



City of Lake Charles
Meeting Agenda
Planning and Zoning Commission

326 Pujo Street
P.O. Box 1178
Lake Charles, LA 70602

Monday, July 13, 2026

5:00 PM

Council Chambers at City Hall

Open Meeting

Roll Call

Minutes of Previous Meeting

Special Announcements

Commission Business

CIP 26-01

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: CITY OF LAKE CHARLES

Subject: Resolution recommending approval of the Capital Improvement Program for 2026-2031 and the succeeding five (5) year Plan for the City of Lake Charles, Louisiana.

Staff Findings: The Capital Improvement Program (CIP) for the City of Lake Charles is a 5 year plan that outlines proposed improvements to streets, drainage, recreation facilities, lakefront and downtown development, waste water and sewer systems, water system, and general public facilities. The fiscal year 2026 2031 Capital Improvement Program is for the upcoming year's budget proposal. The proposal will be presented to the Lake Charles City Council for their approval.

MCU 26-25

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: GUL AWAN

Subject: Applicant is requesting a Minor Conditional Use Permit in order to construct a multi-tenant retail/office building, within a Mixed Use Zoning District. Location of the request is the **Northwest corner of Nelson Road @ Sarah Lane.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to establish a multi-tenant retail and commercial office building, in a Mixed Use Zoning District. Staff's review revealed that the proposal is bordered on the North and South by commercial and residential properties, to the West by residential properties, and to the East by an elementary school. The proposal must meet all development standards including but not limited to landscape requirements as outlined in Sec. 24-5-210 and must fence the property with a 6' privacy fence on the sides that abut a residential use property. Staff found no evidence of metal materials utilized on a façade frontage.

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE**Applicant:** ZHUYUN HU**Subject:** Applicant is requesting a Minor Conditional Use Permit in order to establish a short term rental, within a Residential Zoning District. Location of the request is **904 Country Club Road**.**Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to establish a Short Term Rental in a Residential Zoning District. Ordinance 19433 was established to allow the short-term rental of dwellings and to establish minimum standards for their use while also minimizing the incompatibility with the surrounding residential areas. Ordinance 20431 requires the issuance of a Minor Conditional Use approval in order to establish a Short Term Rental within a Residential Zoning District. At this time staff can find no evidence of an existing short term rental within 1000' of the proposed property, per Ordinance 20499. Therefore this application meets the standards set forth by these ordinances.**PREFNL-MAJ-
VAR 26-10****LAKE CHARLES SUBDIVISION REGULATIONS****Applicant:** HEARD DEVELOPMENT (T. HEARD SUBDIVISION)**Subject:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to subdivide a 7.5 acre tract of land into ten (10) residential lots including a Major Conditional Use Permit for private drive access and Variance to allow private drive to exceed 200ft. in length, within a Mixed Use Zoning District. Location of the request is the **Northside 2100 Blk. Fitzenreiter Road**.**Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to subdivide a 7.5 acre tract of land into ten (10) residential lots including a Major Conditional Use Permit for private drive access and Variance to allow private drive to exceed 200ft. in length, within a Mixed Use Zoning District. Staff's review revealed the individual lots created meet the minimum lot size set forth in Sec. 24-5-303 in the Zoning Ordinance.**PREFNL 26-11****LAKE CHARLES SUBDIVISION REGULATIONS****Applicant:** ST. GABRIEL FD, LLC (TRACTS I-1 & I-2 CONTRABAND POINTE SUBDIVISION)**Subject:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a 4.85-acre tract of land M/L into two (2) commercial tracts, within a Business Zoning District. Location of the request is the **Northwest section W. Prien Lake Road @ Contraband Pkwy**.**Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to re-subdivide a 4.85-acre tract of land M/L into two (2) commercial tracts, within a Business Zoning District. Staff's review revealed the individual lots created meet the minimum lot size set forth in Sec. 24-5-304 of the Zoning Ordinance.**PREFNL 26-12****LAKE CHARLES SUBDIVISION REGULATIONS****Applicant:** SCOTTIE SPELL (SPELL SUBDIVISION)**Subject:** Applicant is requesting Preliminary and Final Subdivision approval (Sec. 2.3 & 2.4) in order to re-subdivide a .42-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Location of the request is **1304 14th Street**.**Staff Findings:** The on-site and site plan reviews revealed that the applicant is requesting to re-subdivide a .42-acre tract of land M/L into two (2) residential lots, within a Residential Zoning District. Staff's review revealed the individual lots created meet the minimum lot size set forth in Sec. 24-5-301 of the Zoning Ordinance.

**REZONE-MAJ
26-02**

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: NICK LAROCCA

Subject: Applicant is requesting to amend the official zoning map (Sec. 24-5-207) from a Residential Zoning District to a Mixed Use Zoning District in companion with a Major Conditional Use Permit (Sec 24-4-207(4)(b)) in order to construct an accessory storage structure for business located at 708 E. School Street. Location of the request is **3704 Harvard Street.**

Staff Findings: The on site and site plan reviews revealed the applicant is requesting to rezone from a Residential Zoning District to a Mixed Use Zoning District in companion with a Major Conditional Use Permit (Sec 24-4-207(4)(b)) in order to construct an accessory storage structure for business. The proposed structure must meet development standards.

VAR 26-45

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: DOROTHY M. ILES

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct an accessory parking lot with crushed aggregate (recycled asphalt) on abutting property for overflow parking, within a Mixed Use Zoning District. Location of the request is **2305 E. Prien Lake Road.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct an accessory parking lot with crushed aggregate (recycled asphalt) on abutting property for overflow parking, within a Mixed Use Zoning District. The submitted drawing lacks the detail necessary for staff to confirm all development standards are being met, therefore additional drawings will be required at the time of permitting to ensure all development standards regarding setbacks, access, and landscaping are met.

VAR 26-49

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: NEIL FREDERICK

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to construct a new 18X18 accessory structure thereby exceeding the maximum allowable 40% of lot coverage, within a Residential Zoning District. Location of the request is **904 Treasure Lane.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to construct a new 18X18 accessory structure thereby exceeding the maximum allowable 40% of lot coverage, within a Residential Zoning District. Staff's review revealed the addition of the accessory structure results in an estimated 45% total lot coverage.

VAR 26-50

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: DANIEL KRISTL, JR.

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to maintain an existing unpermitted metal container within front setback of principal structure, within a Neighborhood Zoning District. Location of the request is **2602 Elms Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to maintain an existing unpermitted metal container within front setback of principal structure, within a Neighborhood Zoning District. While the principal structure sits to the rear of the property eliminating a backyard to place the storage unit within, staff cannot forward a position of support.

VAR 26-51

CHAPTER 24 - LAKE CHARLES ZONING ORDINANCE

Applicant: PRIOLA BUILDERS, INC.

Subject: Applicant is requesting a Variance (Sec. 24-4-205) in order to install a 70" wrought iron fence vs. required 6' wood privacy fence along rear and side property lines, within a Mixed Use Zoning District. Location of the request is **3715 Common Street.**

Staff Findings: The on-site and site plan reviews revealed that the applicant is requesting to install a 70" wrought iron fence vs. required 6' wood privacy fence along rear and side property lines, within a Mixed Use Zoning District. The intent of the privacy fence is to provide privacy and a buffer between uses that are different in character and/or magnitude. A wrought iron fence cannot provide the desired privacy without a continuous planted green screen. Therefore, staff cannot forward a position of support.

Other Business

Adjourn

The City of Lake Charles fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act, and related statutes, executive orders, and regulations in all programs and activities. The City operates without regard to race, color, or national origin. Any person who believes him/herself or any specific class of persons, to be subjected to discrimination prohibited by Title VI and/or Americans with Disabilities Act may by him/herself or by representative file a written complaint with the City of Lake Charles. The City's Title VI Coordinator/ADA Coordinator may be reached by phone at (337) 491 1440, the Mayor's Action Line at (337) 491 1346, or contact the appropriate Department Head.

CITY OF LAKE CHARLES CAPITAL IMPROVEMENT PLAN

FY26-27 through FY30-31 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project Phase	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Sidewalks/Bikes	Signals	Overlay
Ongoing	\$40,000,000	Design	LCR-Enterprise Boulevard (complete extension) *			x	x	x		x	x	x	x	
Ongoing	\$9,000,000	Planning	LCR-West Sale Road Reconstruction *	Lake Street	Ryan Street	x		x		x				
Ongoing	\$2,400,000	Program	Ongoing: Citywide street striping	Intersection				x						
Ongoing	\$900,000	Program	Misc. Bridge Replacements and Repairs											
Ongoing	\$700,000	Program	Ongoing: Citywide misc. Intersection Improvements					x						
Ongoing	\$250,000	Program	Reconstruction - Arteries and Collectors *	Citywide		x				x		x	x	
Ongoing	\$300,000	Program	Downtown Improvements											
A	\$3,500,000	Design	Reconstruction - 18th Street (Mid City CNI) Phase 2	Bridge	Creole Street			x		x	x	x	x	
A	\$3,800,000	Planning	W. Prien Lake Road Pedestrian Bridge	Lake	Contraband Parkway									
A	\$2,600,000	R/W & Utility	Bridge: Kirkman Street Rebuild	Citywide				x		x		x		
A	\$850,000	Planning	Bridge: Shell Beach Drive Rehab Over Griffith	Griffith Coulee					x	x				x
A	\$780,000	Planning	Ford Street	Division Street	Pine			x			x			
A	\$600,000	Design	Opelousas Street @ Bank Street	Intersection		x					x		x	
A	\$300,000	Planning	Bridge: W. Sale Road Rehabilitation	East Fork of Contraband		x		x	x	x	x	x		
A	\$252,000	Planning	Bridge: Hodges Street Rehab	Drainage Canal										
A	\$240,000	Planning	Bridge: 5th Avenue Rehab	5th Avenue Drain										
A	\$210,000	Planning	Bridge: Common Street Rehab	Drainage Canal										
A	\$250,000	Design	Bridge: Shell Beach Drive Rehab over Python	Python Coulee					x	x				x
AD	\$9,500,000	Design	LCR-Sallier Street	Lake Street	Stanton Street			x		x		x		
AD	\$2,000,000	Design	LCR-Sidewalk & Street Median Repair *											
AD	\$2,000,000	Program	LCR-City-wide Smart Signalization Upgrades											

Ongoing
A-1st or 2nd year
B-3rd to 5th year
C-6th or later year
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**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY26-27 through FY30-31 Street and Road Improvement Projects

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AD	\$1,000,000	Design	Bridge: Russell Street (DOTD Off System Bridge)											
AD	\$258,000	Planning	Bridge: Henderson Bayou Road Rehab	Henderson Bayou										
B	\$9,315,000	N/A	Reconstruction - 5th Avenue	McNeese Street	Prien Lake Road	x	x			x	x	x		
B	\$3,000,000	N/A	Downtown Streetscaping - Kirby Street											
B	\$2,600,000	N/A	Barbe Street	Sallier Street	Shell Beach Drive			x		x				
B	\$1,440,000	N/A	Bridge: Common Street Drainage Canal Rebuild	Contraband Bayou										
B	\$502,500	N/A	West Common	7th Street	East Street			x						
B	\$500,000	N/A	Veteran's Memorial Traffic Calming & Realignment	Mill Street	Broad Street									
B	\$480,000	N/A	Bridge: Lake Street Drainage Canal Rehab	Little Bayou										
B	\$125,000	N/A	Bridge: 6th Street Rehab	Farmers L&C Co. Canal										
B	\$75,000	N/A	Bridge: 7th Street Rehab	Drainage Canal										
B	\$75,000	N/A	Bridge: Moss Street Rehab	Contraband Bayou										
BD	\$15,000,000	N/A	LCR-Country Club Road Widening			x		x		x	x			
BD	\$12,000,000	N/A	Ihles Road (Parish Participation)	Sale Road	Country Club				x	x				
BD	\$10,000,000	N/A	LCR-Nellie Lutcher Parkway Streetscapes					x		x				
BD	\$3,000,000	N/A	Bridge: Henderson Bayou Road Rebuild	Henderson Bayou Bridge				x						
BD	\$2,500,000	Design	Bridge: Louisiana Avenue Rebuild	Louisiana Avenue @ Contraband Bayou							x			
BD	\$977,000	N/A	E. Prien Lake Rd. Corridor Study & Implementation (SSFA)	Ryan St.	Gerstner Memorial Blvd.									
BD	\$750,000	N/A	LCR-LA Ave/Enterprise Blvd. Intersection Improvements								x			

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CAPITAL IMPROVEMENT PLAN**

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BD	\$750,000	N/A	Lakeshore Drive Traffic Calming (Phase 1): Re-striping, signals											
BD	\$607,000	N/A	Install Gate Arms at Railroad Crossing (SSFA)	Broad St.	18th Street									
BD	\$477,000	N/A	Enterprise Blvd. Restripe & Safety Upgrades (SSFA)	Rosetta St.	Oak Park Blvd.									
BD	\$432,000	N/A	Broad St. Road Diet (SSFA)	Enterprise Blvd.	I-210									
C	\$9,200,000	N/A	Reconstruction - Louisiana Avenue	McNeese Street	Prien Lake Road			x		x		x		
C	\$9,000,000	N/A	Enterprise Boulevard Reconstruction	12th Street	Prien Lake Road			x		x				
C	\$6,075,000	N/A	Ernest Street	School St	Lagrange		x				x			
C	\$6,060,000	N/A	Reconstruction - Common Street	Prien Lake	Kirby			x		x		x		
C	\$3,500,000	N/A	Sale Road	Ryan	Common Street			x						
C	\$2,500,000	N/A	Pine Street & Pryce Street Connector	Pine	pryce		x			x				
C	\$2,357,500	N/A	11th Street	3rd Ave	2nd Ave			x						
C	\$2,100,000	N/A	Hodges Street	12th Street	15th Street				x	x				
C	\$1,800,000	N/A	Reconstruction - 18th Street	Ryan Street	Creole Street			x						
C	\$1,516,275	N/A	Orchid Street	5th Avenue	7th Avenue			x						
C	\$887,250	N/A	10th Street	Bilbo Street	Common Street							x		
C	\$800,000	N/A	Reid Street	Kirby Street	Clarence Street				x	x				x
C	\$780,000	N/A	Reconstruction - Walters Street	Louisiana Avenue	Kirkman Street			x						
C	\$765,063	N/A	1st Avenue	See Street	Dead End			x						
C	\$755,550	N/A	14th Street	5th Avenue	7th Avenue			x		x				
C	\$750,000	N/A	Install right-turn lane on Southpark Drive	McNeese Street							x			
C	\$750,000	N/A	Lakeshore Drive @ Broad Intersection Improvements											

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CAPITAL IMPROVEMENT PLAN**

FY26-27 through FY30-31 Street and Road Improvement Projects

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C	\$738,875	N/A	18th Street	4th Avenue	7th Avenue				x	x		x		x
C	\$508,875	N/A	Drew Street	Kirkman Street	Moss Street						x			
C	\$500,000	N/A	Install right-turn lane on Sale Road at Nelson	Intersection				x						
C	\$431,250	N/A	Repair Bilbo Street	Transit Center	Kirby Street			x		x		x		
C	\$400,000	N/A	Clement Street	Bank Street	Louisiana Avenue			x						
C	\$134,000	N/A	Ann St connection to I-10 service road	Intersection					x	x		x		
C	\$30,400	N/A	7th Avenue	2nd Street	Dead End			x		x		x		
C	\$22,800	N/A	4th Street	Rosteet	Dead End			x		x		x		
CD	\$15,000,000	N/A	Kirkman Street Concrete Patching	10th St	7th St									
CD	\$14,010,450	N/A	E. Prien Lake	Ryan Street	Hwy 14						x			
CD	\$15,000,000	N/A	LCR-Sallier Street	Stanton Street	Enterprise			x						
CD	\$8,000,000	N/A	Southpark Roundabout @ Red Davis McCollister								x			
CD	\$5,645,000	N/A	W. Prien Lake Rd Corridor Study & Implementation (SSFA)	Nelson Rd	Ryan St.									
CD	\$4,039,000	N/A	Gerstner Memorial Blvd corridor study & Implementation (SSFA)	Fruge St.	Red Davis McCollister Rd									
CD	\$4,000,000	N/A	LCR-Hwy 14 Beautification											
CD	\$4,000,000	N/A	LCR-Ryan Street Beautification											
CD	\$4,000,000	N/A	Ryan Street at Sallier/12th Street	Intersection				x						
CD	\$4,500,000	N/A	Install traffic circle at E. Prien and Derek Drive	Intersection				x		x		x		
CD	\$2,512,750	N/A	Lakeshore Drive	Clarence Street	Broad Street			x		x				
CD	\$2,407,500	N/A	Bank Street	7th Street	Broad Street			x		x		x		

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**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY26-27 through FY30-31 Street and Road Improvement Projects

CIP Category	Estimated Project Cost	Project Phase	Project	Limit One	Limit Two	Widen	New	Re-build	Asphalt	Drainage	Inter-section	Sidewalks/Bikes	Signals	Overlay
CD	\$2,150,000	N/A	LCR-Prien Lake Beautification											
CD	\$2,010,000	N/A	4th Avenue	6th Street	Broad Street			x		x	x	x		
CD	\$1,305,000	N/A	Martin Luther King Hwy Corridor Study & Implementation (SSFA)	Opelousas St	English Bayou									
CD	\$1,000,000	N/A	Oak Park Boulevard	4th Avenue	2nd Avenue			x						
CD	\$29,000	N/A	E. McNeese Retroactive Backplates (SSFA)	Ryan St.	Gerstner Memorial Blvd.									

