

AGENDA
LAND USE REGULAR MEETING
TUESDAY, FEBRUARY 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, **TUESDAY, FEBRUARY 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 granting the subdividing of lots to Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business.

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, March 16, 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 Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business.

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 Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business for property described as follows:

TRACT 1

A BOUNDARY SURVEY OF A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), A DISTANCE OF 50.0 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LA HWY No. 27 AND POINT OF BEGINNING; THENCE N89°34'15"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), A DISTANCE OF 385 FEET; THENCE S00°51'04"W, A DISTANCE OF 220.5 FEET; THENCE S89°34'15"E, A DISTANCE OF 385 FEET, TO SAID WEST RIGHT-OF-WAY LINE; THENCE N00°51'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 220.5 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.95 ACRES, MORE OR LESS.

TRACT 2

A BOUNDARY SURVEY OF A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), A DISTANCE OF 50.0 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LA HWY No. 27 AND POINT OF BEGINNING; THENCE N89°34'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), A DISTANCE OF 385 FEET; THENCE N00°51'04"E A DISTANCE OF 11.1 FEET, TO THE SOUTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE; THENCE ALONG SAID SOUTH BACK OF CURB THE FOLLOWING 12 CALLS: S89°08'08"E 22.68 FEET, N86°01'26"E 9.92 FEET, N83°45'01"E 58.50 FEET, N84°09'01"E 30.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°43'27", A RADIUS OF 25.00

FEET AND A CHORD WHICH BEARS N87°30'44"E AND MEASURES 2.93 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 2.93 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°08'50", A RADIUS OF 271.13 FEET AND A CHORD WHICH BEARS N86°48'03"E AND MEASURES 38.52 FEET; THENCE ALONG SAID CURVE TO THE LEFT 38.55 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°17'23", A RADIUS OF 192.37 FEET AND A CHORD WHICH BEARS N79°18'38"E AND MEASURES 41.18 FEET, THENCE ALONG SAID CURVE TO THE LEFT 41.26 FEET; THENCE N73°33'07"E 38.56 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°59'22", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N78°19'29"E AND MEASURES 4.35 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 4.36 FEET; THENCE N83°19'10"E 38.41 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'34", A RADIUS OF 520.22 FEET AND A CHORD WHICH BEARS N87°44'07"E AND MEASURES 81.87 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 81.95 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°32'32", A RADIUS OF 54.48 FEET AND A CHORD WHICH BEARS S79°54'55"E AND MEASURES 21.30 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 21.44 FEET, TO THE WEST RIGHT OF WAY LINE OF LA HWY No. 27; THENCE S00°51'04"W, ALONG SAID RIGHT OF WAY LINE, 49.6 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.291 ACRES, MORE OR LESS.

TRACT 3

AN ACCESS SERVITUDE LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), A DISTANCE OF 50.0 FEET, TO THE WEST RIGHT-OF-WAY LINE OF LA HWY No. 27; THENCE N00°51'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 49.6 FEET, TO THE POINT OF BEGINNING; THENCE N00°51'04"E, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 43.05 FEET, TO A POINT ON THE NORTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°15'51", A RADIUS OF 45.00 FEET AND A CHORD WHICH BEARS S80°24'24"W AND MEASURES 14.28 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT, A DISTANCE OF 14.34 FEET; THENCE S89°32'19"W, ALONG SAID NORTH BACK OF CURB AND EXTENSION THEREOF, A DISTANCE OF 94.1 FEET, TO A POINT ON THE NORTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE; THENCE ALONG SAID NORTH BACK OF CURB THE FOLLOWING 5 CALLS: A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 36°28'00", A RADIUS OF 20.00 FEET, A CHORD WHICH BEARS S38°26'23"W AND MEASURES 12.52 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT

