

AGENDA
LAND USE REGULAR MEETING
MONDAY, APRIL 20, 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, APRIL 20, 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 granting the subdividing of property into 2 conforming lots to William Daigle, 202 Vine 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, May 18, 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 granting the subdividing of lots to William Daigle for property located at 202 Vine Street.

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 William Daigle, 202 Vine Street for property described as follows:

SHOWING SURVEY OF A PORTION OF LOT 1 OF BLOCK 5 OF HOLLYWOOD SUBDIVISION PLAT NO. 2, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST, AS PER RECORDED IN PLAT BOOK 4, PAGE 149, OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS:

TRACT 1:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF HOLLYWOOD SUBDIVISION; THENCE SOUTH 00°16'22" WEST, A DISTANCE OF 88.00 FEET; THENCE NORTH 89°43'38" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 00°16'22" EAST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 89°43'38" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 6160.00 SQUARE FEET, OR 0.14 ACRES.

TRACT 2:

COMMENCING 70.00 FEET WEST OF THE NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF HOLLYWOOD SUBDIVISION; THENCE SOUTH 00°16'22" WEST, A DISTANCE OF 88.00 FEET; THENCE NORTH 89°43'38" WEST, A DISTANCE OF 142.67 FEET; THENCE NORTH 00°43'38" WEST, A DISTANCE OF 142.67 FEET; THENCE NORTH 00°43'38" WEST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 89°43'38" EAST, A DISTANCE OF 142.67 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 12554.96 SQUARE FEET, OR 0.28 ACRES.

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 William Daigle for property located at 202 Vine Street.

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

PHYLLIS WILSON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Land Use Board

From: Stacy Dowden
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay, Billy Loftin

Date: April 9, 2020

Re: 1. Resolution granting the subdividing of property into 2 conforming lots to William Daigle, 202 Vine Street.

Application:

The applicant, Mr. William Daigle, is requesting the subdividing of 202 Vine Street into 2 conforming lots.

Lot 1 is will be where the existing house is located. This lot will be ~12,554 square feet.

Lot 2 will be ~6,160 square feet.

The lots conform to the City of Sulphur Ordinances.





CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received

3-9-20

\$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 WILLIAM DAIGLE DATE 3-9-20

PROPERTY OWNER INFORMATION

Name of Property Owner WILLIAM DAIGLE

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

Mailing Address: 307 VINE ST 70663

Email: WED68@SUDDENLINK.NET

Phone Number (H) _____ (W) _____ (C) 337 661 4215

PROPERTY INFORMATION

Location Address: 202 VINE ST

Present Zoned Classification: RESIDENTIAL

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
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

YES

☒ NO

INITIAL WD

REQUEST INFORMATION

☐ REZONE ☐ EXCEPTION ☒ SUBDIVISION

☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____

Purpose of Request: _____

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: William Daigle

Date: 3/9/2020

	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.			

FAIRVIEW AVENUE

P.O.C. TRACT 2

S 89°43'38" E

142.67

FND. 5/8" IR

N 0°16'22" E
88.00

FND. 5/8" IR

LOT 1

TRACT 2
12554.96 SQ. FT.
0.28 ACRES

N 89°43'38" W
142.67

LOT 2

SET 1/2" IR

N 0°16'22" E
88.00
S 0°16'22" W
88.00

SET 1/2" IR

S 89°43'38" E

70.00'

FND. 5/8" IR

TRACT 1
6160.00 SQ. FT.
0.14 ACRES

N 89°43'38" W
70.00'

FND. 5/8" IR

S 0°16'22" W
88.00

VINE STREET

P.O.C. TRACT 1
NE COR. LOT 1
BLOCK 5 OF HOLLYWOOD SUB.
SEC. 6-T10S-R9W