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Asphalt Overlay Projects

CIP Category	Estimated Project Cost	Project Phase	Project	Limit One	Limit Two
Ongoing	\$1,500,000	Program	Asphalt Overlay Program		
Ongoing	\$650,000	Program	Cost Share with Calcasieu Parish	Parish Limits	City Limits
Ongoing	\$250,000	Program	Preventive maintenance of asphalt streets		
A	\$300,000	N/A	North Lyons Street	St. John	Opelousas St.
A	\$250,000	N/A	Railroad Avenue	1st Avenue	Bilbo St.
A	\$112,000	N/A	Mill Street	Hodges Street	Kirkman Street
A	\$105,000	N/A	Taimer Lane	Country Club	Par Dr / Dead End
A	\$104,000	N/A	Country Club Court	Country Club	S to Dead End
A	\$100,000	N/A	Pithon Street		
A	\$85,000	N/A	Mill Street	Ryan	Hodges
A	\$84,000	N/A	Donateil Street	West Dead End	East Dead End
A	\$80,800	N/A	St. Dizier Street	North Bilbo Street	East to Dead End
A	\$66,000	N/A	North Lincoln Street	Channel Street	North to Dead End
A	\$58,400	N/A	Penn Street	Creole Street	West to Dead End
A	\$56,000	N/A	Sally Mae Street	Cessford Street	Commercial Street
A	\$42,000	N/A	Mayo Street	Griffin Street	Dead End
A	\$42,000	N/A	Wendell Street	Griffin Street	Dead End
A	\$40,950	N/A	Macy Street	N. Ford Street	Kirkman Street
A	\$34,400	N/A	North 1st Avenue	Jackson Street	North Railroad Avenue
A	\$32,000	N/A	Guinn Street	Cathy Street	Carney Street
A	\$30,800	N/A	Bryant Court	3rd Avenue	West to Dead End
A	\$28,000	N/A	Carney Street	Guinn Street	Donateil Street
A	\$26,400	N/A	Dewey Street	North Junior Street	Dead End
B	\$4,500,000	N/A	Shellbeach Drive	Lake Street	W. to Dead End
B	\$2,500,000	N/A	River Road - Phase 2	Phase 1	End
B	\$844,800	N/A	Broad Street	Lakeshore Drive	Enterprise Boulevard
B	\$800,000	N/A	Opelousas Street	Kirkman Street	Bank Street
B	\$792,000	N/A	Mary Street	Graham Street	Highway 171
B	\$721,240	N/A	Hagan Street	Highway 171/MLK	Graham Street
B	\$403,800	N/A	Commercial Street	Lincoln Street	N. Malcolm Street
B	\$300,000	N/A	Mayo Street	Griffin Street	Dead End
B	\$250,000	N/A	Plant B/C WW - overlay interior roads		

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Asphalt Overlay Projects

CIP Category	Estimated Project Cost	Project Phase	Project	Limit One	Limit Two
B	\$192,000	N/A	Tallow Wood Drive N and S	Nelson Road	Nelson Road
B	\$176,000	N/A	N. Franklin Street	Gieffers Street	N. Railroad Avenue
B	\$144,000	N/A	Pear Street	Martha Street	Gieffers Street
B	\$120,000	N/A	Common Street	Kirby Street	Cleveland
B	\$108,000	N/A	S. Prien Lake Road	Country Club	Dead End
B	\$107,600	N/A	Benoit Road (Parish Participation)	South Prien Lake Road	Ogea Road
B	\$85,000	N/A	Gill Street	Lakeshore	Ryan Street
B	\$64,320	N/A	9th Avenue	3rd Street North	Dead End
B	\$62,400	N/A	Rogers Street	Country Club	Dead End
B	\$48,720	N/A	N. Lincoln Street	Channel Street	Dead End
B	\$21,600	N/A	Prater Street	Cline Street	Elder Street
C	\$1,512,000	N/A	North Adams Street	North Woodard Street	Medora Street
C	\$500,000	N/A	Kirkman Street Asphalt Patching	Kirby St	Pryce
C	\$249,600	N/A	Mill Street	Enterprise	Bilbo Street
C	\$70,240	N/A	Booker Street	Opelousas Street	Jackson Street
C	\$55,000	N/A	Plant B/C WW - parking for employees		
C	\$34,000	N/A	Powell Lane	City Limits	Dead End
C	\$24,000	N/A	Van Street	Powell Lane	Dead End
C	\$14,240	N/A	Brown Street	Powell Lane	Dead End
C	\$12,000	N/A	Junior Street	Commercial Street	North to Dead End
CD	\$12,000,000	N/A	W. Prien Lake Road Widening	Cove Lane	Nelson

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Water Projects

CIP Category	Estimated Project Cost	Project Phase	Project
Ongoing	\$5,500,000	Program	Citywide Water System Improvement Program
Ongoing	\$3,000,000	Program	AC and Cast Iron Waterline Replacement Program
Ongoing	\$2,500,000	Design	SE - New Water Admin/Service/Lab Building *
Ongoing	\$2,480,000	Program	Upgrade electrical equipment at plants
Ongoing	\$1,500,000	Program	GW - Convert to 480 volt power
Ongoing	\$335,000	Program	Extend Water Services Program
A	\$2,000,000	Planning	Upgrade water service lines in Henry Heights area (Harvard, Center, Auburn)
A	\$1,750,000	Planning	Upgrade water service lines in Enterprise area (9th, 10th, 11th: 1st Ave to Kirkman)
A	\$1,250,000	Design	GW - Transmission Main Phase II
A	\$1,000,000	Design	McN - Overhaul filter media beds
A	\$1,000,000	Planning	CW - Overhaul filter media beds
A	\$650,000	Planning	CH - Chlorine Containment
A	\$650,000	Planning	McN - Chlorine Containment
A	\$650,000	Planning	CW - Chlorine Containment
A	\$650,000	Planning	CE - Chlorine Containment
A	\$570,000	Program	Extend water to parish area along Big Lake Road, Lafanette Area, and Nelson
A	\$550,000	Planning	CH - MCC Building and Starter Improvements
A	\$450,000	Planning	McN - Sedimentation Basin Rehabilitation
A	\$300,000	R/W & Utility	Repair water main at Hwy 14 and Prien Lake Road
AD	\$8,000,000	Design	SE/SW - 1.0MG EST on Ham Reid Road
AD	\$3,000,000	Planning	SE - 2.0MG GST
AD	\$2,500,000	Bid and Contract	GW - Water well No. 15 *
AD	\$2,500,000	Planning	GW - HSPS Reconstruction
AD	\$1,500,000	Planning	SW - Water well No. 4
AD	\$1,500,000	Planning	Marine St / POLC Waterline Loop
AD	\$1,300,000	Bid and Contract	GW - Chemical Feed System Improvements *
AD	\$1,300,000	Design	SW - Chemical Feed System Improvements *
AD	\$1,250,000	Design	Big Lake Road Waterline (Ham Reid Rd to Haymark Rd)
AD	\$500,000	Planning	Knight Lane / Prien Lake Rd Waterline Loop
AD	\$400,000	Design	Country Club Waterline (Weaver to Flora Rd)
B	\$3,600,000	Planning	Extend water to W. Haymark Rd for LNG Terminal Expansion
B	\$750,000	Planning	SW - Backwash recovery system improvements

Ongoing
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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Water Projects

CIP Category	Estimated Project Cost	Project Phase	Project
B	\$750,000	Planning	GW - Backwash recovery system improvements
B	\$450,000	Planning	GW - Demolition of abandoned clearwell and HSPS
BD	\$7,000,000	Planning	CH - 500KG Replacement EST at CH
BD	\$8,000,000	Planning	McN/SE - 1.0MG EST at McN
BD	\$5,000,000	Planning	Water - Assume Port of LC Water Tower
BD	\$2,500,000	Planning	Chennault Water Looping
BD	\$1,500,000	Planning	Southpark Waterline Extension
BD	\$1,500,000	Planning	Red Davis McCollister Waterline Extension
CD	\$45,000,000	Planning	Corbina Rd - New 6.0 MGD Water Plant

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Wastewater Projects

CIP Category	Estimated Project Cost	Project Phase	Project
Ongoing	\$42,000,000	R/W & Utility	Install Southern Loop WW extension *
Ongoing	\$20,100,000	Program	Plant A Basin Rehabilitation
Ongoing	\$10,000,000	Program	University Place Basins: sewer line rehabs
Ongoing	\$6,200,000	Program	Wastewater System Improvements
Ongoing	\$5,500,000	Design	Hollyhill Sewer Lift Station Rebuild *
Ongoing	\$5,500,000	Design	Sarver Street LS: rebuild/expand *
Ongoing	\$5,350,000	Program	Citywide sewer collection rehab
Ongoing	\$4,950,000	Program	Lift Station Rehab Program
Ongoing	\$4,800,000	Bid and Contract	Plant A Service Area - Trunk line Lining *
Ongoing	\$4,250,000	Program	Asphalt Overlays - Wastewater Rehab
Ongoing	\$4,050,000	Program	Ongoing: Extend Sewer Services
Ongoing	\$1,850,000	Design	Lift Stations - Backup Power Generators *
Ongoing	\$1,500,000	Design	18th Street - Line sewerage trunk lining
Ongoing	\$1,400,000	R/W & Utility	Esplanade LS: re-build/expand
A	\$1,000,000	Planning	9th Street Sewer Rehabilitation
B	\$45,000,000	Program	WWTP BC Basin Rehabilitation
B	\$3,000,000	Planning	Lake Street - Line sewerage trunk
B	\$1,500,000	Planning	7th Avenue
BD	\$85,000,000	Planning	Plant A - Rebuild Plant to new standards
BD	\$1,000,000	Planning	Event Center Sewer Lift Station Upgrades
BD	\$750,000	Planning	Timberly Terrace sewage improvements
CD	\$35,000,000	Planning	Plant D - Expansion
CD	\$13,000,000	Planning	Chennault Area Sewer Upgrades
CD	\$5,000,000	Planning	Install sewerage: along Country Club Road
CD	\$4,000,000	Design	Graywood Parkway Sanitary Sewer Extension
CD	\$1,000,000	Planning	Install sewerage in Westridge Subdivision
CD	\$1,000,000	Planning	Install sewerage in Lafanette Road area
CD	\$750,000	Planning	Plant B/C - Equipment Storage Building
CD	\$600,000	Planning	Extend sewerage to west end Lisle Peters
CD	\$275,000	Planning	Install sewerage in Kara Bay subdivision
CD	\$150,000	Planning	Install sewerage in Turnberry, Fairway Lane area

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**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY26-27 through FY30-31 Drainage Improvement Projects

CIP Category	Estimated Project Cost	Project Phase	Project
Ongoing	\$1,000,000	Program	Citywide misc. drainage improvements
Ongoing	\$500,000	Program	Citywide CCTV work on stormwater drains
Ongoing	\$500,000	Program	Citywide Ditch and Drainage Lateral Maintenance
Ongoing	\$500,000	Program	Detention Ponds, Drainage Initiatives
Ongoing	\$500,000	Program	Detention Pond Maintenance
Ongoing	\$223,700	Program	Drainage rehab - Miscellaneous Outfalls
A	\$2,000,000	Design	Enterprise Blvd Drainage - Phase 2 (12th St to 17th St)
A	\$1,500,000	N/A	South Park Erosion (McNeese to Smith)
A	\$1,200,000	Planning	Drainage Rehab Enterprise Blvd to 5th Ave
A	\$1,200,000	Planning	Drainage Rehab Prien Lake to Mcneese
A	\$750,000	Design	Broad Street Drainage Repairs
A	\$200,000	Planning	Holly Hill Erosion
A	\$100,000	N/A	Greenwich Blvd. Drainage Study
A	\$100,000	Design	Fernwood Drainage Repairs
AD	\$6,000,000	Design	6th Street Drainage Improvements - Grein Avenue to Kayouche Coulee
AD	\$600,000	Design	W. McNeese Street Drainage and Sidewalks - S. Side *
AD	\$580,000	Design	W. Mcneese Drainage Improvements Southside Barbe Highschool Parking Lot
B	\$150,000	N/A	Outfall Improvements for Henderson Bayou near Prien Lake Road (\$50k City)
BD	\$2,500,000	Planning	Southpark Phase 3
C	\$2,357,500	N/A	3rd Avenue and 2nd Street - 11th Street
C	\$1,600,800	N/A	3rd Street
C	\$750,000	N/A	E and W Roosevelt Drainage Improvements
C	\$750,000	N/A	Cactus Drive
C	\$750,000	N/A	Prien Lake Road Drainage Improvements
C	\$750,000	N/A	Rose and Tulip Drainage
C	\$400,000	N/A	Opelousas Outfall
C	\$400,000	N/A	W. Oak Lane Drainage Phase 2
C	\$350,000	N/A	Michael Debakey Drive at Griffith Coulee lateral crossing
C	\$321,100	N/A	Enterprise Blvd Drainage - Phase 3
C	\$300,000	N/A	Goos Street and Mill Street Drainage Study
C	\$250,000	N/A	7th Avenue
C	\$180,000	N/A	Bridge: Kirkman Street Drainage Outfall Study and Repairs

Ongoing

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**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY26-27 through FY30-31 Drainage Improvement Projects

CIP Category	Estimated Project Cost	Project Phase	Project
C	\$150,000	N/A	Bridge: Drainage rehab - Ford at 6th Street
C	\$150,000	N/A	Install catch basins at Touchy and Lake Street
C	\$126,200	N/A	Drainage rehab - Terrace Subdivision
C	\$75,000	N/A	Cobra Lane
C	\$21,500	N/A	Drainage rehab - Liles Peters Road
CD	\$750,000	N/A	Repair Missouri-Pacific Lateral Erosion

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CITY OF LAKE CHARLES CAPITAL IMPROVEMENT PLAN

FY26-27 through FY30-31 Downtown, Event Center, Lakefront, Beautification & Quality of Life Projects

CIP Category	Estimated Project Cost	Project Phase	Project
Ongoing	\$4,000,000	Design	Lakefront Boardwalk Phase 3 *
Ongoing	\$2,500,000	Program	Lakefront/Downtown Improvements
Ongoing	\$1,600,000	Program	Event Center Improvements
Ongoing	\$500,000	Program	Bord du Lac Enhancements
Ongoing	\$350,000	Program	Christmas lighting for Downtown
Ongoing	\$100,000	Program	LCR-Sign Enhancement Incentive *
A	\$1,500,000	N/A	Coliseum restroom upgrades
A	\$1,000,000	Planning	Lakefront Signage/Wayfinding
A	\$500,000	N/A	Exhibition Hall Improvements
A	\$300,000	N/A	W. Sallier St. Median Beautification
A	\$250,000	N/A	Landscape Screening at WWTP B/C
A	\$250,000	Program	Downtown Streetscaping Program
A	\$250,000	N/A	Coliseum Sports Lights Upgrade
AD	\$50,000,000	Design	Indoor Sports Facility *
AD	\$26,000,000	N/A	LCR-Lakefront Amphitheater & Millennium Park Upgrades
B	\$8,500,000	N/A	Event Center - Exterior Improvements
B	\$4,000,000	N/A	Additional Downtown Streetscaping Projects
B	\$3,000,000	N/A	Exhibit Hall - Renovated Meeting Spaces/Storage/Conference Center
B	\$2,950,000	Program	North Beach Walking Path/Sand Regrade/Parking Lot
B	\$2,000,000	N/A	Arena 1st Floor Renovated Concourse with Food/Beverage
B	\$2,000,000	N/A	Arena 2nd Floor Renovated Concourse with Food/Beverage
B	\$1,800,000	N/A	Event Center Air Handler Replacement
B	\$1,000,000	N/A	Exhibit Hall - Renovated Hall Entrance and Lobby
B	\$600,000	N/A	Rosa Hart Lighting Upgrades
B	\$250,000	Program	Roof RGB Uplighting
B	\$150,000	N/A	Replace Air Wall on third floor
BD	\$400,000	N/A	LCR- I-10 Beautification & Blight Elimination
BD	\$250,000	N/A	LCR-Sen J Bennett Johnson Beautification
C	\$20,000,000	N/A	New 3 Story Façade with Streetside Arena Entrance and Lobby
C	\$20,000,000	N/A	New 3 Story Façade with Lakeside Arena Entrance and Lobby
C	\$1,500,000	N/A	North Bord du Lac Dr. reconfigure
C	\$500,000	N/A	Event Center Eastside Entrance - lighting, landscaping, fountain upgrade, irrigation

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CITY OF LAKE CHARLES

CAPITAL IMPROVEMENT PLAN

FY26-27 through FY30-31 Downtown, Event Center, Lakefront, Beautification & Quality of Life Projects

CIP Category	Estimated Project Cost	Project Phase	Project
CD	\$215,000	N/A	LCR-Mid-City 5th Ave. Beautification
CD	\$200,000	N/A	LCR-Mid-City Enterprise Blvd. Beautification

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Pedestrian Projects

CIP Category	Estimated Project Cost	Project Phase	Project	Limit One	Limit Two
Ongoing	\$500,000	Program	Ongoing: Sidewalks new construction - citywide		
Ongoing	\$275,000	Program	Ongoing: Sidewalk repairs - citywide		
Ongoing	\$50,000	Program	Ongoing: Install, restripe street pedestrian crossings		
Ongoing	\$50,850	Design	Texas Street West Side	Arkansas Street	Buddy Prejean Park
Ongoing	\$50,400	Design	Hillcrest Drive South Side	Russell Street	Dead End
Ongoing	\$45,000	Design	East Parkway East Side	McNeese Street	Contour Street
Ongoing	\$31,050	Design	Brentwood Avenue East Side	Illinois Street	Dead End
Ongoing	\$31,050	Design	Briarfield Lane West Side	Illinois Street	Dead End
Ongoing	\$31,050	Design	West Walton Street East Side	Illinois Street	South Walton Street
Ongoing	\$31,050	Design	Fourden Lane West Side	Illinois Street	South Walton Street
Ongoing	\$31,050	Design	East Walton Street West Side	Illinois Street	South Walton Street
Ongoing	\$29,700	Design	Ohio Street North Side	Arkansas Street	Texas Street
Ongoing	\$23,400	Design	South Walton Street North Side	East Walton Street	West Walton Street
Ongoing	\$20,250	Design	Contour Street North Side	East Parkway	Common Street
A	\$500,000	N/A	Power Center Sidewalks	Cottages Drive	E. Prien
A	\$321,480	N/A	Kirkman St West Side	Prien Lake	Walters St
A	\$200,000	N/A	Pedestrian Crossings - Kirkman, Misc Streets		
A	\$160,200	N/A	1st Avenue West Side	Oak Park Boulevard	12th Street
A	\$120,600	N/A	West Parkway West Side	McNeese Street	Dolby Street
A	\$105,750	N/A	Locke Lane East Side	Henderson Bayou Road	West Prien Lake Road
A	\$105,750	N/A	Common Street West Side	12th Street	17th Street
A	\$83,250	N/A	Weaver Road West Side	Sale Road	Stoneybrook Lane
AD	\$350,000	N/A	Pedestrian Cross Walk - Memorial Hospital Area		
B	\$600,000	N/A	Lisle Peters Road sidewalks - Phase 2	E. St. Charles	west to end of road
B	\$175,500	N/A	Greenway Street South Side	East Central Parkway	Dead End
B	\$138,150	N/A	Alamo Street North Side	Common Street	Enterprise Boulevard
B	\$130,050	N/A	Crestwood Street East Side	Overhill Drive	Avalon Street
B	\$120,150	N/A	Vanessa Avenue North Side	Crestwood Street	Dead End
B	\$112,500	N/A	East Central Parkway East Side	University Drive	University Park
B	\$84,375	N/A	Beauregard Street West Side	Greenway Street	Overhill Drive
B	\$72,000	N/A	Morningside Drive North Side	East Central Parkway	Jefferson Drive
B	\$55,125	N/A	Henderson Bayou Road North Side	Henderson Bayou Bridge	West Prien Lake Road

