

NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.

**AGENDA**  
**LAND USE COMMISSION MEETING**  
**MONDAY, NOVEMBER 18, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, NOVEMBER 18, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, 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 a rezone to Rhonda Yanes, 307 Post Oak Road, from Residential to Business.
2. Resolution granting a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a mobile home.
3. Resolution granting a rezone to Brookwood-Development, LLC, 320 South Cities Service Hwy., from Business to Commercial to allow for a storage facility.
4. Resolution accepting Final Plat from The Cedars Subdivision, LLC, for The Cedars Subdivision Phase 1 – property located on the west side of Wright Road, south of Sabine Diversion Canal.
5. Resolution granting an Exception to Ann Marie Pego, 309 East Thomas Street, to allow for a living in a Business District.

ADJOURNMENT

\*\*\*\*(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

*If you are not satisfied with the outcome of the Land Use 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 to 14<sup>th</sup> Judicial District Court.*

\*\*\*The next regular Land Use Commission meeting will be held on Monday, December 16, 2024, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon 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.

STIPULATIONS ?????? add work hours, etc.

RESOLUTION

RESOLUTION GRANTING A REZONE TO RHONDA YANES, 307 SOUTH POST OAK ROAD, FROM RESIDENTIAL TO BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Rhonda Yanes, 307 South Post Oak Road, from Residential to Business for the following described property:

THE NORTH 55 FEET OF THE FOLLOWING DESCRIBED IMMOVABLE PROPERTY:

COMMENCING AT A POINT 30 FEET WEST AND 346.34 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE SOUTH 201.16 FEET, THENCE WEST 141.7 FEET, THENCE NORTH 201.16 FEET, THENCE EAST 141.7 FEET TO THE POINT OF COMMENCEMENT, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

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

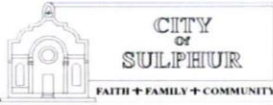
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Rhonda Yanes, 307 South Post Oak Road, from Residential to Business

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

10/21/24

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

pd. 10/22/24

**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

Primitivo Yanes

DATE

10/21/24

PROPERTY OWNER INFORMATION

Name of Property Owner

Rhonda Sue Yanes

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

Mailing Address:

426 Armistead

City:

Lake Charles

State:

LA

Email:

Physical Address:

426 Armistead

City:

Lake Charles

State:

LA

Phone Number (H)

(W)

(C)

337-522-6346

PROPERTY INFORMATION

Location Address:

307 Post Oak Rd Sulphur, LA 70663

Present Zoned Classification:

Residential

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

see attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES NO

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

INITIAL RY

REQUEST INFORMATION

REZONE

EXCEPTION

SUBDIVISION

BILLBOARD

PRE. PLAT

FINAL PLAT

DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

Residential

To

Business

Purpose of Request:

see attached

Trying to sell it

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature:

Primitivo Yanes

Date:

10/21/24

1. Is site located within the City Limits?

Yes

No

N/A

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?

Flood zone classification \_\_\_\_\_ bfe \_\_\_\_\_ ft.











RESOLUTION

Resolution granting a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a new mobile home.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road to allow for a new mobile home for the following described property:

LOT 11 EARL PERKINS SUB.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

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

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Dewey & Jessie Burnworth from Residential to Mixed Residential for property located at 1515 Weekly Road.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary





# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams *AA*  
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 8/7/2024  
Re: **1515 Weekly Road** - Rezone Request

---

Comments: **Application:**

**Dewey and Jessie Burnworth** have requested a rezoning of the referenced area from **Residential** to **Mixed Residential**.

**Situation:**

Applicant is requesting a rezone to allow for a mobile home. Weekly Road and Henning Drive are becoming a more significant thoroughfare connecting Hwy 1256 (Ruth Street) and Hwy 27 (Beglis Parkway).

**Findings:**

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

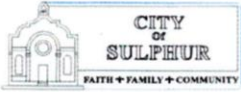
1. The Application appears substantially complete.
2. The considered area is bordered by **developed land**.
3. The considered area is bordered by land zoned **Residential**.
4. **Residential** land use allows single family dwelling, residential accessory uses, home occupations, public uses, churches, schools, libraires and museums.



5. **Mixed Residential** land use area is established on one lot across Weekly Road or within **60** feet of the area under consideration.
6. The nearest, contiguously zoned **Mixed Residential** land use area is on the west side of Broussard Road, between Henning Drive and the I10 Interstate.
7. The request to amend the land use map may constitute "spot zoning".

**Recommendations:**

Absent evidence of the intended use meeting the non-conforming exceptions or meeting the Neighborhood Commercial use requirements a rezoning of this parcel is required. Absent an intent to encourage a **Mixed Residential** corridor in the vicinity, a recommendation in favor for rezoning **cannot** be made.



