Land Use Commission and City Council shall be in accordance with Article III, Part 2, Section 1.
- (5) *Development Standards:*
 - (a) No front foot dimension of a lot shall be less than fifty (50) feet. The total area of a lot shall not be less than six thousand (6,000) square feet.
 - (1) Exception. No front foot dimension of any lot in a cul-de-sac shall be less than thirty (30) feet and a total area of a lot shall not be less than ten thousand (10,000) square feet. In a cul-de-sac with a front foot of fifty (50) feet or more the lot shall not be exempt from the requirement of (a) of Article IV, Part 3, Section 6(4).
 - (b) All development in the Industrial District shall conform to the development standards set out in the following table:

Side and rear setbacks to be determined by building codes adopted by city.

Use	Density	Lot Size (sq. ft.)	Front Setback (sq. ft.)	Height (ft.)
Retail and Service	FAR .5	5,000	20	50
Offices, Restaurant and Entertainment	FAR 1	5,000	20	50**
Wholesaling, Warehousing, Light Manufact., Inst. and Public Use	FAR 1	10,000	20	50**
Kennels	—	10,000	20	50
Rec. Facil.	FAR .5	10,000	20	50
Airport				
General Industrial		25,000	25	
Agriculture				

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. David, Mr. Lawrence
NAYS: None
ABSENT: Mr. Peel

And the said resolution was declared duly adopted on this 16th day of March, 2015.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

The next item on the agenda is a discussion concerning façade on principle buildings in the City. Mrs. Ellender addressed the Commission and stated that she had discussions with a few Councilmen about the outside of buildings and the material in which it is constructed. The Lake Charles ordinance states that if using metal on a structure it has to be constructed in a horizontal line. She also stated that she would like to see something used other than metal. Mr. Lawrence stated that this was discussed in meetings for the comprehensive zoning ordinance but it was for corridors and major thoroughfares. Mr. David suggested that they look at other entities to see how they enforce facades. Mrs. Carroll stated that she received calls from concerned citizens about the metal on the front of homes. Mr. LeBlanc, Roberta Drive, addressed the Commission and asked the Commission why they would want to look at other cities ordinances. The buildings that everyone are talking about are 99% his buildings. In his opinion people are just jealous. He'll put metal on his houses as long as he can. My houses have withstood hurricanes. There was an article in the newspaper that spoke of metal structures and how durable they are. He just spent a bunch of money on a house on Cherry Street and someone moved in a modular home. There's 25 feet of sewer line exposed next to his house.

Randy Hebert, Live Oak, addressed the Commission and stated that he doesn't have a problem with the metal house next door to his house. They pay taxes just like everyone else.

Mrs. Allison addressed the Commission and stated that she would like to see that no structures on major thoroughfares are constructed of a metal façade.

Mr. Lawrence stated that an amendment could be made for thoroughfares, then come back later and do residential.

There being no further business to come before the Commission, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

GERRIT LAWRENCE, Chairman

3/16/15

5:55 P.M.