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Pedestrian Projects

CIP Category	Estimated Project Cost	Project Phase	Project	Limit One	Limit Two
B	\$47,700	N/A	Heather Street North Side	Crestwood Street	East Central Parkway
B	\$46,125	N/A	Mignonette Lane South Side	Nelson Road	Alma Lane
B	\$44,550	N/A	Petticoat Lane East Side	Jefferson Drive	Dolby Street
B	\$44,100	N/A	Henderson Bayou Road South Side	Locke Lane	Henderson Bayou Bridge
B	\$44,100	N/A	Alma Lane West Side	Sale Road	Mignonette Lane
B	\$36,000	N/A	Kennedy Street West Side	Michael Debakey Drive	Sallier Street
B	\$35,325	N/A	Overhill Drive North Side	Beauregard Street	East Central Parkway
B	\$35,100	N/A	Western Street West Side	Michael Debakey Drive	Sallier Street
B	\$33,750	N/A	Dolby Street North Side	Jefferson Drive	East Parkway
B	\$32,400	N/A	Clooney Street West Side	Louie Street	Rosalie Street
B	\$30,375	N/A	Lee Street West Side	Vanessa Avenue	Jefferson Drive
B	\$22,947	N/A	Frugé St. South Side	Malcolm St	Hwy 14
B	\$13,578	N/A	VE Washington Ave West Side	I-10 Service Road	Belden St
B	\$13,500	N/A	Avalon Street East Side	Archwood Street	Greenway Street
B	\$12,375	N/A	Blossom Lane East Side	East Greenway Street	Dead End
BD	\$500,000	R/W & Utility	LCR-Bike Trail (Riverside to Prien Lake)		
BD	\$308,595	N/A	Lake Street	Country Club Road South (east side)	Windsor Court
C	\$52,650	N/A	12th Street South Side	Gerstner Memorial Drive	Russell Street
C	\$24,750	N/A	Briartrail Drive West Side	Hillcrest Drive	Dead End
MISC. PROJECTS					
Ongoing	\$100,000	Program	Transit Passenger Shelters		
CD	\$100,000,000	N/A	Phased Underground Infrastructure Plan		
CD	\$5,000,000	N/A	Upgrade Street Network to Create Campus Environment at Sowela		

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Recreation Projects

CIP Category	Estimated Project Cost	Project Phase	Project
Ongoing	\$1,400,000	Bid and Contract	Mallard Golf 12 Bay Hitting Area
Ongoing	\$1,200,000	Bid and Contract	Riverside Park Erosion
Ongoing	\$740,000	Bid and Contract	Goosport Splash Pad Redesign *
Ongoing	\$500,000	Program	Central School Auditorium Improvements
Ongoing	\$450,000	Program	Recreation facility renovations & improvements
Ongoing	\$360,000	Program	Mallard Golf Course Facility Upgrades *
Ongoing	\$200,000	Program	Millennium Park
Ongoing	\$150,000	Program	Partners in Parks
Ongoing	\$100,000	Design	Penn Street Kayak Launch (Mid City CNI) *
A	\$3,000,000	N/A	OD Johnson North Parking Lot Pavement & Drainage
A	\$1,000,000	N/A	College Oaks Parking Lot Expansion and Redesign
A	\$350,000	N/A	Veteran's Memorial Park - Brick Pavers
A	\$250,000	N/A	Central School Parking Expansion
A	\$250,000	N/A	Hillcrest Restroom
A	\$200,000	N/A	Goosport Parking Improvements/Additions
A	\$150,000	N/A	Buddy Prejean Concession Stand Redesign
A	\$150,000	N/A	Millennium Park Ziplines
A	\$150,000	N/A	OD Johnson Complex Overhead Safety Netting
AD	\$7,000,000	Planning	Purple Heart Gym Rebuild
AD	\$6,048,555	Planning	LCR-Relocate Weaver Park Ballfields
AD	\$5,000,000	Design	LCR-Huber Park Upgrades Phase II
AD	\$4,000,000	Design	New Park - Lake @ 18th (Mid City CNI)
AD	\$1,500,000	N/A	Riverside Bird Observatory Path
AD	\$300,000	N/A	LCR-Great Lawn - Prejean Drive
AD	\$300,000	N/A	LCR-Lock Park/Lock Cottage - Phase II
B	\$1,500,000	Program	Tuten Park Walking Path Upgrades and Pond Expansion
B	\$1,000,000	N/A	Buddy Prejean Splash Pad/Restroom/Fencing
B	\$600,000	N/A	Lagrange Soccer Lighting
B	\$500,000	N/A	Hillcrest Football Field and Parking Lot Expansion
B	\$400,000	N/A	Buddy Prejean Pump Track Bike Park
B	\$300,000	N/A	Drew Park Walking Path Resurfacing and Parking
B	\$250,000	N/A	JD Clifton Future/I-10 Beautification

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
FY26-27 through FY30-31 Recreation Projects

CIP Category	Estimated Project Cost	Project Phase	Project
B	\$250,000	N/A	College Oaks - Renovate concession
B	\$200,000	N/A	Mary Belle Williams Park Improvements
BD	\$500,000	Program	Veteran's Memorial Park Grounds Upgrades
C	\$2,000,000	N/A	North Beach Amenities
C	\$400,000	N/A	Nellie Lutcher Annex Community Pavilion
C	\$360,000	N/A	Henry Heights Concession Stand and Bathroom Redesign
C	\$300,000	N/A	Riverside Rec Center - outdoor deck
C	\$100,000	N/A	Grace Medora Basketball Pavillion
C	\$75,000	N/A	Columbus Circle Basketball Court Pavillion
CD	\$1,300,000	N/A	LCR-Columbus Circle Expansion Boys & Girls Club

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**CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN**

FY26-27 through FY30-31 Public Facilities & Public Safety

CIP Category	Estimated Project Cost	Project Phase	Project
Ongoing	\$25,000,000	Construction	Public Works Complex Rebuild and Relocation *
Ongoing	\$17,600,000	Bid and Contract	New Fire Training Facility *
Ongoing	\$1,500,000	Program	Ongoing: Fire equipment purchases
Ongoing	\$1,500,000	Planning	Repair Warning Sirens *
Ongoing	\$1,000,000	Program	Ongoing City technology upgrades
Ongoing	\$250,000	Program	Misc. Fire Station Improvements
Ongoing	\$250,000	Design	Streetscape around City Hall
Ongoing	\$250,000	Program	Misc. City Hall Improvements
A	\$2,250,000	N/A	Fire Station - Morganfield
AD	\$3,000,000	Planning	LCR-Flight School @ SOWELA/Chennault
AD	\$2,500,000	Planning	LCR-Region 5 STEM Center
B	\$2,250,000	Design	Fire Station - Ham Reid Road
B	\$1,500,000	Planning	Fire Station Expansion - Enterprise Blvd
B	\$750,000	N/A	Replace City Hall Elevators
B	\$450,000	N/A	Records Storage Facility - Police
BD	\$150,000	Program	Transit Surveillance and Security Equipment
C	\$2,500,000	N/A	Fire station - NLC + Land
C	\$2,250,000	N/A	Fire station - Southpark area
C	\$250,000	N/A	Purchase new fire station site on Hwy 171
CD	\$250,000	N/A	LCR-Salvation Army Dormitory

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
Exhibit A - LCRebound Bond Projects

CIP Category	Estimated Project Cost	Project Phase	Project
Complete	\$1,214,371	N/A	Buddy Prejean Park FY25
Complete	\$532,052	N/A	3D Projection Mapping & Audio Upgrades
Complete	\$467,734	N/A	Huber Park Upgrades Phase I
Complete	\$369,450	N/A	College Oaks - playground equipment
Complete	\$270,550	N/A	Mary Belle Williams - playground equipment
Complete	\$260,100	N/A	Veteran's Memorial/911 Memorial Park Repairs
Complete	\$60,000	N/A	Kayak Launches - Riverside & Holly Hill
Ongoing	\$40,000,000	Design	Enterprise Boulevard Extension
Ongoing	\$26,000,000	Construction	West Sallier/12th Street Reconstruction
Ongoing	\$9,000,000	Planning	West Sale Road Reconstruction
Ongoing	\$1,775,000	Construction	Lock Park - Inclusive Playground Phase I
Ongoing	\$100,000	Program	Sign Enhancement Incentive
AD	\$26,000,000	N/A	Lakefront Amphitheater & Millenium Park Upgrades
AD	\$6,048,555	Planning	Relocate Weaver Park Ballfields
AD	\$5,000,000	Design	Huber Park Upgrades Phase II
AD	\$3,000,000	N/A	Flight School @ SOWELA/Chennault
AD	\$2,500,000	N/A	Region 5 STEM Center
AD	\$2,000,000	Design	Sidewalk & Street Median Repair
AD	\$2,000,000	Program	City-wide Smart Signalization Upgrades
AD	\$300,000	N/A	Great Lawn - Prejean Drive
AD	\$300,000	N/A	Lock Park/Lock Cottage - Phase II
BD	\$15,000,000	N/A	Country Club Road Widening
BD	\$10,000,000	N/A	Nellie Lutcher Parkway Streetscapes
BD	\$750,000	N/A	LA Ave/Enterprise Blvd. Intersection Improvements
BD	\$500,000	R/W & Utility	Bike Trail (Riverside to Prien Lake)
BD	\$400,000	N/A	I-10 Beautification & Blight Elimination
BD	\$250,000	N/A	Sen J Bennett Johnson Beautification
CD	\$215,000	N/A	Mid-City 5th Ave. Beautification
CD	\$200,000	N/A	Mid-City Enterprise Blvd. Beautification
CD	\$4,000,000	N/A	Hwy 14 Beautification
CD	\$4,000,000	N/A	Ryan Street Beautification
CD	\$2,150,000	N/A	Prien Lake Beautification

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CITY OF LAKE CHARLES
CAPITAL IMPROVEMENT PLAN
Exhibit A - LCRebound Bond Projects

CIP Category	Estimated Project Cost	Project Phase	Project
CD	\$1,300,000	N/A	Columbus Circle Expansion Boys & Girls Club
CD	\$250,000	N/A	Salvation Army Dormitory

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SUNSHINE DELIGHTS, LLC

Date: March 23, 2026

To: City of Lake Charles

Planning and Development Department

326 Pujol Street, Lake Charles, LA 70601

RE: Letter of Intent for Proposed Mixed-Use Development at Corner of Sarah Lane & Nelson Rd, south side, Parcel Number #00049166

To the Planning and Development Department,

I am writing to formally express my intent to develop a commercial project within the City of Lake Charles consisting of multiple retail spaces and professional office units. This development is designed to foster local economic growth by offering modern, flexible spaces for businesses, entrepreneurs, and professional services.

We are committed to ensuring that the project complies fully with all applicable zoning regulations, building codes, and city planning requirements. The design will incorporate adequate parking, safe access, and appropriate signage, and infrastructure improvements where necessary. Additionally, we intend to prioritize quality construction, aesthetic appeal, and long-term sustainability to complement and enhance the surrounding area.

Our team looks forward to collaborating with the City of Lake Charles, including the Planning and Zoning Department, throughout the review and approval process. We are prepared to submit detailed site plans, architectural drawings, and any other required documentation to facilitate a thorough evaluation of the project.

Thank you for your time and consideration. I would welcome the opportunity to discuss this proposal further and address any questions or requirements you may have.

Designing for the Future



ARCHITECTURAL

Design Solutions





Contents

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7	Standing Seam Metal Roofing
11	Insulated Metal Panels
17	Concealed Fastening Systems
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22	Soffits
23	Exposed Fastening Systems
26	Structural Systems
27	Retrofit Solutions
29	Service That Makes a Difference

Cover Top Photo

PROJECT: New Hampshire Technical Institute Student Center LOCATION: Concord, NH PANEL PROFILE: PBC COLOR: Galvalume®

Cover Bottom Photo

PROJECT: Teton Science School LOCATION: Jackson, WY PANEL PROFILE: SuperLok® Series COLOR: Zactique II

Product Application Chart & Index

	ROOF SYSTEM	FACADE SYSTEM	EXTERIOR WALL	INTERIOR WALL	CANOPY ROOF LINER	SOFFIT SYSTEM	CURVED ROOFS	EQUIPMENT SCREENS	FRAMING SYSTEMS	PAGE NUMBER
VERTICAL LEG SSR	■									8
TRAPEZOIDAL SSR	■									10
CURVED BATTENLOK®						■				9
INSULATED ROOF PANELS	■									12
INSULATED WALL PANELS			■							13
7.2 PANEL	■	■	■				■			24
CRAFTSMAN™	■	■				■				18
FW-120		■	■		■		■			19
IL			■							20
SHADOWRIB™	■	■					■			19
NUWALL®	■	■					■			19
DESIGNER® SERIES		■	■				■			18
MASTERLINE 16			■	■						19
QWIKLOK™				■	■					21
CLASSIC®				■	■					21
ARTISAN®			■		■					22
FLEXLOC®	■				■	■	■			22
LITEFRAME®								■		26
NUROOF®								■		28

MBCI has earned its reputation as one of the nation's leading suppliers of preformed metal for roofs, walls, mansards and soffits by providing the highest quality building components and service in the industry.

This Product Application Chart is for general reference only. Not all panels, gauges and widths should be used for these applications. Please call MBCI for the best product for your specific application.

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, MBCI reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at www.mbc.com. Application details are for illustration purposes only and may not be appropriate for all environmental conditions, building designs or panel profiles. Projects should be designed to conform to applicable building codes, regulations and accepted industry practices. If there is a conflict between this manual and project erection drawings, the erection drawings will take precedence. MBCI's insulated metal panel product line is manufactured by Metl-Span.

STIMULATE YOUR IMAGINATION

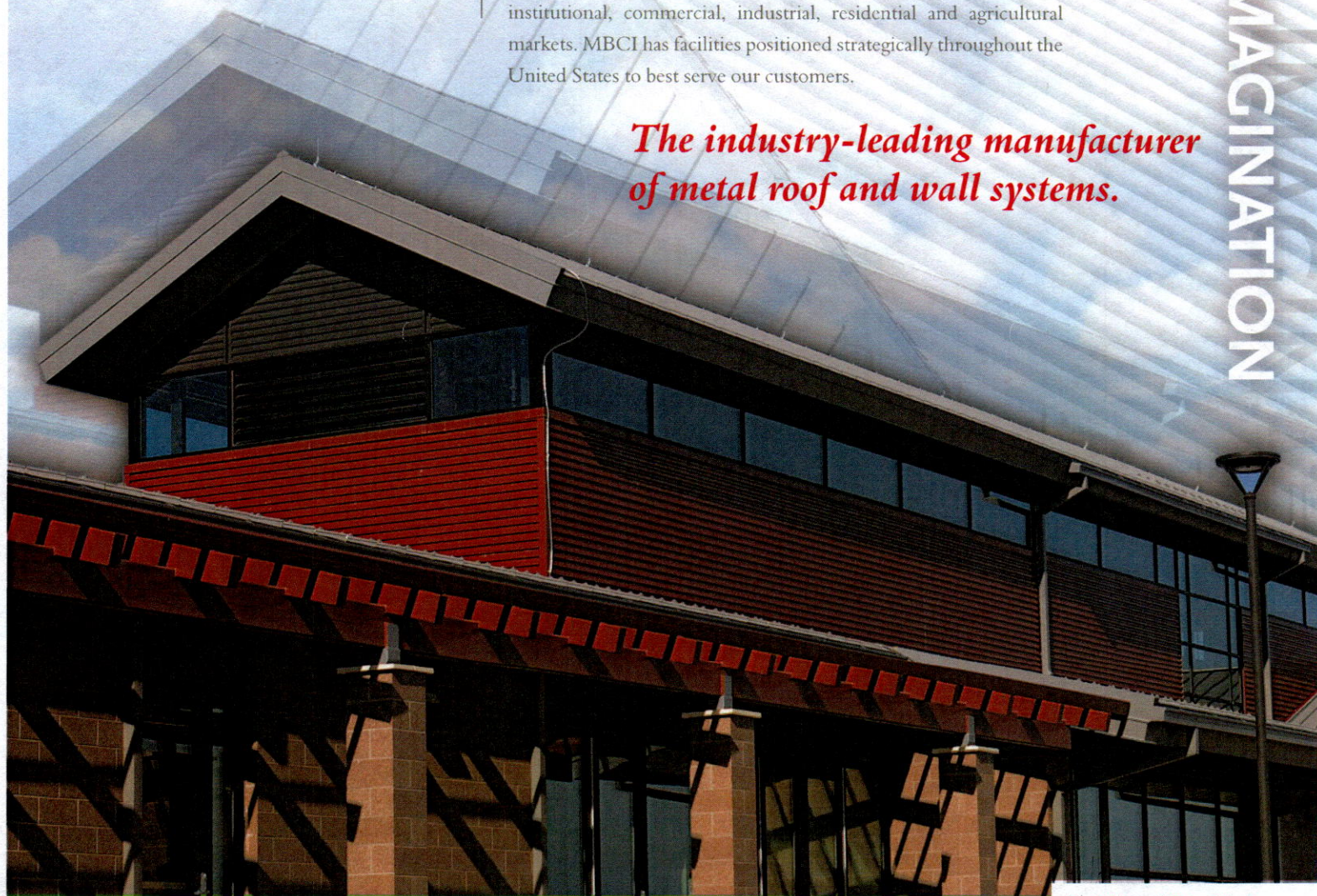
WITH MBCI'S BROAD SPECTRUM OF PANEL OFFERINGS, DESIGN OPPORTUNITIES ARE EXPONENTIAL. PRODUCT OFFERINGS RANGING FROM SINGLE SKIN ROOF AND WALL PANELS TO INSULATED METAL PANELS, SOLUTIONS FOR NEW AND RETROFIT CONSTRUCTION, COATINGS IN A BREADTH OF COLORS AND APPLIED FINISHES PROVIDE YOU INSPIRATION TO **DESIGN YOUR MASTERPIECE.**