12.73 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°07'34", A RADIUS OF 36.00 FEET, A CHORD WHICH BEARS S78°37'51"W AND MEASURES 13.82 FEET; THENCE, ALONG SAID CURVE TO THE RIGHT 13.90 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°49'47", A RADIUS OF 109.00 FEET, A CHORD WHICH BEARS S79°36'58"W AND MEASURES 37.54 FEET; THENCE, ALONG SAID CURVE TO THE LEFT 37.72 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°08'06", A RADIUS OF 264.00 FEET, A CHORD WHICH BEARS S80°16'08"W AND MEASURES 96.83 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 97.38 FEET; THENCE N89°09'49"W 123.8 FEET; THENCE S00°51'04"W 41.6 FEET, TO THE SOUTH BACK OF CURB OF AN EXISTING CONCRETE DRIVE; THENCE ALONG SAID SOUTH BACK OF CURB THE FOLLOWING 12 CALLS: S89°08'08"E 22.68 FEET, N86°01'26"E 9.92 FEET, N83°45'01"E 58.50 FEET, N84°09'01"E 30.98 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°43'27", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N87°30'44"E AND MEASURES 2.93 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 2.93 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°08'50", A RADIUS OF 271.13 FEET AND A CHORD WHICH BEARS N86°48'03"E AND MEASURES 38.52 FEET; THENCE ALONG SAID CURVE TO THE LEFT 38.55 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°17'23", A RADIUS OF 192.37 FEET AND A CHORD WHICH BEARS N79°18'38"E AND MEASURES 41.18 FEET, THENCE ALONG SAID CURVE TO THE LEFT 41.26 FEET; THENCE N73°33'07"E 38.56 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°59'22", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N78°19'29"E AND MEASURES 4.35 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 4.36 FEET; THENCE N83°19'10"E 38.41 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 09°01'34", A RADIUS OF 520.22 FEET AND A CHORD WHICH BEARS N87°44'07"E AND MEASURES 81.87 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 81.95 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°32'32", A RADIUS OF 54.48 FEET AND A CHORD WHICH BEARS S79°54'55"E AND MEASURES 21.30 FEET; THENCE ALONG SAID CURVE TO THE RIGHT 21.44 FEET, TO THE WEST RIGHT OF WAY LINE OF LA HWY No. 27 AND POINT OF BEGINNING.

SAID ACCESS SERVITUDE CONTAINING 0.306 ACRES, MORE OR LESS.

TRACT 4

A STORM WATER DETENTION POND SERVITUDE LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE N89°34'15"W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), A DISTANCE OF 435 FEET; THENCE N00°51'04"E A DISTANCE OF 9.6

FEET, TO THE POINT OF BEGINNING; THENCE N89°12'08"W A DISTANCE OF 135.5 FEET; THENCE S89°34'15"W A DISTANCE OF 29.0 FEET, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 88°38'05", A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S45°15'13"W AND MEASURES 34.93 FEET; THENCE ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 38.67 FEET; THENCE S00°56'10"W A DISTANCE OF 205.8 FEET; THENCE S89°34'15"E A DISTANCE OF 189.3 FEET; THENCE N00°51'04"E A DISTANCE OF 230.1 FEET, TO THE POINT OF BEGINNING.

SAID STORM WATER DETENTION POND SERVITUDE CONTAINING 0.998 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 Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business.

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

Date Received

\$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 D-OMEGA ENTERPRISES, LLC **DATE** 1/30/2020

BY AGENT & ATTY IN FACT ALAN MCCALL

PROPERTY OWNER INFORMATION

Name of Property Owner TRACT 1 - STINE INVESTORS CORPORATION TRACT 2 - STINELAND COMPANY, INC.

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

Mailing Address: 127 W. Broad

Email: hamccall@ssvcs.com

Phone Number (H) 493-7266

(W)

493-7266

(C)

PROPERTY INFORMATION

Location Address: TBD LA. HWY No. 27 (Near Shines)

Present Zoned Classification: BUSINESS

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

SEE ATTACHED TRACT 1 AND TRACT 2

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

BM

☐ REZONE

☐ EXCEPTION

☒ SUBDIVISION

REQUEST INFORMATION

☐ BILLBOARD

☐ PRE. PLAT

☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

Zoning Change: From

To

Purpose of Request: Owners plan to sell Tracts 1 and 2 to D-omega Enterprises, LLC. - No plan to develop immediately. However, future plans involve car wash and oil change

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

Owner by Agent and Atty in Fact
Applicant Signature: Alan McCall

Date Jan. 30, 2020

1. Is site located within the City Limits?
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?
4. Will the location be served by a fire protection?
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?
6. Is property within a designated flood hazard area?

Yes

No

N/A

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Flood zone classification A & X bfe 11-13 ft.