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 6/27/24 \$50.00 Fee (Non-Refundable) pd  
(Exact cash or check only)

**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 \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY OWNER INFORMATION

Name of Property Owner Deway + Jessie Burnworth  
(Owner must provide proof of ownership such as property tax record or recorded deed) 70663  
Mailing Address: 3082 Angelita City: Sulphur State: LA. Email: Burnworth Deway @ Gmail  
Physical Address: 3082 Angela Loop City: Sulphur State: LA.  
Phone Number (H) 337-563-1638 (W) 337-707-7543 (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: 1515 Weekly Rd Sulphur LA. 70663  
Present Zoned Classification: Residential

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

Lot 11 Earl Perkins Sub.

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 DB

REQUEST INFORMATION

REZONE  EXCEPTION  SUBDIVISION  BILLBOARD  PRE. PLAT  FINAL PLAT  
 DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION \_\_\_\_\_

Zoning Change: From Residential To Mixed Residential  
Purpose of Request: To move new mobile home on property

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Jessie R. Burnworth Date: 6-27-24

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area? Flood zone classification _____ bfe _____ ft.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>







**Lot is empty**







RESOLUTION

RESOLUTION GRANTING A REZONE TO BROOKWOOD-DEVELOPMENT, LLC, 320 SOUTH CITIES SERVICE HWY., FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A SELF-STORAGE FACILITY.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brookwood-Development, LLC, 320 South Cities Service Hwy., from Business to Commercial to allow for a self-storage facility for the following described property:

A CERTAIN TRACT OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON IN THE NORTHEAST ¼, SOUTHWEST ¼ AND SE ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 9 WEST, CALCASIEU PARISH, BEING DESIGNATED AS A 1.47 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 31 OF BLOCK 1 INDIAN HILLS SUBDIVISION PHASE III AT A ½" IRON ROD FOUND, ALSO KNOWN AS THE POINT OF COMMENCEMENT;

THENCE ALONG THE WESTERN RIGHT OF WAY OF LA HIGHWAY 108 (S CITIES SERVICE HIGHWAY) SOUTH 00 DEGREES, 42 MINUTES, 42 SECONDS WEST A DISTANCE OF 187.04 FEET TO A POINT, ALSO KNOWN AS THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES, 42 MINUTES, 42 SECONDS WEST A DISTANCE OF 226.03 FEET TO A ½" IRON ROD FOUND ON THE NORTHERN RIGHT OF WAY OF INTERSTATE 10;

THENCE ALONG SAID RIGHT OF WAY SOUTH 56 DEGREES, 08 MINUTES, 04 SECONDS WEST A DISTANCE OF 275.70 FEET TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY NORTH 03 DEGREES, 00 MINUTES, 04 SECONDS EAST A DISTANCE OF 25.34 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 02 DEGREES, 14 MINUTES, 19 SECONDS EAST A DISTANCE OF 75.05 FEET TO A ½" IRON ROD FOUND;

THENCE NORTH 00 DEGREES, 42 MINUTES, 42 SECONDS EAST A DISTANCE OF 75.00 FEET TO A ½" IRON ROD FOUND;

THENCE NORTH 00 DEGREES, 48 MINUTES, 59 SECONDS WEST A DISTANCE OF 75.01 FEET TO A ½" IRON ROD FOUND;

THENCE NORTH 86 DEGREES, 29 MINUTES, 58 SECONDS EAST A DISTANCE OF 31.07 FEET TO A ½" IRON ROD FOUND;

THENCE NORTH 00 DEGREES, 31 MINUTES, 45 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT;

THENCE NORTH 05 DEGREES, 18 MINUTES, 01 SECONDS EAST A DISTANCE OF 55.07 FEET TO A POINT;

THENCE SOUTH 89 DEGREES, 17 MINUTES, 18 SECONDS EAST A DISTANCE OF 192.22 FEET TO A POINT, ALONG THE WESTERN RIGHT

OF WAY OF LA HIGHWAY 108 (S CITIES SERVICE HIGHWAY), ALSO KNOWN AS THE POINT OF BEGINNING.

CONTAINING AN AREA OF 64,067.73 SQUARE FEET (1.47 ACRES). ALL AS SHOWN ON A SURVEY BY BASIN ENGINEERING & SURVEYING, DATED OCTOBER 24, 2024.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

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

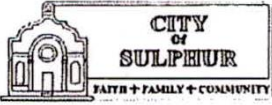
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brookwood-Development, LLC, 320 South Cities Service Hwy., from Business to Commercial to allow for a self-storage facility

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

10/30/24

\$50.00 Fee (Non-Refundable)

paid EQ

(Exact cash or check only)

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 Robert Piper - Brookwood-Development, L.L.C. DATE 10/28/24

PROPERTY OWNER INFORMATION

Name of Property Owner Brookwood-Development, L.L.C.