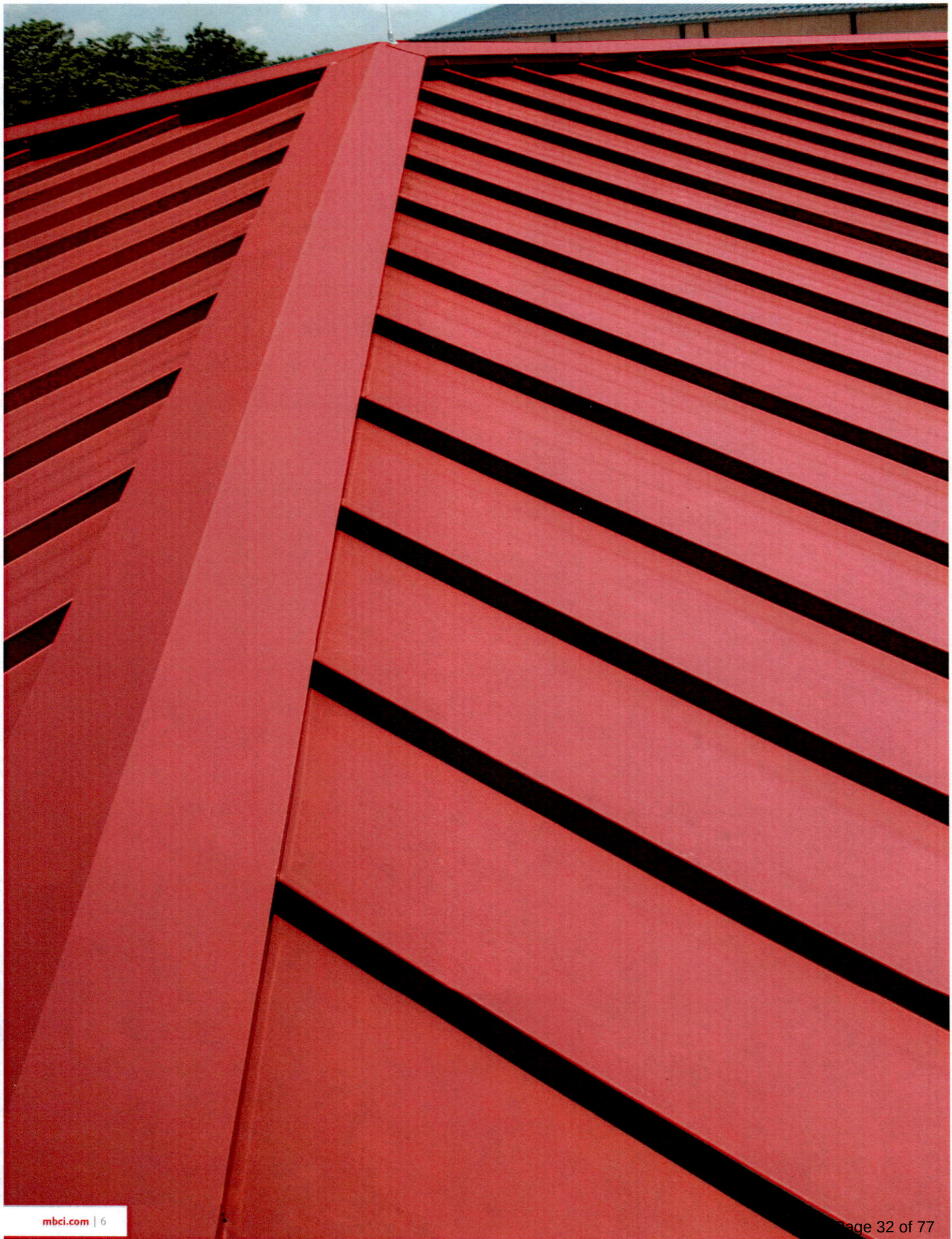
THE MBCI ADVANTAGE

Since 1976, MBCI has been dedicated to providing our customers with the highest quality products and excellent service from our skilled professionals. MBCI is the industry-leading manufacturer of metal roof and wall systems, supplying products to the architectural, institutional, commercial, industrial, residential and agricultural markets. MBCI has facilities positioned strategically throughout the United States to best serve our customers.

*The industry-leading manufacturer
of metal roof and wall systems.*

STIMULATE YOUR IMAGINATION



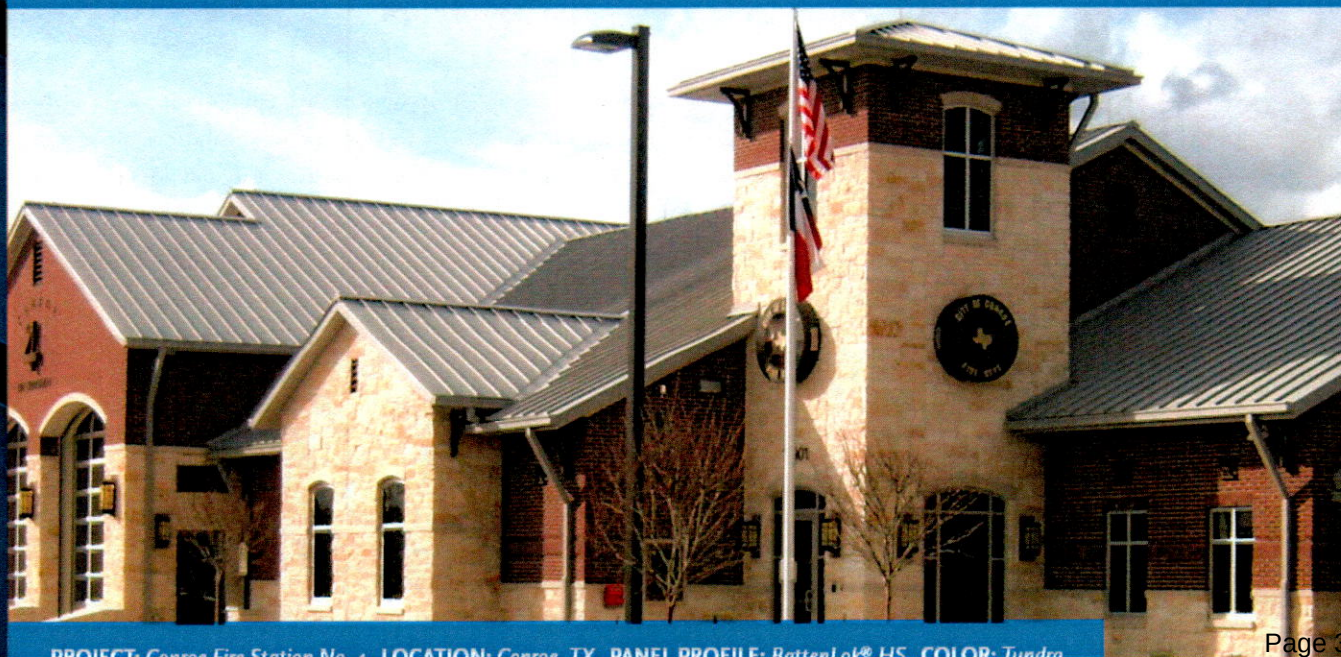


Standing Seam Metal Roofing

When your design requires a roofing system that is both aesthetically pleasing and structurally sound, choose one of MBCI's standing seam metal roof (SSR) systems. Our SSR systems are some of the most durable and weathertight roof systems available in the industry, providing longevity while enhancing the appearance of the building.

MBCI offers two types of standing seam metal roofs: vertical leg structural and trapezoidal structural. Each system carries the Underwriters Laboratories Wind Uplift (UL 90), Fire Resistance and Impact Resistance ratings covering a wide range of roof designs. Additional ratings have been given to the individual panel systems.

Special clips are available for thermal roof expansion and contraction during extreme temperature changes. All trim is both weathertight and aesthetically pleasing, giving the roof a clean, finished appearance.



Vertical Leg Structural Standing Seam Metal Roof Systems

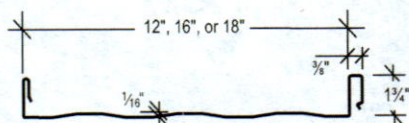
The vertical leg systems blend the aesthetics of an architectural panel with the strength of a structural panel. These panels have earned several UL uplift ratings, assuring reliability of performance, while also providing flexibility to meet design challenges.

Each of these SSR systems is designed to be installed over open framing. However, the MBCI LiteFrame®, $\frac{5}{8}$ " plywood or a composite roof assembly may be used as an alternate substructure.



PROJECT: Audubon National Wildlife Refuge **LOCATION:** Coal Harbor, ND **PANEL PROFILE:** BattenLok® HS **COLOR:** Classic Green

LOKSEAM®

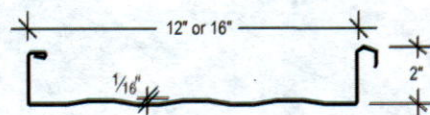
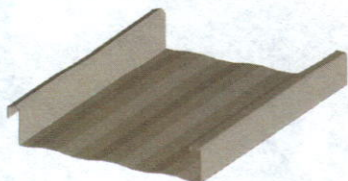


LokSeam® is a snap-together standing seam roof system with a 1 1/4" tall vertical rib for use on roofs with a minimum slope of 3:12. Available in 12-inch, 16-inch and 18-inch widths, LokSeam® panels can be installed over open framing or a solid substructure and are capable of transitioning from roof to fascia with the use of a rib cover. LokSeam® does not require a solid substructure for support.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16", 18"
- **Minimum Slope:** 3:12
- **Panel Attachment:** Concealed Fastening System, Standard and UL 90 Clips
- **Gauges:** 24 (standard); 22 (12", 16", 18"), 26 (12") (optional)
- **Finishes:** Striated (standard); Embossed Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

SUPERLOK®



SuperLok® is a mechanically field-seamed system that combines a 2" tall slim rib with exceptional uplift resistance. MBCI designed the SuperLok® system to withstand the most rigorous weather conditions. This panel can be installed directly over purlins or bar joists, and does not require a solid substructure for support.

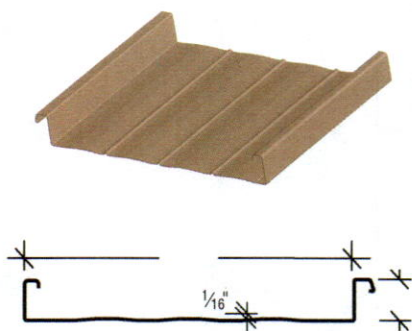
In addition to the UL 90 rating, the SuperLok® system meets a variety of ratings as tested under FM Global Corporation Standard 4471.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** 1/2:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22, 26 (optional)
- **Finishes:** Smooth Striated (standard); Embossed Striated (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



BATTENLOK® HS

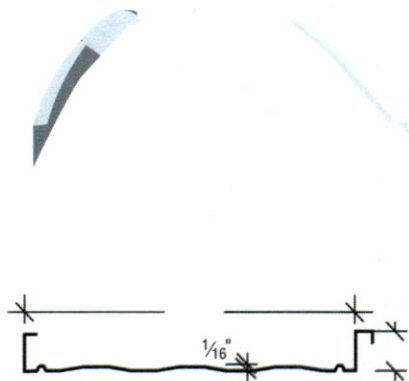


BattenLok® HS is a mechanically field-seamed, high strength structural standing seam roof system. The BattenLok® HS panels have a two-inch tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** 1/2:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth or Embossed; with Striations or Striations with Pencil Ribs (16" only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

CURVED BATTENLOK®



When your roof calls for a curved standing seam metal roof, Curved BattenLok® is an ideal choice. The Curved BattenLok® profile is a water shedding, curved standing seam metal roof system with a two-inch tall standing seam that is field-seamed during the installation process. Striations are standard and added for aesthetic value.

Curved BattenLok® is a structural roofing panel that may be curved to a minimum radius of 20 feet and can be installed directly over purlins or joists. This curved standing seam metal roof system can also be installed over wood decks and metal decks with rigid insulation. Open framing applications eliminate costly curved deck surfaces and membrane underlayments. For large projects and/or long panels, the curving process for the curved standing seam metal roof system may best be accomplished at the job site.

Product Specifications

- **Application:** Roof
- **Coverage Width:** 16"
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth Striated (standard)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300

KING



Barry D. King, AIA,
Architect
1312 Sampson St.
Westlake, LA 70669
337.494.0806

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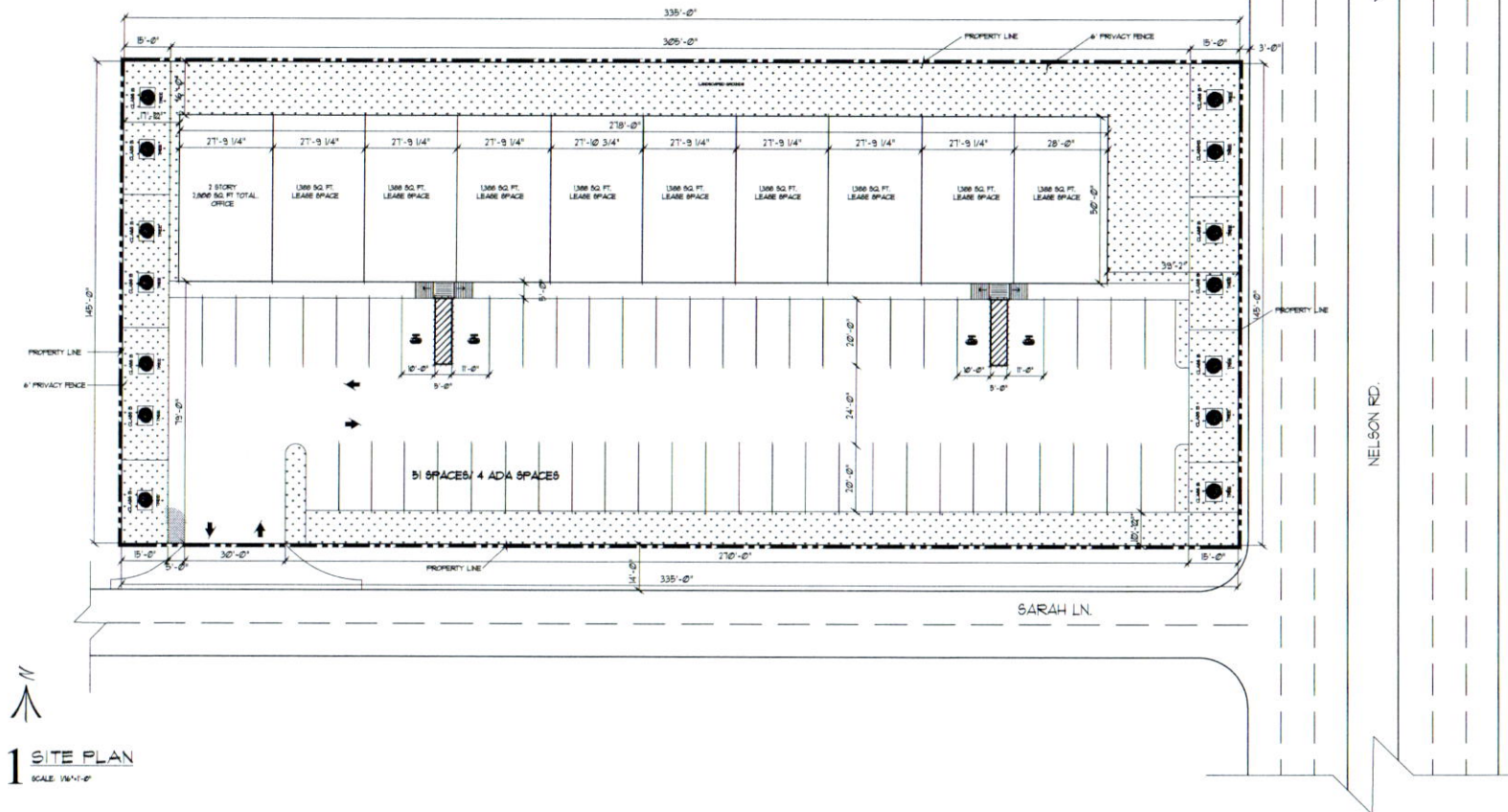
JOB NO: _____
DATE: 8-18-25
DRWN BY: JF
CHKD BY: JC

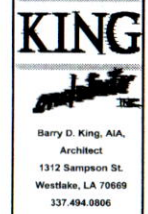
REVISIONS

SULLA DELIGHTS OFFICE COMPLEX
TED NELSON RD.
LAKE CHARLES, LA
CALCASIEU PARISH

SITE
PLAN

A-100

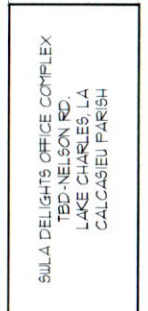




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ADHERED TO

JOB NO: _____
 DATE: 5-10-25
 DRWN. BY: JF
 CHKD. BY: JC

REVISIONS



EXTERIOR
ELEVATIONS

A-300



Apr 28, 2026 at 11:27 AM







CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujol Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL/MAS/VAR 26-10

Applicant: Heard Development

Address: Southside 2100 Blk Fitzenreiter Rd.

