

May 24, 2021

(The Land Use regular meeting was scheduled for May 17, 2021 but was cancelled due to inclement weather).

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, held at 5:30 p.m., on the 24th day of May 2021, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
PHYLLIS WILSON, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District

After the meeting was called to order and the roll called with the above results, motion was made by Mrs. Wilson seconded by Mr. Brazzell that the minutes from the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Mrs. Allison that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution electing a new Chairman and Vice-Chairman for Land Use Commission. Motion was made by Mrs. Wilson seconded by Mrs. Carroll that the following resolution be adopted to-wit:

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 Jonathan Brazzell as Chairman and Veronica Allison as Vice-Chairman for the Land Use Commission of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 24th day of May, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a rezone to KAP, Inc. from Business to Commercial, 1410 Stelly Lane, to allow for a senior living facility. Keith Portie addressed the Commission and stated that he wants to build an assisted living/senior living facility. We're not sure on the level for the assisted living, level 2, 3 or 4. We'll initially have 60-80 rooms. Some will be for Alzheimer patients. We're doing a feasibility study right now and once that's complete, we'll know what that mix is. We've met with the hospitality architect and probably have a 15,000-20,000 sq. ft. common area with a restaurant, barber shop, nail salon, coffee shop, library and technology center. On the outside perimeter of the property, we want to build a walking track which will be in the 20-foot buffer area. We could move it in some but if we keep it within the buffer, it comes out to be about ½ a mile around the perimeter.

The original tract of land is 7 acres. Once the feasibility study is complete it'll probably take up about 4 acres. Outside of the original assisted living building we hope to have out-parcels with senior living which would be non-assisted living but also have the assistance of the primary building to provide meals and any type of services they may need. Mrs. Wilson asked about parking. Mr. Portie stated that they would have to follow the zoning regulations. He would guess that they wouldn't have more than 20 cars from the residents and about 5 support vehicles for permanently staffed employees. He doesn't have a permanent number on staffing. The main

focus is memory care, so it depends on the number of patients. Usually, you have 1 employee for every 3 patients. Mr. Portie also stated that he's visited other facilities in Sulphur, and they typically don't have more than 10-15 cars in the parking lot.

Mr. Portie also stated that they have met with Cal-Cam Hospital and had general discussions about shared services as well as two hospice facilities. He also stated that they will have full-time on-site staff with 24-hour care. With assisted living and senior living facilities Medicare/Medicaid doesn't extend any services to that type of living so it's all private pay. He's financing all of it and it won't be any kind of financial assisted living facility like the one on Cypress Street. Mr. Portie stated that most of the traffic to his facility will be in the rear of the hospital on Koonce Road and away from the emergency room. He also stated that when he spoke to Cal-Cam Hospital Administrator, she wasn't concerned about the traffic from the construction of his facility, but she did show concern if he would build an apartment complex.

Mrs. Carroll asked if his facility would be similar to Stonebridge? Would they have living rooms, kitchenettes, etc.? Mr. Portie stated that the State mandates that. It depends on if it's a Type 2, 3 or 4. *(A level 1 would probably be just an LPN on site rather than an RN and a Doctor that oversees the program. A Level 4 would be more along the line of a facility that can administer medicine, shots and can give fluids).* Most rooms will have a kitchenette with refrigerator, microwave etc. State will not let you have any other cooking devices.

The main facility will be off Stelly Lane about 150 feet off the road. We'll have a 6-foot tall privacy fence around the perimeter of property.

Mrs. Baudoin asked what the difference was between a senior living facility and an assisted living facility. Mr. Portie stated that a senior living facility, a person could be truly independent. A lot of times with this type of facility you'll have a husband/wife where one of

them needs assisted care and the other one wants to be close to them. It's more expensive to live in an assisted living facility since you're using all the senior living services. They are building the assisted living facility first since it has the most infrastructure. It'll have all the hospitality part of it.

Mrs. Carroll stated that before the feasibility study is complete, we won't know if it'll be more of a senior living or assisted living facility. Mr. Portie stated, from a developer's standpoint it won't make sense to have a Senior Living facility since because of the amount of money it'll take to run that facility with RN's and LPN's and the Activities Director. The support staff for a senior living facility is very expensive. The ideal goal for the company would be to build a 100% assisted living facility.

(The Commission showed concern about Mr. Portie's application...it states "Senior living facility" when actually he's building an "Assisted Living facility". Mr. Loftin, Asst. City Attorney, stated that it doesn't matter since they are both considered "institutional" and they both have to be supervised.)

Mr. Portie stated that the residents in the main facility will be supervised 24-hours a day. Anyone staying outside of the main facility will still have access to the main facility but not with the nurse's station. The amount a resident will pay to live in the assistant living facility will range from \$2,800-\$7,000 per month, depending on the level of service. No many people will want to pay \$2,800 to live in the senior living facility when they can live cheaper somewhere else.

After discussion, motion was made by Mrs. Carroll seconded by Mrs. Allison that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A REZONE TO KAP, INC., 1410 STELLY LANE,
FROM BUSINESS TO COMMERCIAL FOR A SENIOR LIVING FACILITY.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Business to Commercial to KAP, Inc., 1410 Stelly Lane to allow for a senior living facility for the following described property:

COM NW COR 2.10.10 E 33 FT N 150 FT TO SW COR LT 1 A M STELLY
SURVEY E ALONG S/L OF SAID LT 1 149.94 FT TO SE COR OF SAID LT 1
N ALONG E/L SAID LOT 1 12 FT TO S/L TANGLEWOOD SUB E ALONG
S/L 226.91 FT TO PT OF BEG TH E 173.09 FT S 313.35 FT W 165.76 FT N
234.61 FT W 7.33 FT N 78.49 FT TO PT OF BEG – CONTG 1.21 ACS M/L

AND

COM NW COR NW NW SE 2.10.10, TH S 350 FT M/L TO N/L BLK “U”
VILLA MARIA NO 3, E 583 FT M/L TO SW COR LOT 1 TANGLEWOOD
SUB, N ALONG W/L LOTS 1, 3, 5 SAID SUB, 197.98 FT W 165.76 FT N
152.02 M/L TO N/L OF SEC 2 W 417.24 FT TO COM 4.10 ACS

AND

COM 33 FT E OF SW COR SW/SW SEC 35.9.10, TH E 384.27 FT M/L N 82.61
FT W 7.53 FT N 78.49 FT W 226.91 FT S 12 FT TO SE COR LOT 1 A M
STELLY SURVEY W (150 FT) TO SW COR LOT 1 S 150 FT TO COM 1.37
ACS M/L

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone 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.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, 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.

Upon approval of this rezone the owner of this rezone 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 rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone from Business to Commercial to KAP, Inc., 1410 Stelly Lane to allow for a senior living facility.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mrs. Allison, Mr. Brazzell

NAYS: Mrs. Baudoin

ABSENT: None

And the said resolution was declared duly adopted on this 24th day of May, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

5/24/21
6:08 P.M.