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

Mailing Address: 10202 Jefferson Hwy., Ste B-2 City: Baton Rouge State: LA Email: rpiper@thestoragecenter.com

Physical Address: 10202 Jefferson Hwy., Ste B-2 City: Baton Rouge State: LA

Phone Number (H) (W) (225) 769-2950 (C)

PROPERTY INFORMATION

Location Address: 320 N. Cities Service Hwy., Sulphur, LA 70663

Present Zoned Classification: Business

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

See attached legal descriptions. A legal description has been provided for the overall property as well as a legal description for the portion of the property to be rezoned from Business to Commercial.

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 WE

REQUEST INFORMATION

[X] REZONE [ ] EXCEPTION [ ] SUBDIVISION [ ] BILLBOARD [ ] PRE. PLAT [ ] FINAL PLAT

[ ] DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From Business To Commercial

Purpose of Request: A portion of the site is requested to be rezoned from business to commercial zoning to allow for the development of a self-storage facility.

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: [Signature] Date: 10/28/24

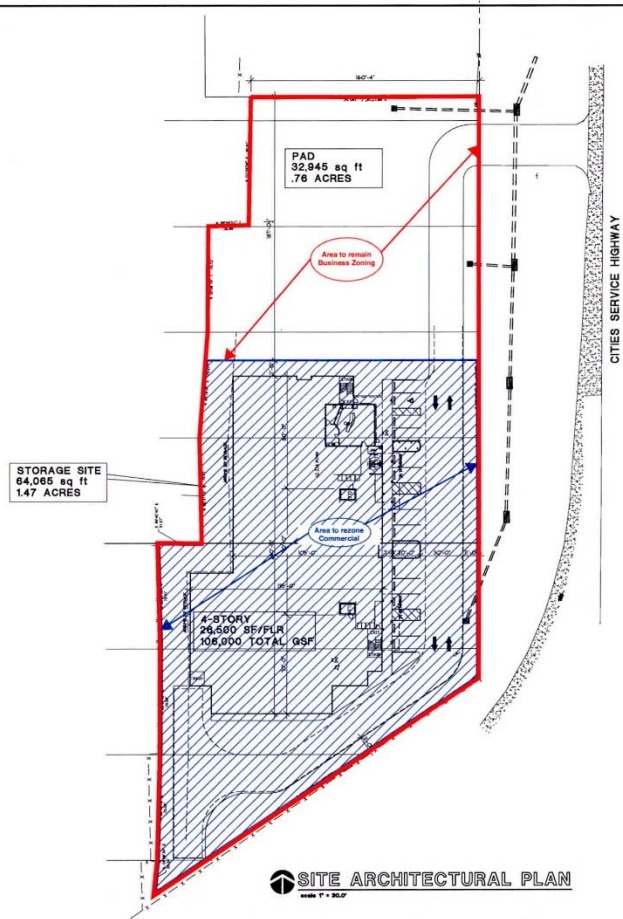
Table with 6 rows of questions and 3 columns: Yes, No, N/A. Includes questions about site location, nuisance, road capacity, fire protection, aesthetics, and flood hazard area.