Heard Development Inc

[REDACTED]
Lake Charles, LA
[REDACTED]

June 9, 2026

City of Lake Charles
326 Pujo St
Planning Dept., Seventh Floor
Lake Charles, LA
70601

Hi Jennifer,

RE : Additional information and drawings to replace the original application drawings

Reasoning:

This is to follow our conversation yesterday to change the lot sizes to a bit larger. The attached drawing is to REPLACE the drawing in our application of May 19, 2026.

The purpose is to accommodate larger areas for sewer and servicing (.503 acre), by allowing the minimum size and larger to accommodate mechanical systems.

Specifically, the lots are all very far from the Fitzenreiter sewer main, which is 6 feet deep. Our closest lot (10) would be approximately 450' from the main. This would allow no sewers to attach to the main without pump systems in the subdivision. The sales and construction of ten lots might prohibit the subdivision from being feasible, with the sewer being a main concern.

The lots will all be connected to the City water system, which favors the on site mechanical systems.

With the larger lot sizes, we wish to apply for approved mechanical sewer systems that would drain into ditches on the roadway, by applying to the proper authorities with engineered drawings

Please consider this in your concerns for this application and concerns for this subdivision.

Please attach this letter to our application you received from May 19, to show the larger lots and to explain the reasoning behind the lot changes.

Thank you,



Terrell Heard

[Redacted]
[Redacted]

Heard Development Inc

[REDACTED]
Lake Charles, LA
[REDACTED]

May 19, 2026

City of Lake Charles
326 Pujo St
Planning Dept., Seventh Floor
Lake Charles, LA
70601

Planning Department,

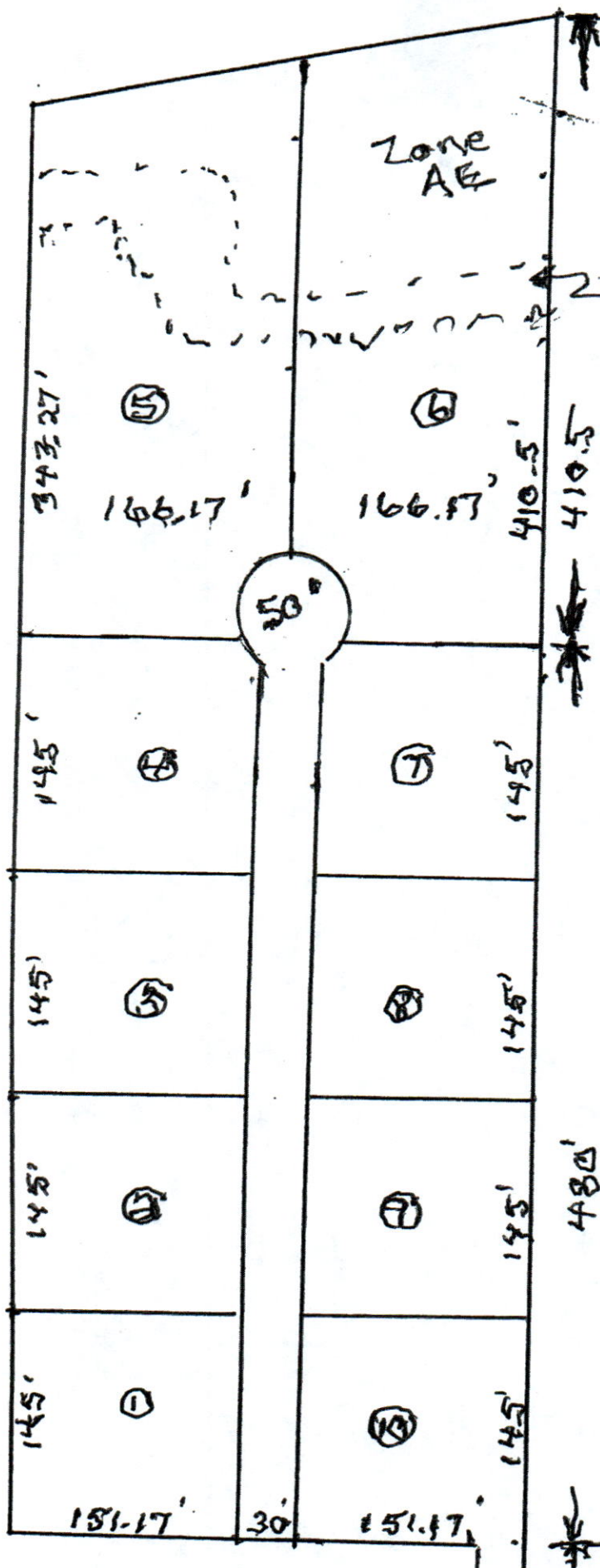
RE: This letter of intent is for the 2135 Fitzenreiter Rd Property Application.

I am the owner Heard Development and have submitted the Application for development of our land, approximately 7.5 acres.

There will be 10 lots, with a private road over 200 feet entering the property. The new private road entering our subdivision also enters from a private asphalt road that leaves Fitzenreiter Road and passes behind the Combrel-Fondel school. Our property has a 25 foot portion that attaches to Fitzenreiter Rd and the the main property is behind the school.

Private homes would be on each lot. The size of 8 of the lots would be just under approximately ½ acre. Two lots would be on the bayou on the north end of our property.

Pg 1





MAP ANALYST





CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujo Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL 26-11

Applicant: St. Gabriel FD, LLC

Address: NW Corner of roundabout at
w. Prien Lake / Contraband / Holly
Hill Intersection

LEGEND:

FD FOUND
IR IRON ROD
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R.O.W. RIGHT OF WAY
☑ D.O.T.D. RIGHT-OF-WAY MONUMENT
(ROD WITH CAP)

MINOR SUBDIVISION

CONTRABAND POINTE - TRACTS I-1 AND I-2
A MINOR SUBDIVISION OF CONTRABAND POINTE OF A
PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C. IN
SECTION 38, TOWNSHIP 10 SOUTH - RANGE 9 WEST,
CITY OF LAKE CHARLES, CALCASIEU PARISH, LA.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL,
EXCEPT BY CONNECTION TO AN APPROVED SANITARY SEWER
TREATMENT SYSTEM; THE METHOD OF SEWAGE TREATMENT
AND DISPOSAL TO BE APPROVED BY THE HEALTH UNIT OF
CALCASIEU PARISH.

PROPERTY OWNER:

ST. GABRIEL FD, L.L.C.
419 ALAMO ST.
LAKE CHARLES, LA 70601

OWNER:

BY: MICHAEL HANKINS, MANAGER
ST. GABRIEL FD, L.L.C.

LEGAL DESCRIPTIONS:

TRACT I-1:

A TRACT OR PARCEL OF LAND CONTAINING 2.27 ACRES OF LAND, BEING TRACT I-1 OF A MINOR SUBDIVISION OF CONTRABAND POINTE LOCATED WITHIN A PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C., SITUATED IN SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, THENCE NORTH 79° 56' 14" WEST, A DISTANCE OF 318.85 FEET TO A FOUND D.O.T.D. RIGHT-OF-WAY MONUMENT ON THE NORTHERN REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD, THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 78° 51' 51" EAST, FOR A DISTANCE OF 13.35 FEET TO A FIVE-EIGHT-INCH IRON ROD SET ALONG SAID RIGHT-OF-WAY FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

FROM THE POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, NORTH 00° 04' 34" EAST FOR A DISTANCE OF 296.75 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD;

THENCE, NORTH 00° 04' 34" EAST FOR A DISTANCE OF 76.00 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89° 55' 26" EAST FOR A DISTANCE OF 310.25 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD ON THE WESTERN REQUIRED RIGHT-OF-WAY OF CONTRABAND PARKWAY, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A NON-TANGENT POINT OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG SAID CURVE TO THE LEFT, A DISTANCE OF 46.57 FEET, HAVING A RADIUS OF 1669.72 FEET, A DELTA 01° 35' 53", A CHORD BEARING SOUTH 28° 42' 22" EAST FOR A DISTANCE OF 46.57 FEET, TO A FOUND D.O.T.D. RIGHT-OF-WAY MONUMENT AND A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 29° 29' 02" EAST, A DISTANCE OF 241.02 FEET TO A FOUND D.O.T.D. RIGHT-OF-WAY MONUMENT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY OF CONTRABAND PARKWAY AND ALONG THE NORTHERN REQUIRED RIGHT-OF-WAY OF W. PRIEN LAKE ROAD, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 54° 39' 32" WEST, A DISTANCE OF 93.90 FEET TO A D.O.T.D. RIGHT-OF-WAY FOUND;
SOUTH 66° 42' 25" WEST, A DISTANCE OF 92.33 FEET TO A D.O.T.D. RIGHT-OF-WAY FOUND;
SOUTH 79° 45' 58" WEST, A DISTANCE OF 66.55 FEET TO A D.O.T.D. RIGHT-OF-WAY FOUND;
SOUTH 83° 41' 45" WEST, A DISTANCE OF 62.95 FEET TO A D.O.T.D. RIGHT-OF-WAY FOUND;
SOUTH 78° 51' 51" WEST, A DISTANCE OF 63.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 2.27 ACRES OF LAND.
ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT I-2:

A TRACT OR PARCEL OF LAND CONTAINING 2.58 ACRES OF LAND, BEING TRACT I-2 OF A MINOR SUBDIVISION OF CONTRABAND POINTE LOCATED WITHIN A PORTION OF BLOCK 18 OF BARBE PROPERTIES, L.L.C., SITUATED IN SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF COMMENCEMENT, BEING THE SOUTHEAST CORNER OF SECTION 38, TOWNSHIP 10 SOUTH, RANGE 9 WEST, CALCASIEU PARISH, LOUISIANA, THENCE NORTH 79° 56' 14" WEST, A DISTANCE OF 318.85 FEET TO A FOUND D.O.T.D. RIGHT-OF-WAY MONUMENT ON THE NORTHERN REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD FOR THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 88° 20' 59" WEST FOR A DISTANCE OF 367.75 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 00° 01' 03" EAST FOR A DISTANCE OF 230.17 FEET TO FOUND FIVE-EIGHT-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 16° 18' 52", HAVING A RADIUS OF 149.94 FEET, AND WHOSE LONG CHORD BEARS NORTH 08° 05' 15" WEST FOR A DISTANCE OF 42.55 FEET TO AN X IN CONCRETE AT THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 06° 49' 06", HAVING A RADIUS OF 146.29 FEET, AND WHOSE LONG CHORD BEARS NORTH 12° 55' 02" WEST FOR A DISTANCE OF 17.40 FEET TO A FIVE-EIGHT-INCH IRON ROD FOUND AT A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89° 55' 26" EAST FOR A DISTANCE OF 9.89 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD;

THENCE, SOUTH 89° 55' 26" EAST FOR A DISTANCE OF 381.00 FEET TO A FOUND FIVE-EIGHT-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

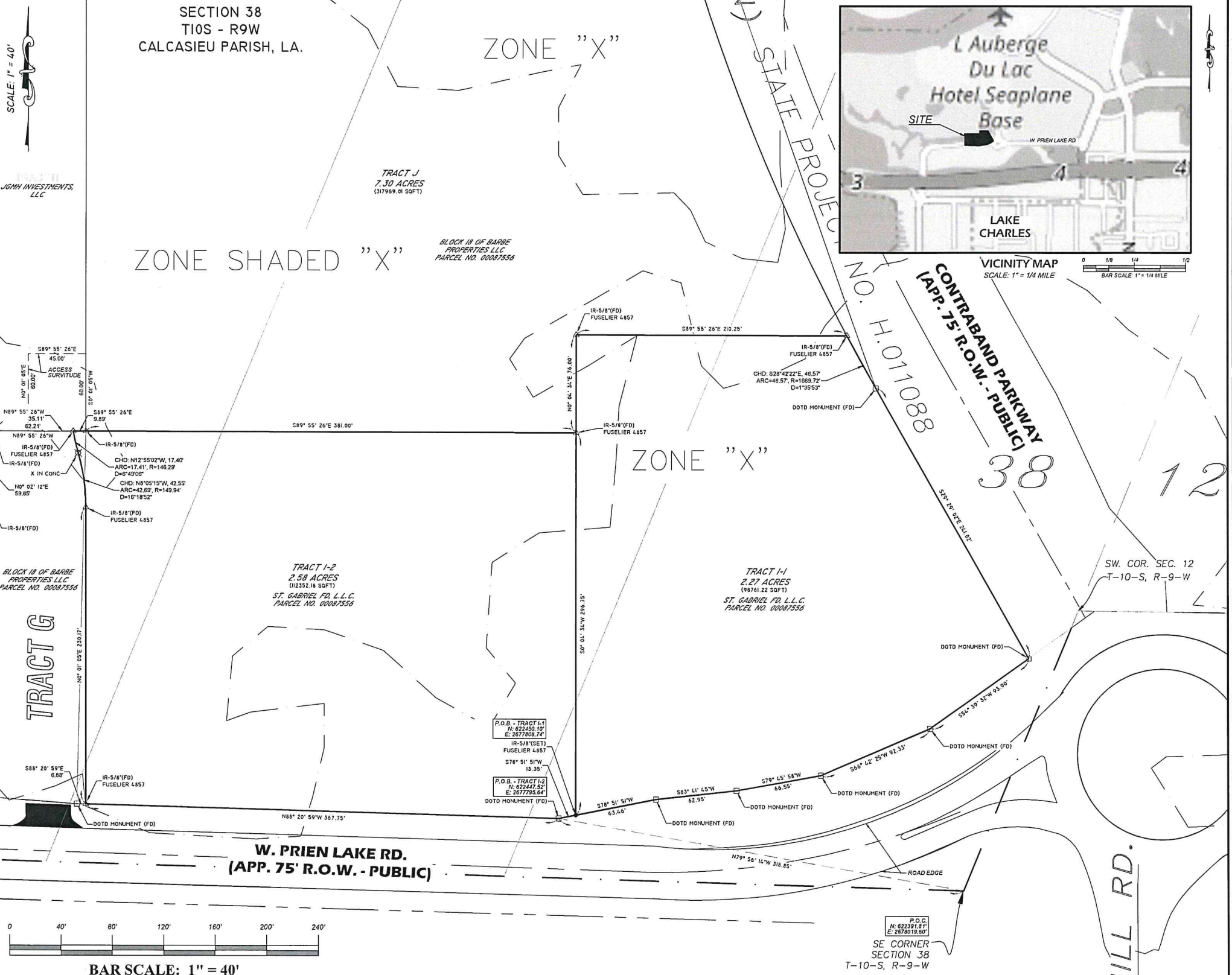
THENCE SOUTH 00° 04' 34" WEST FOR A DISTANCE OF 296.75 FEET TO A SET FIVE-EIGHT-INCH IRON ROD ON THE NORTHERN REQUIRED RIGHT-OF-WAY LINE OF W. PRIEN LAKE ROAD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 78° 51' 51" WEST FOR A DISTANCE OF 13.35 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 2.58 ACRES OF LAND.
ALL BEARINGS ARE BASED ON GRID NORTH.

CHECKLIST CERTIFICATION:

I, _____, CERTIFY THIS SUBMITTAL INCLUDES ALL REQUIRED INFORMATION PER THIS CHECKLIST. I UNDERSTAND THAT INCOMPLETE OR INCORRECT SUBMITTALS MAY BE REJECTED. I UNDERSTAND THIS SUBMITTAL IS THE MINIMUM NECESSARY FOR REVIEW AND ADDITIONAL DOCUMENTATION MAY BE REQUESTED BY POLICE JURY STAFF. AS PER THE CALCASIEU PARISH CODE OF ORDINANCES, THE DIRECTOR'S RECOMMENDATION WILL BE ISSUED WITHIN TWENTY (20) WORKING DAYS OF EACH SUBMITTAL, EXCLUDING LEGAL HOLIDAYS, AFTER DETERMINATION OF SUBMITTAL COMPLETENESS.



PROPERTY ADDRESS:

TBD W. PRIEN LAKE ROAD, LAKE CHARLES, LA 70601

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN ZONE "X" AND "X (SHADED)" AS PER F.I.R.M. WITH THE COMMUNITY PANEL NO. 22019C0480F, DATED FEBRUARY 18, 2011.

BEARING BASIS:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). MEASUREMENTS IN US SURVEY FEET. ELEVATIONS AS PER NAVD83 (GEOID 18).