Flood Zone "A" and "X"



Memo

To: Land Use

From: Stacy Dowden
Director of Public Works *SD*

cc: Arlene Blanchard, Mayor Mike Danahay

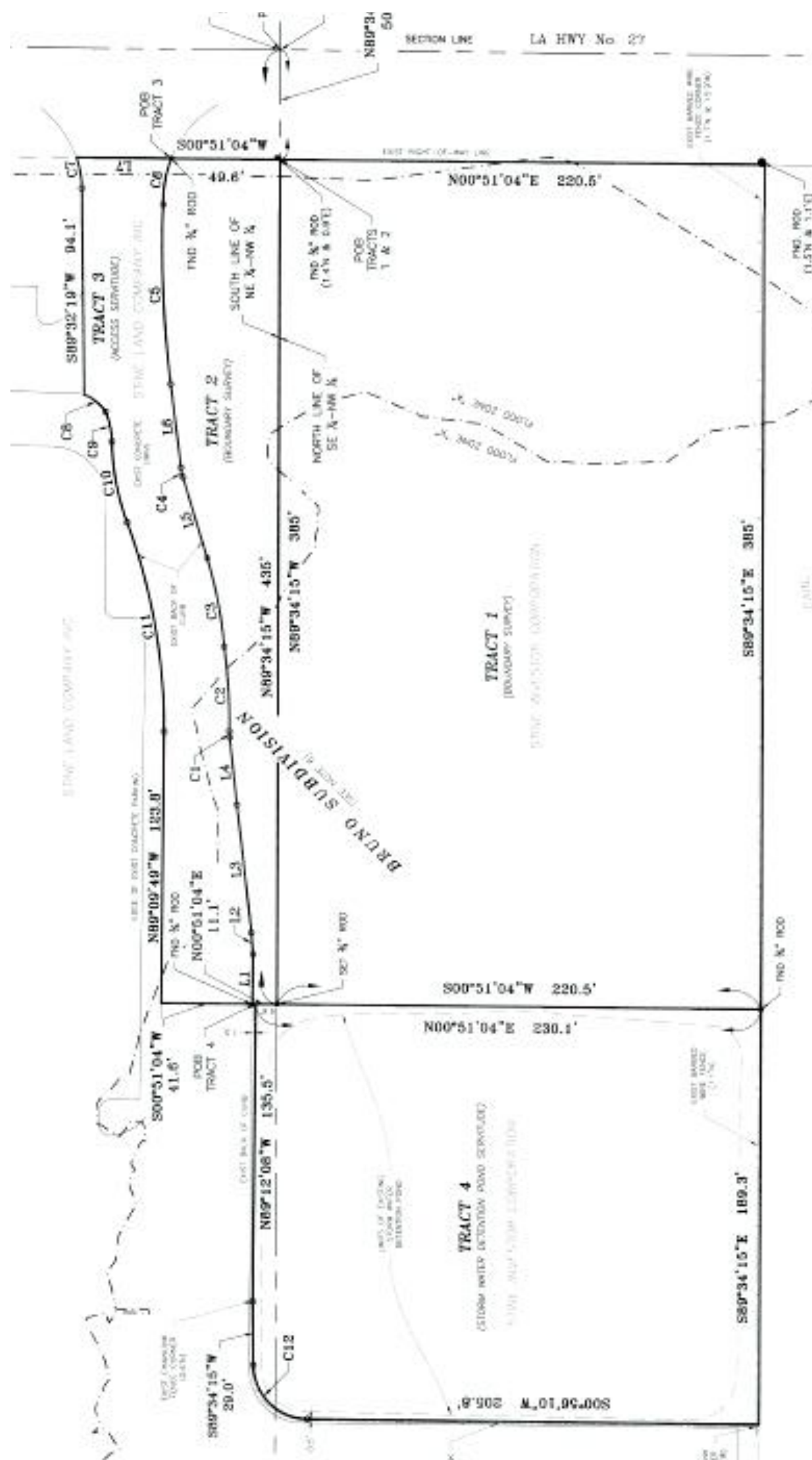
Date: February 7, 2020

Re: Resolution granting the subdividing of lots to Stine Investors Corporation and Stine Land Company, Inc., property located south of Stine Lumber on Ruth Street to allow for future carwash and oil change business

Application:

The applicant is requesting the subdivision of lots. The plat has been reviewed and found to be in conformance with the City of Sulphur Code of Ordinances.





[illegible]

VICINITY MAP
SCALE: NOT-TO-SCALE