NOTES:

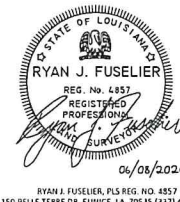
- FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS THAT OBSTRUCT THE FLOW OF WATER IN A WATERCOURSE OR INTERFERE WITH THE ABILITY TO MAINTAIN AN EASEMENT SHALL NOT BE PLACED WITH IN SAID EASEMENT. A PUBLIC ENTITY ACCESSING SAID EASEMENT IS NOT RESPONSIBLE FOR DAMAGES TO FENCES, PLANTINGS, OR TEMPORARY OBSTRUCTIONS WITH IN SAID EASEMENT.
- LOT OWNER SHALL PROVIDE THE PROPER GRADING OF LOTS TO MATCH THE LOT FLOW ARROWS IDENTIFYING THE GRADING REQUIREMENTS SHOWN ON THE DRAINAGE PLAN.
- ALL NEW RESIDENTIAL, NON-RESIDENTIAL AND MANUFACTURED HOME STRUCTURES LOCATED IN FEMA DESIGNATED A, AE, AO, VE, AND X (SHADED) AREAS SHALL MEET CURRENT CPPI LOWEST FLOOR ELEVATION.
- THE DITCHES ON ALL LOTS ARE DESIGNED AS PERMANENT OPEN DITCH AND MAY NOT BE PIPED IN.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29 BASED ON THE CURRENT SURVEY CLASSIFICATION "B" - COMMERCIAL PROPERTIES LOCATED OUTSIDE URBAN BUSINESS DISTRICTS AND HIGHLY DEVELOPED COMMERCIAL AREAS, AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

SURVEYOR:

RYAN J. FUSELIER, P.L.S.
150 BELLE TERRE DR.
BUNICE, LA 70535
337-466-0684



SHEET NUMBER 01 OF 01	
BOUNDARY AND PARTITION SURVEY	
WRL	BY
REVISIONS TO LEGAL DESCRIPTIONS	REVISION DESCRIPTION
06/08/2026	DATE
05/06/2026	SURVEY DATE
06/03/2026	PREPARED
WRL	DRAFTED
WRL	REVIEWED
MINOR SUBDIVISION TRACTS I-1 AND I-2 - CONTRABAND POINTE	
LAKE CHARLES, LA	
SECTION 38, T10S - R9W CALCASIEU PARISH, LA.	
Ryan J. Fuselier, P.L.S. 150 Belle Terre Dr. Bunice, LA 70535 337-466-0684 ryanj@fuselierllc.com	
FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. # LA 07750, TX 10134363	



CITY OF LAKE CHARLES

MARSHALL J. SIMIEN, JR.
MAYOR

326 Pujot Street • P.O. Box 900
Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: PREFNL 26-12

Applicant: Scottie Spell

Address: 1304 14th Street



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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: REZONE / MAS 26-02

Applicant: Nick LaRocca

Address: 3704 Harvard Street

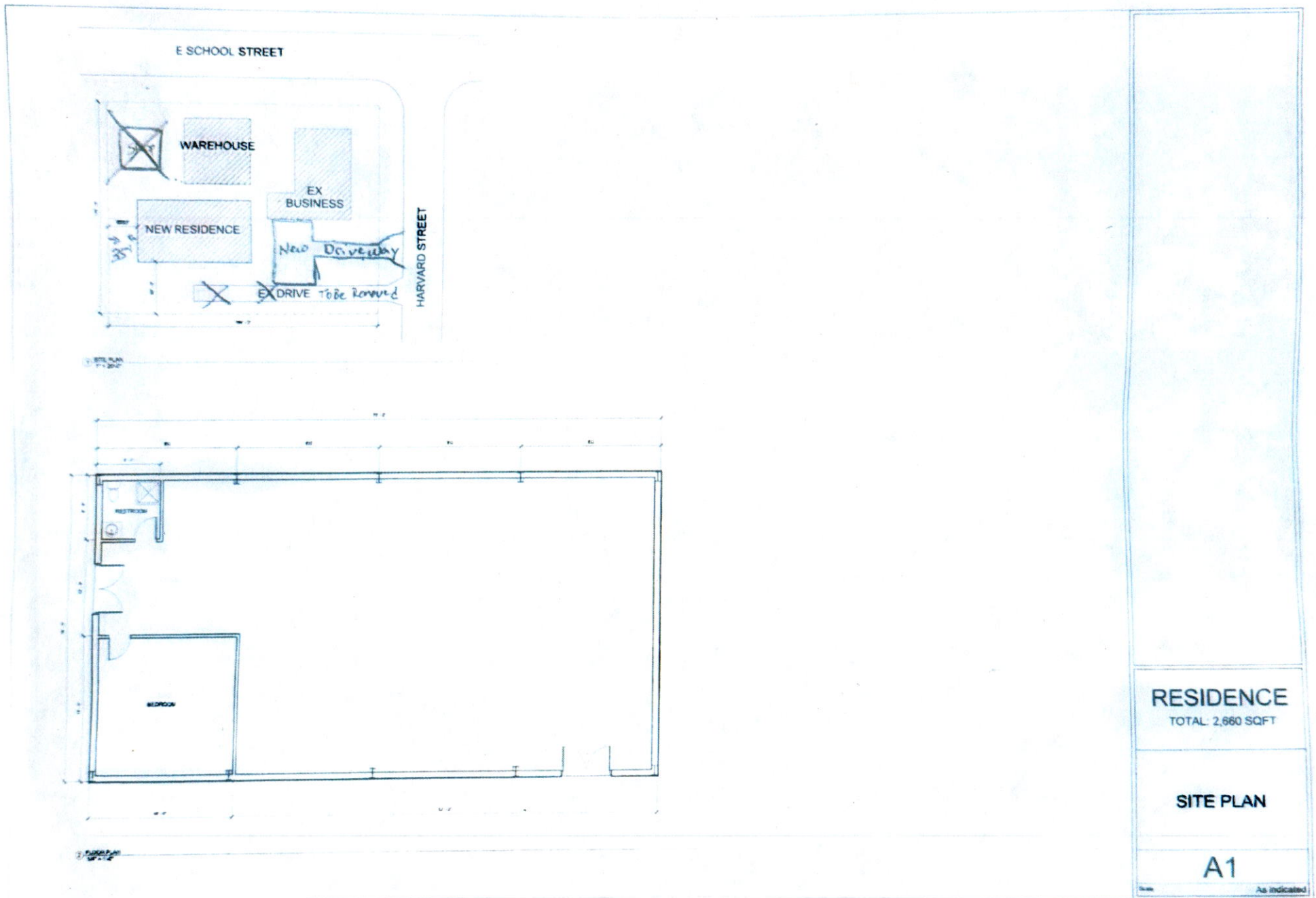


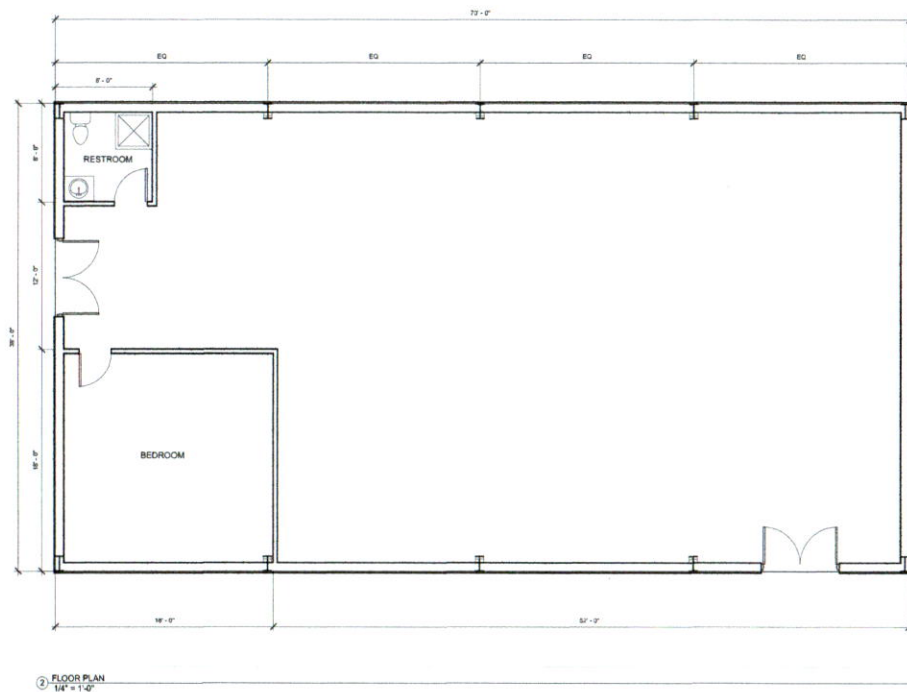
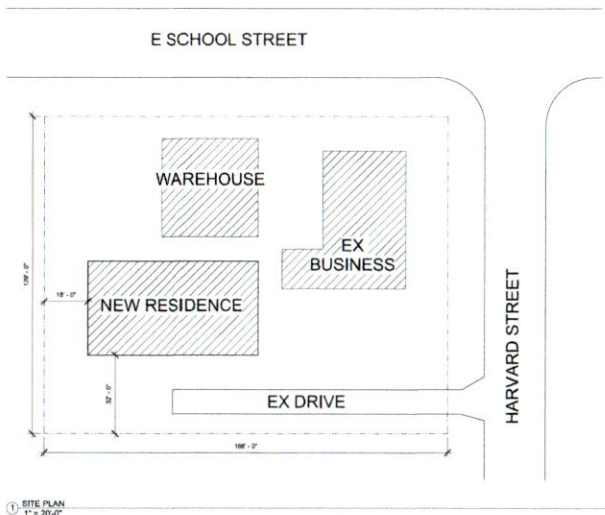
4/13/26

To Whom it may concern:

I Nicholas LaRocca am requesting the property south of 708 E School St be Rezoned to Mixed Use Zoning District. A Major Conditional Use is requested to identify the new use for an accessory storage structure for the principal structure at 708 E School St.

If you have any questions of concerns, please contact [REDACTED]
Nicholas LaRocca (Owner of Cajun A/C & Heating LLC)





RESIDENCE
TOTAL: 2,660 SQFT

SITE PLAN

A1

Scale As indicated

1667





CITY OF LAKE CHARLES

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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-45

Applicant: Dorothy Iles

Address: 2305 E Prien Lake Rd.

May 8, 2026

City of Lake Charles
Planning Department – Office of Zoning & Land Use
326 Pujo Street – P.O. Box 900
Lake Charles, Louisiana 70602-0900

RE: Letter of Intent – Variance Request for Overflow Parking on Adjacent Unimproved Lot

Dear Members of the Planning Commission,

I, Dorothy Iles, owner and operator of Iles Medical Testing, LLC, respectfully submit this Letter of Intent in support of a formal Variance Application filed with the City of Lake Charles Office of Zoning and Land Use. This variance is requested to authorize the utilization of an unimproved lot adjacent to our business premises for overflow parking purposes.

Applicant Information

Name of Applicant: Dorothy Iles
Business Name: Iles Medical Testing, LLC
Business Address: 2309 E Prien Lake Rd, Lake Charles, Louisiana
Phone Number: 337-562-0835
Email Address: dorothy@ilesmedicaltesting.com

Description of Development / Proposed Establishment

Iles Medical Testing, LLC is an established occupational health services provider located in Lake Charles, Louisiana. Our facility offers a comprehensive range of services including drug and alcohol testing, C/TPA (Consortium/Third-Party Administrator) services, DNA and forensic testing, as well as a partner w/Idemia to provide TWIC, HAZMAT, and TSA Precheck enrollments.

Due to the nature of our services and the volume of clients, employees, and vendors who regularly visit our facility, our existing on-site parking is insufficient to accommodate peak demand. The unimproved lot immediately adjacent to our business premises presents a practical and logical solution for overflow parking to ensure safe, orderly, and accessible accommodation for all visitors.

We are requesting a variance to permit the use of said adjacent unimproved lot exclusively for overflow parking. This arrangement is consistent with the operational needs of a healthcare and occupational testing facility and poses no adverse impact to the surrounding properties or the general public.

Requested Variance Term

This variance is requested for a specific and limited period of three (3) years, corresponding directly to the term of our current lease agreement for the adjacent lot. The requested variance period is as follows:

Variance Start Date: June 1, 2026

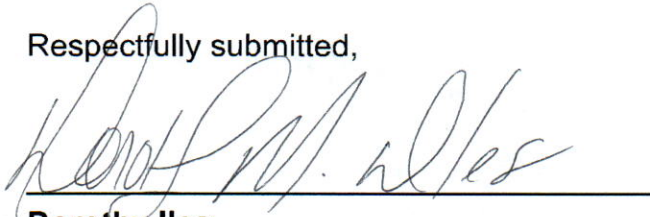
Variance End Date: June 1, 2029

Upon expiration of the lease term, the use of the adjacent lot for parking will cease unless a renewal or further action is pursued through the appropriate channels at that time.

We believe this variance is reasonable and necessary accommodation that supports the continued operation of a vital healthcare services business and support industrial needs within the Lake Charles community. We respectfully request the Planning Commission's favorable consideration of this application and stand ready to provide any additional information or documentation as may be required.

Thank you for your time and consideration.

Respectfully submitted,



Dorothy Iles

Owner & Operator

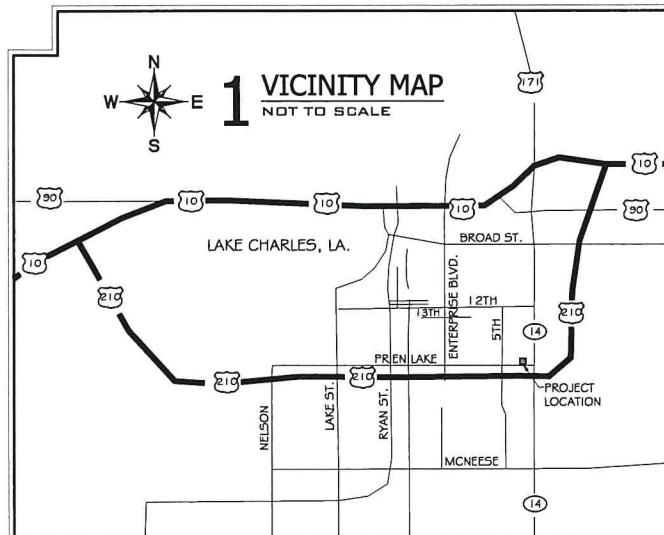
Iles Medical Testing, LLC

ILES Medical Testing, Lake Charles, Louisiana

337-562-0835

dorothy@ilesmedicaltesting.com

parking surface shall be made up of
Recycled asphalt.



PROPOSAL PLAN FOR ILES MEDICAL TESTING 2309 E. PRIEN LAKE RD. LAKE CHARLES, LA. 70601

JUNE
2026

Chris **C**lark
Designs
Lake Charles, La.
337-304-3255

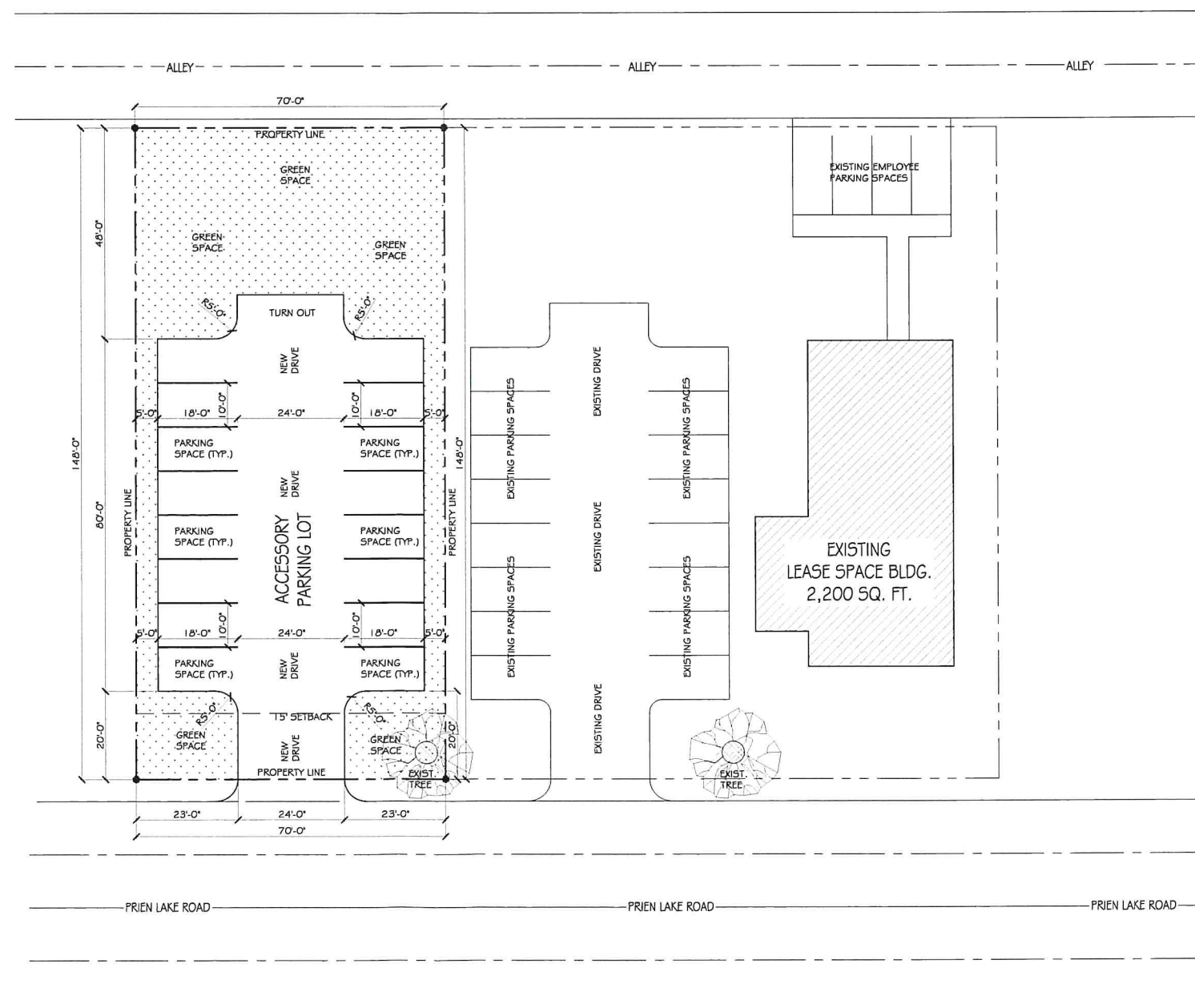
VERIFICATION:
OWNER'S CONTRACTOR TO VERIFY THAT ALL
CONDITIONS AND APPLICATIONS ILLUSTRATED
ARE WITHIN CODE RESTRICTIONS AND ALL
APPLICABLE LAWS AND STANDARD PRACTICES.
CONTRACTOR TO VERIFY ALL CONDITIONS,
APPLICATIONS, DIMENSIONS, AND TECHNIQUES
PRIOR TO BEGINNING.
ALL RESPONSIBILITY WITH REGARD TO SAFETY,
LIABILITY, AND RESPONSIBILITY ARE HEREBY THE
SOLE RESPONSIBILITY OF THE CONTRACTOR.
THESE DRAWINGS HAVE BEEN PROVIDED BY A
DESIGN SERVICE AND ARE MEANT MERELY AS A
REPRESENTATION OF A POSSIBLE SOLUTION. IT IS
THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO
RIGHT THIS PROJECT TO COMPLETION, IF
WHATEVER MEANS DEEMED NECESSARY.

PROPOSED ACCESSORY
PARKING LOT

PROJECT:
ACCESSORY PARKING LOT
4,823 SQUARE FEET TOTAL
16 PARKING SPACES

NEW AREAS:
5,537 S.F. PERVIOUS
4,823 S. F. IMPERVIOUS
10,360 S. F. TOTAL LOT

CONTACT:
DOROTHY ILES
337-884-1626



N
W E
S
2 **PROPOSED SITE PLAN**
SCALE: 1/16" = 1'-0"
RE:

JUNE 2026

PROJECT:
PROPOSED PLAN
FOR
ILES MEDICAL
TESTING

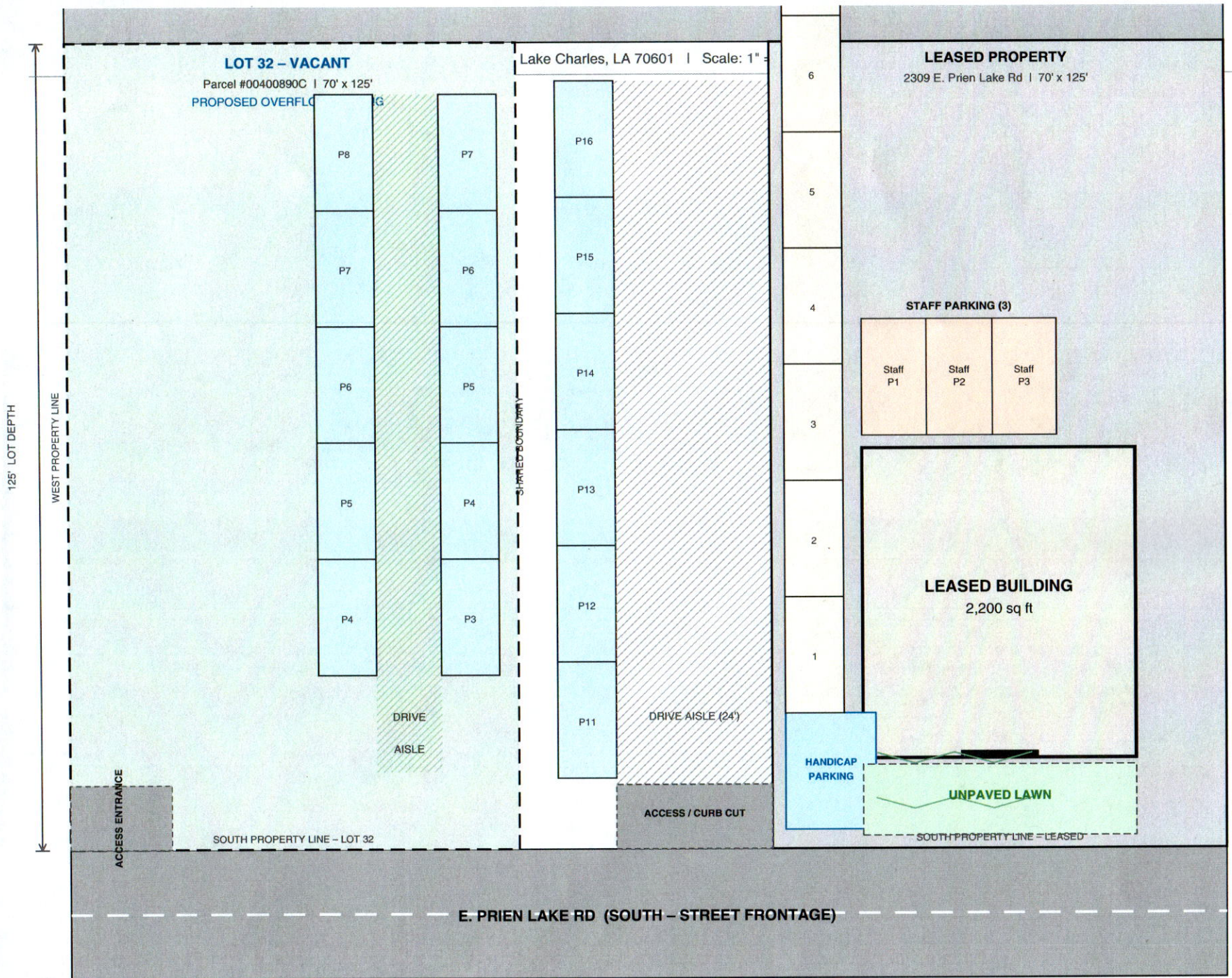
ADDRESS:
2309 E PRIEN LAKE RD
LAKE CHARLES, LA 70601
337-884-1626

PROJECT NO.: 2026 - 40

**SITE PLAN
& DETAILS**

A1.0

submitted at meeting by applicant 6-8-26



LEGEND

- Leased building (~2,200 sq ft)
- Lot 32 - Vacant (proposed overflow)
- Proposed overflow parking spaces
- Existing parking spaces
- Staff parking (3 spaces)
- Handicap parking
- Drive aisle (24')
- Curb cut / access entrance
- Unpaved lawn area

SCALE: 1" = 20'

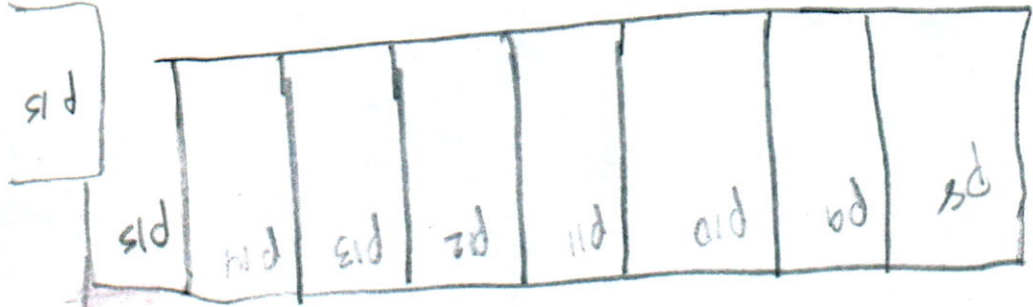
NOTE: Building footprint estimated at +/- 2,200 sq ft. Parking per sketch provided by applicant. Applicant: Dorothy Iles, Iles Medical Testing, LLC - Expires Based on June 1, 2026 - June 1, 2029. Parcel #00400890C leased for overflow parking. Drawing prepared for Planning Commission /

Alleyway

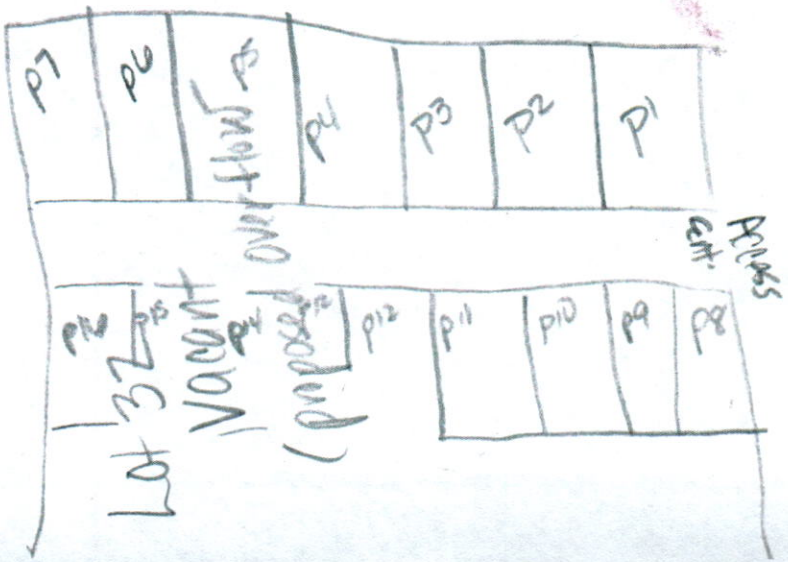


Unpaved Lawn

Access Entrance



Alleyway



E. Prion Lane Rd.

2305 E Prienn Lake Rd
Lake Charles, La 70601





CITY OF LAKE CHARLES

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(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-49

Applicant: Neil Frederick

Address: 904 Treasure Lane



Gold Medal Services LLC

Frederick Patio

Option 1.

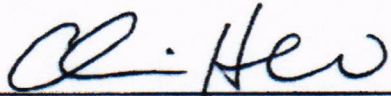
- 18x18 Timber frame gable structure.
- 16x16 concrete slab with stepping stone walk way to the porch
- Will have metal roof.
- Will have a tongue and groove ceiling
- Will have lights, fans and outlets.
- Will have privacy slatted wall on the north and east sides.

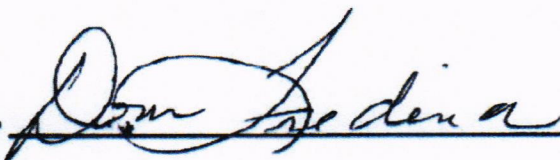
Materials and labor - \$23,000

Draw Schedule -

- Materials - \$10,000
- Completion of patio - \$10,500
- Completion of concrete and walkway - \$2,500

Contractor agrees to build according to the scope of work and materials that are agreed above. Any change or addition to the scope of work can be a change to the price.

Contractor - 

Homeowner - 



Gold Medal Services LLC

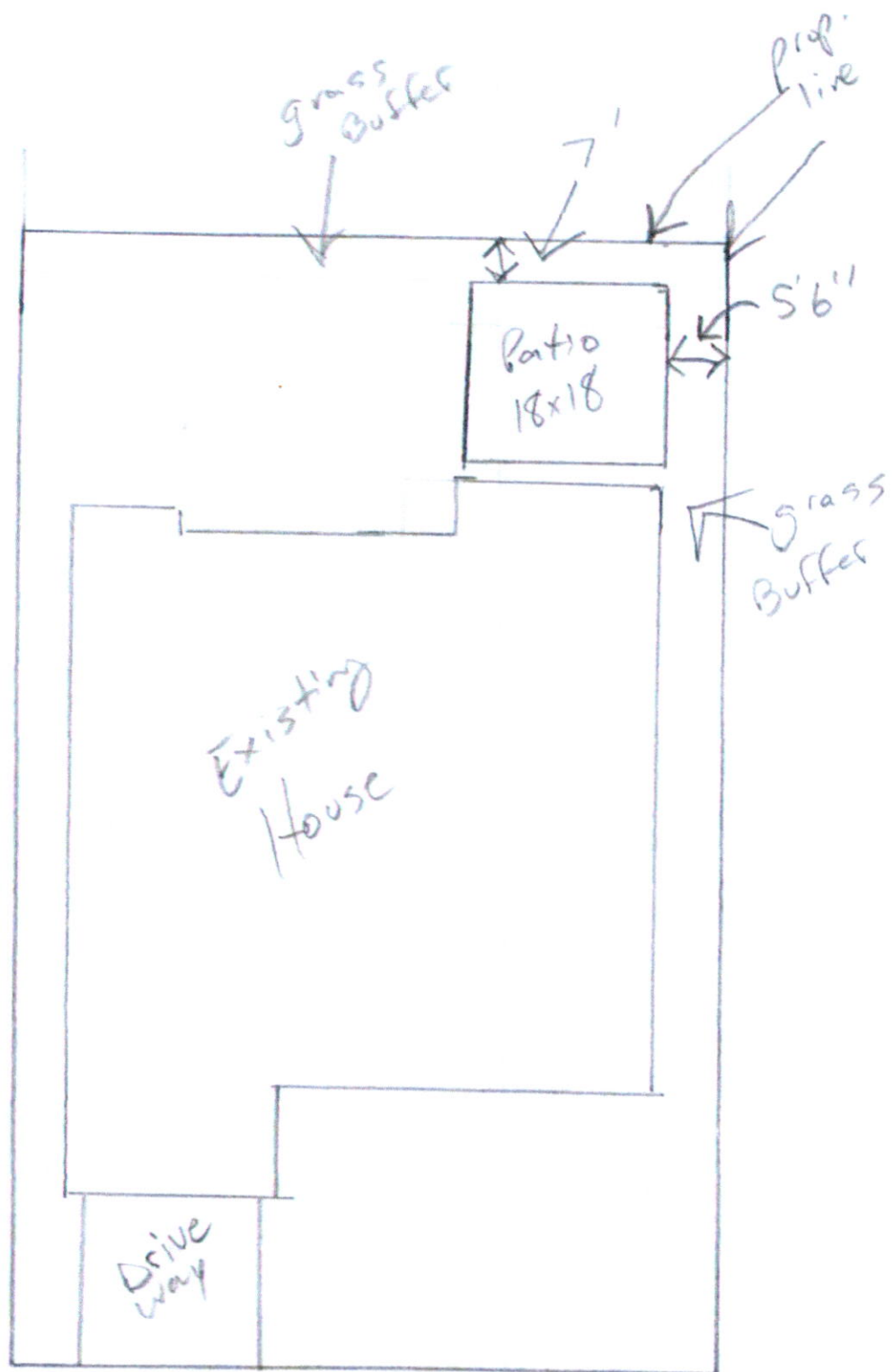
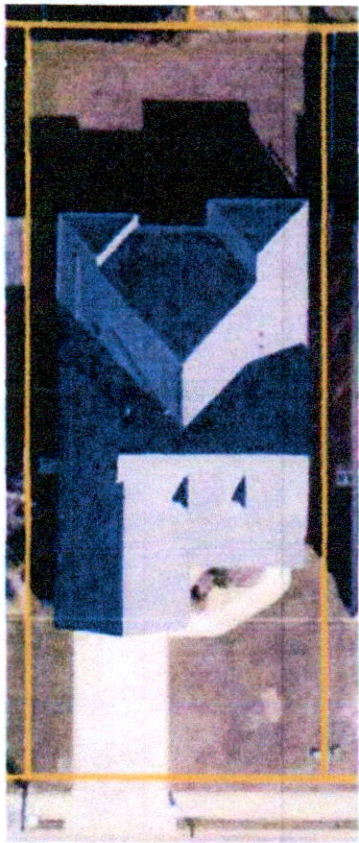
[REDACTED]
[REDACTED]
[REDACTED]

Scope of work -

Neil Frederick

904 Treasure Ln.
Lake Charles 70605

- 18x18 wood structure
- 3x8 joists on 24 inch centers with hurricane straps
- 2x6 tng decking.
- Will have concrete slab
- Will have metal roof to match shingle color





CITY OF LAKE CHARLES

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DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-50

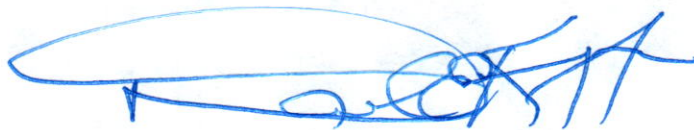
Applicant: Daniel Kristl

Address: 2602 Elms Street

Daniel S. Kristl Jr

approval to convert
container into small
garage to safely secure
my tools, equipment and
motorcycles in.

I will make it look
the same as my home



06/08/2026

GLMS ST
62'

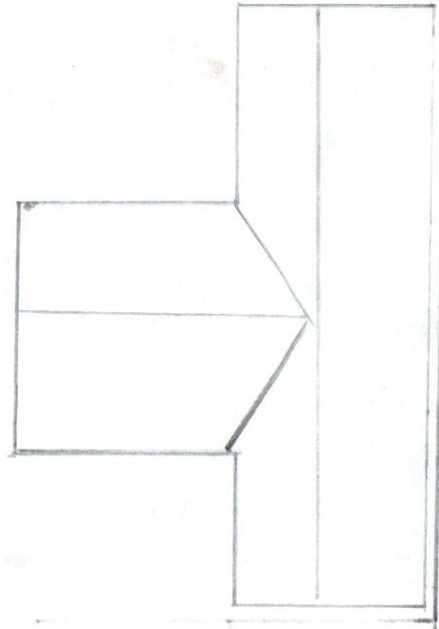
EXISTING R.V.
PAD

Proposed Garage

13'

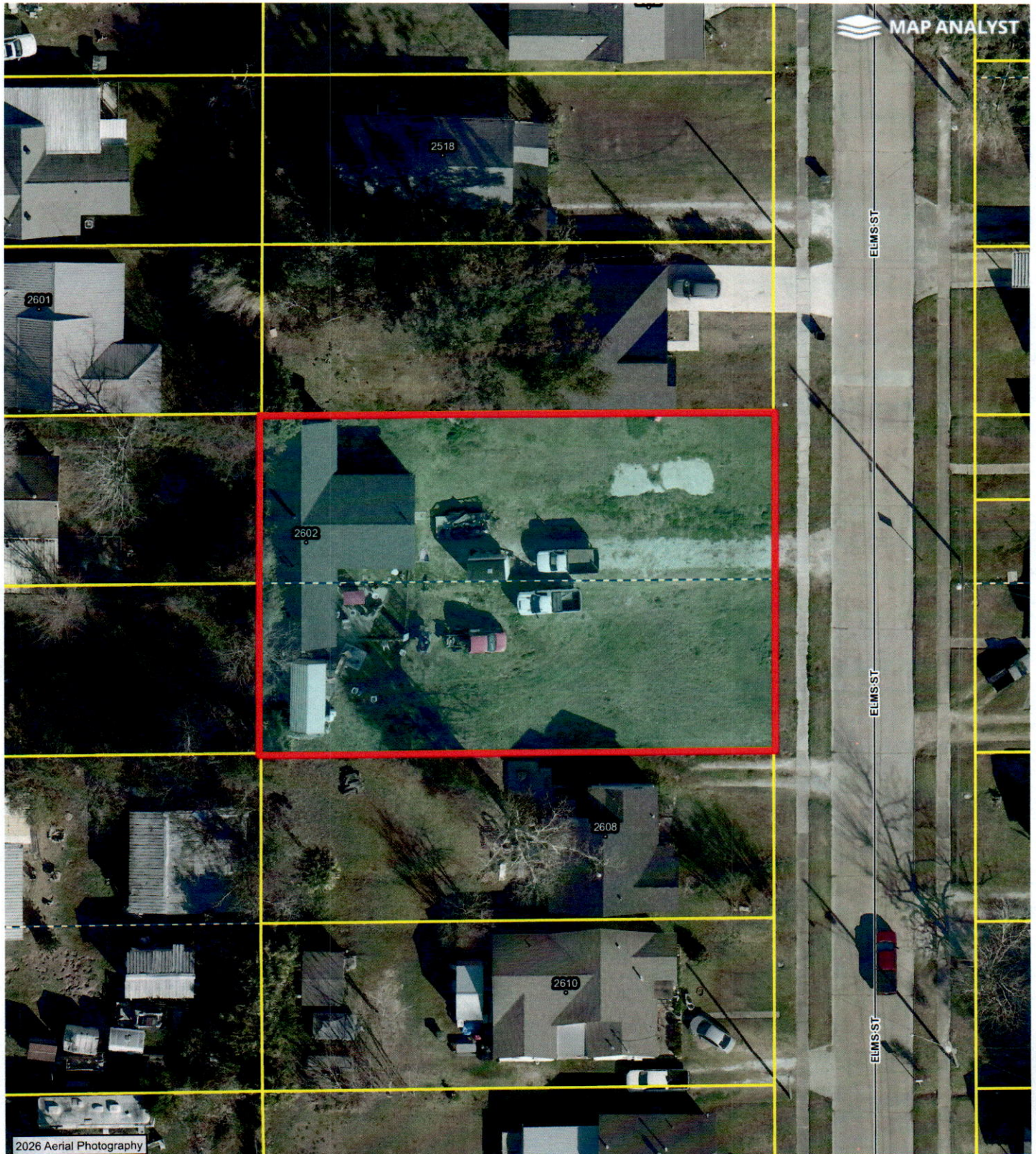
62'

192'



SINGLE family

SINGLE family







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MAYOR

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Lake Charles, LA 70602-0900
(337) 491-1542 • FAX (337) 491-9187

DEPARTMENT OF
PLANNING & DEVELOPMENT
OFFICE OF ZONING & LAND USE

Case Number: VAR 26-51

Applicant: Priola Builders

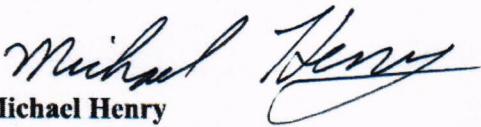
Address: 3715 Common Street

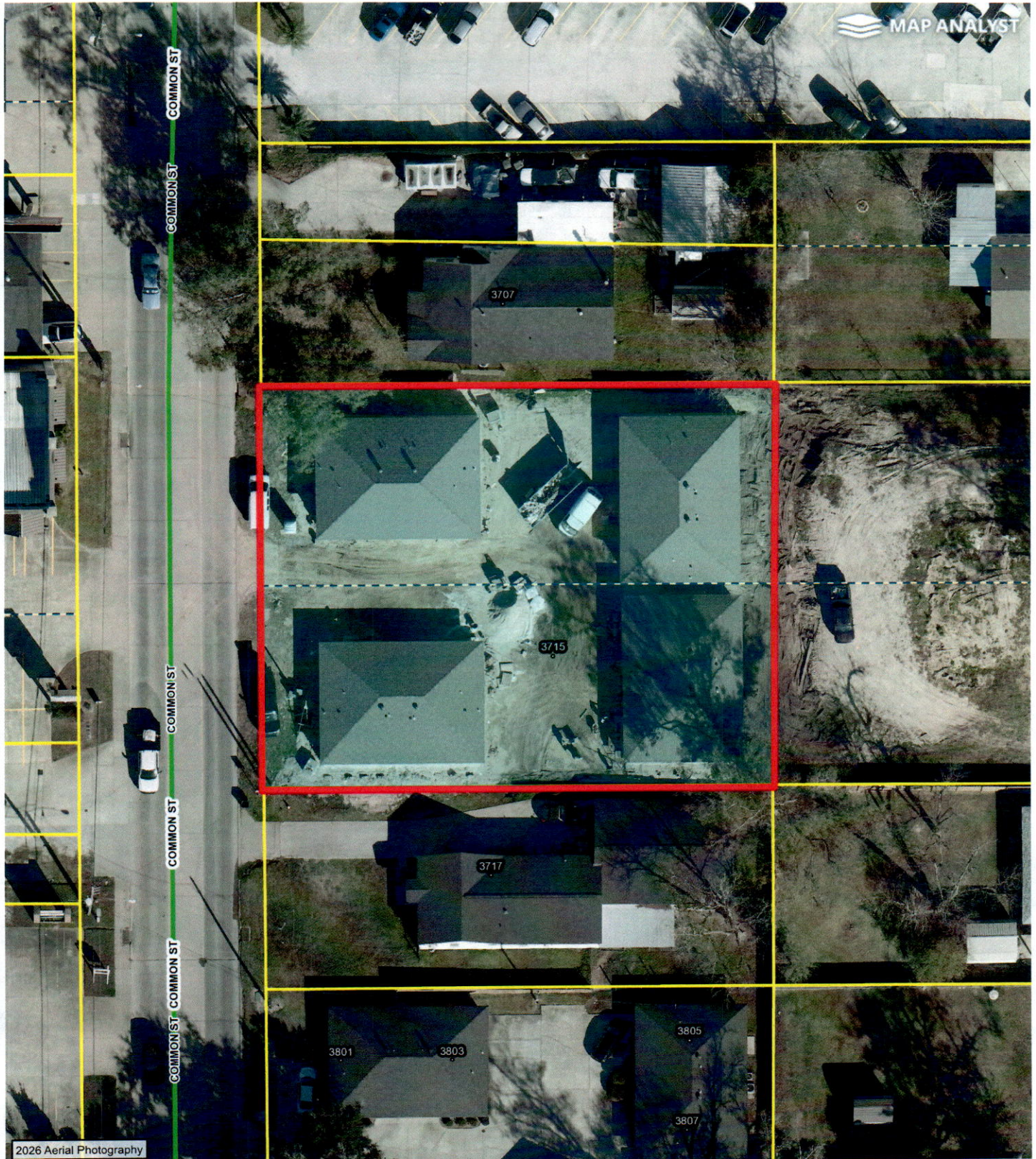
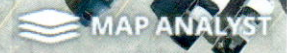
June 16, 2026

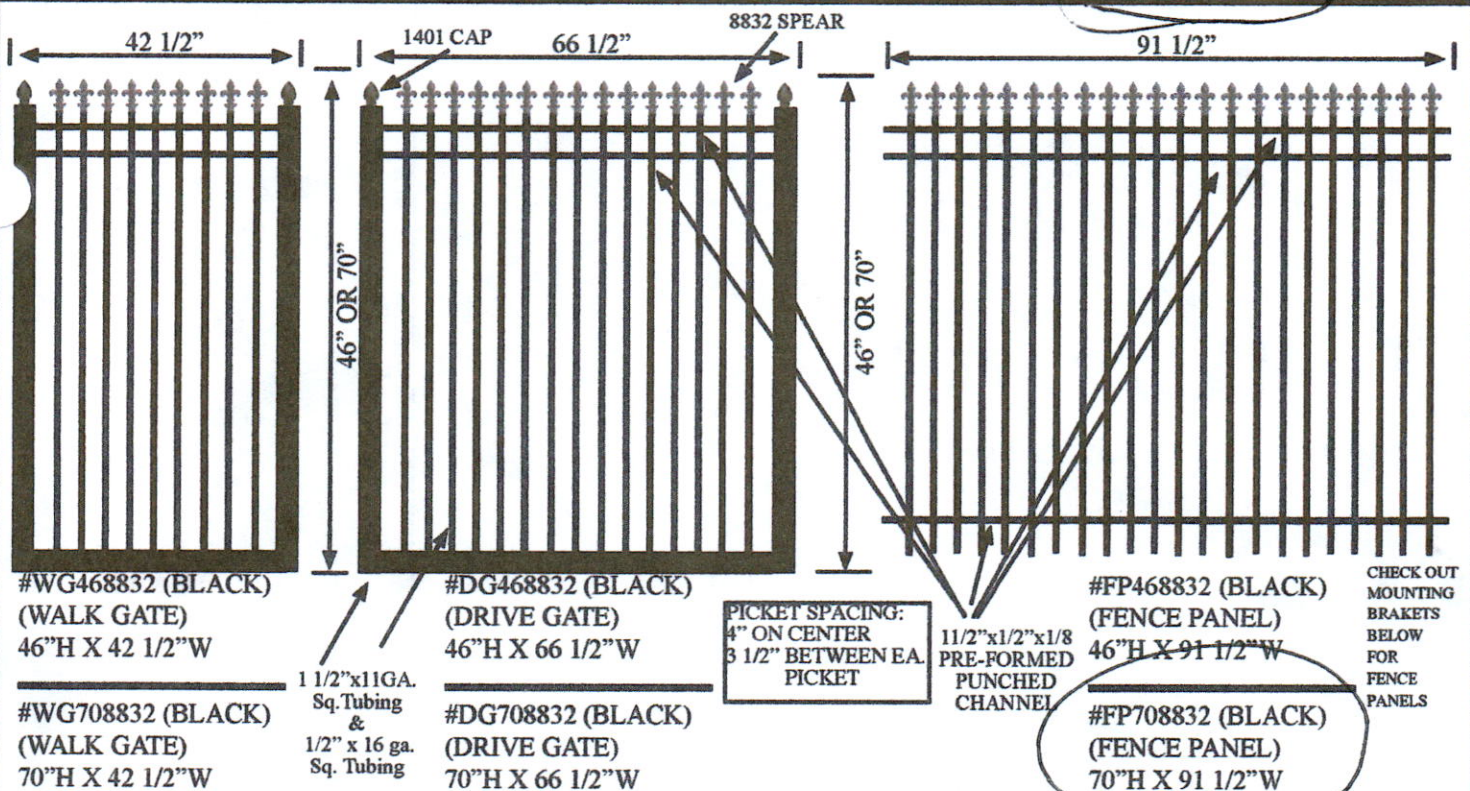
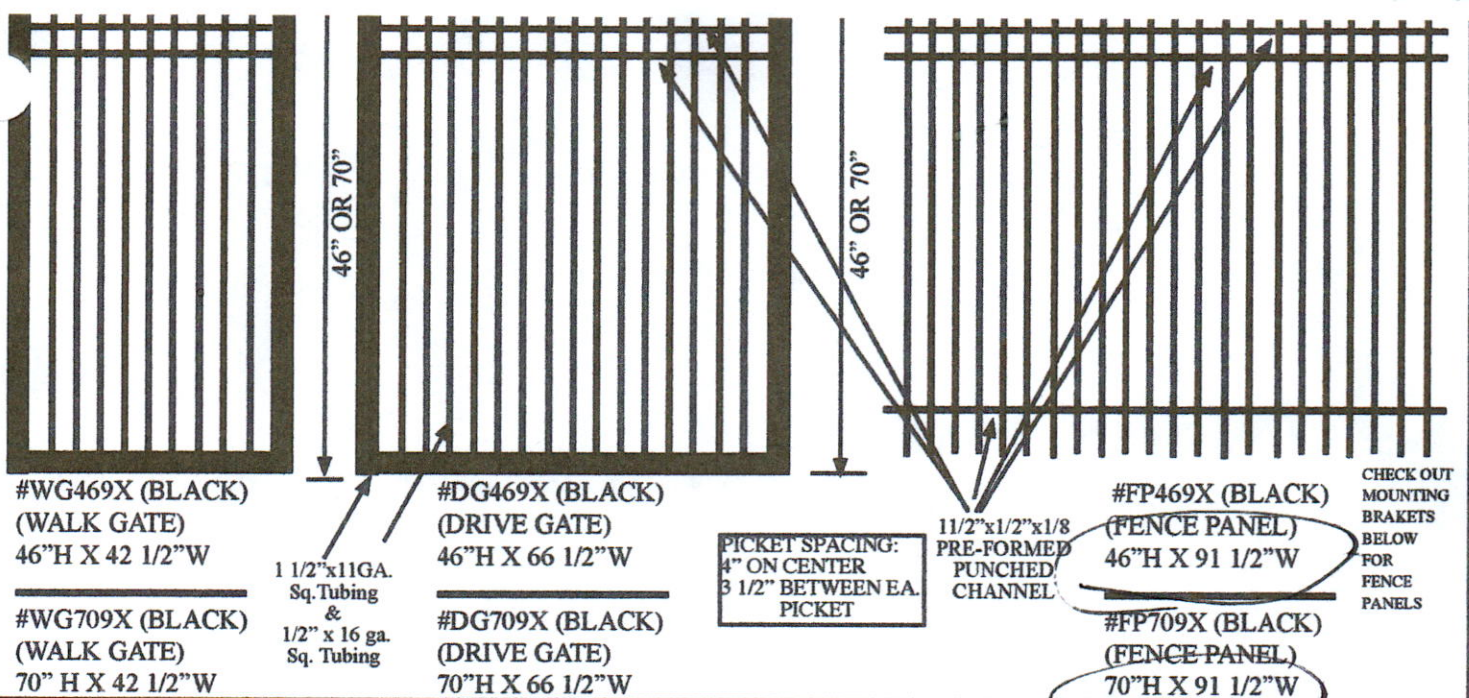
To Whom It May Concern:

**I, Michael Henry, [REDACTED], am requesting a
variance for a decorative wrought iron fence versus a 6' wooden privacy fence. The
subject location is 3715 Common St.**

Thank you,


Michael Henry





PAINTING PROCESS:

- *MATERIAL IS PRE-GALVANIZED
- *GATES AND FENCE PANELS ARE THOROUGHLY CLEANED AND DEGREASED.
- *GATES AND FENCE PANELS ARE SUBJECT TO AN ECO-FRIENDLY PHOSPHATE CHEMICAL SOLUTION TREATMENT
- *THEY ARE POWDER COATED MATTE-BLACK



Orleans Ornamental Iron & Casting Dist., Inc.

2860 Arts St., New Orleans, La. 70122

Tel: (504) 945-4466

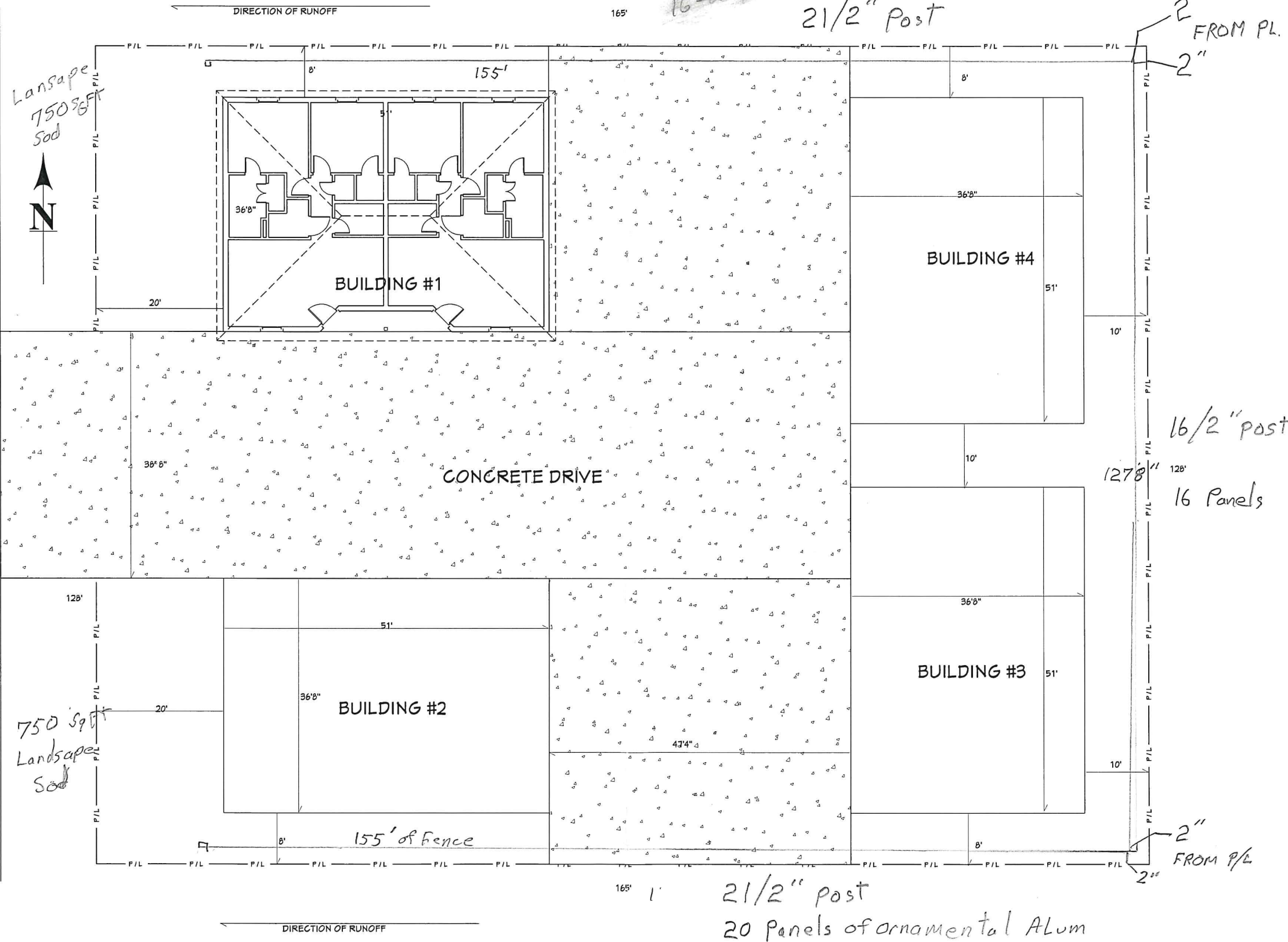
Fax: (504) 947-4363

Toll: (800)824-3608

www.orleansornamental.com

**CLICK HERE FOR
THE TABLE OF CONTENTS**

COMMON STREET



ALL PLANS ARE DRAWN TO OWNERS SPECIFICATIONS
CODE COMPLIANCE IS THE RESPONSIBILITY OF THE OWNER/
CONTRACTOR
VERIFY ALL DIMENSIONS AND CLEARANCES
PLANS APPROVED BY _____

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

MIKE HENRY DUPLEX (COMMON STREET)
LIVING: 1813 SQ. FT.
TOTAL: 1870 SQ. FT.

Site Plan

DRAWINGS PROVIDED BY:

DATE:
8/1/2025

SCALE:
1/4" = 2'

SHEET:
P-1