# Rezoning Exhibit

 Overall Property - Currently Zoned Business

 Area to be rezoned Commercial



ISSUE	DATE
DATE REVIEWED	#12/2014
REVISION	R04/2014

BROOKWOOD PROPERTIES, LLC  
**STORAGE CENTER**  
 CITIES SERVICE HWY at 110  
 SULPHUR, LOUISIANA

**Kaufman Design Group**

ARCHITECTURE

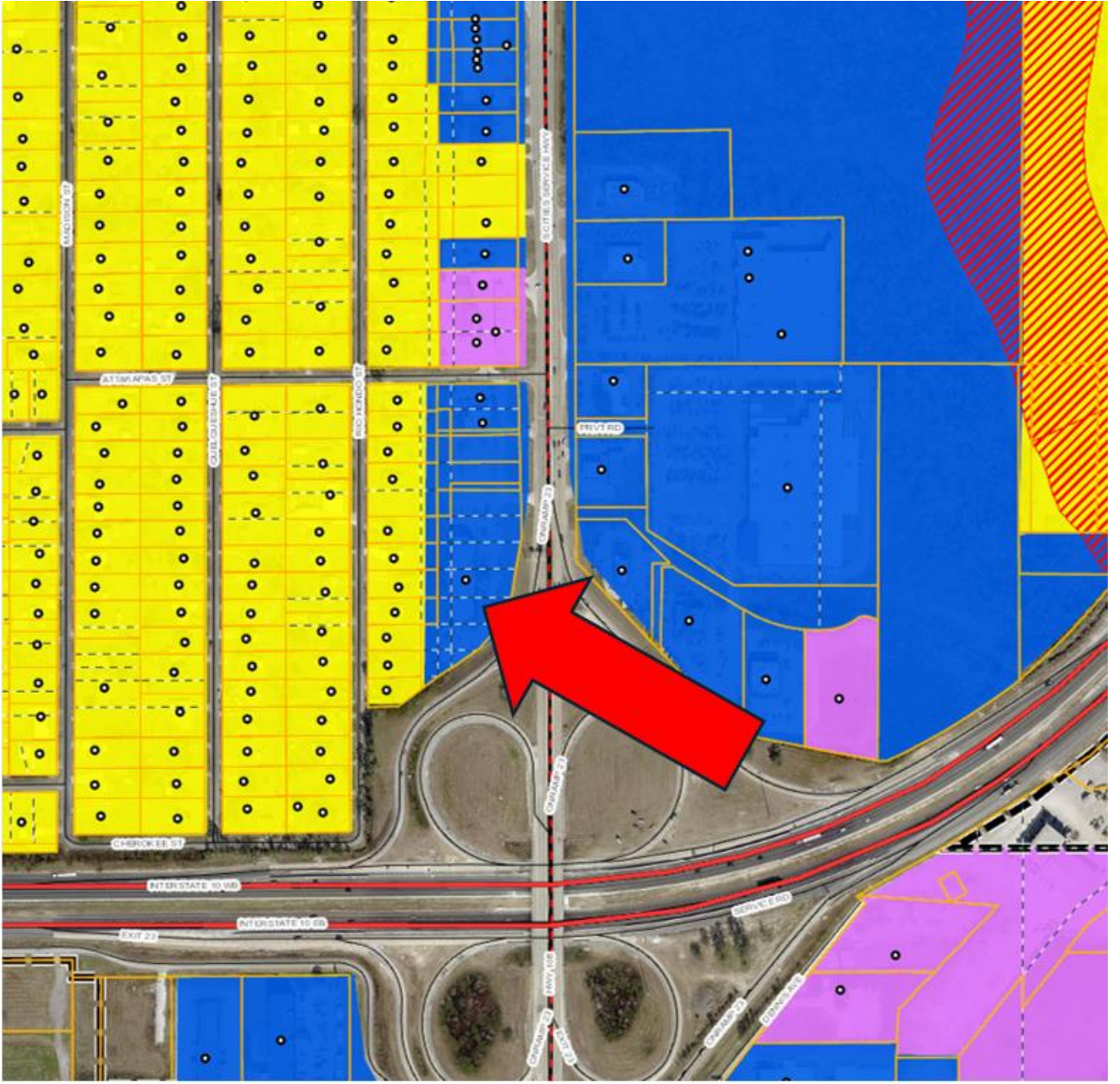
9415 E. HARRY ST.  
 SUITE 405  
 WICHITA, KS 67207  
 (316) 618-0448  
 info@kdesign.com

SHEET TITLE

SHEET NUMBER

**SA1**

OF SHEETS











## OVERVIEW

### COMPANY AT-A-GLANCE



**38**

Years in  
Operation



**25<sup>th</sup>**

Largest Self-  
Storage Owner

### PORTFOLIO AT-A-GLANCE



**66**

Properties



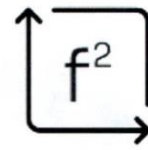
**6**

States



**57K**

Units



**6.6M**

Rentable  
Square Feet







# BROOKWOOD PROPERTIES



5951 Grelot Rd  
Mobile, AL 36609 Mobile

NRSF: 100,250 | UNITS: 941

Opening Date: Oct-23





# BROOKWOOD PROPERTIES



2500 Airline Hwy,  
Metairie, LA 70001

NRSF: 144,400 | UNITS: 1,404

Opening Date: Sept-19





# BROOKWOOD PROPERTIES



1540 Lindberg Dr,  
Slidell, LA 70458

NRSF: 88,325 | UNITS: 925

Opening Date: Aug-20





# BROOKWOOD PROPERTIES



1920 O'Neal Lane  
Baton Rouge 70816

---

NRSF: 88,375 | UNITS: 943

Opening Date: Jun-19



RESOLUTION

RESOLUTION ACCEPTING FINAL PLAT FROM THE CEDARS SUBDIVISION, LLC, FOR THE CEDARS SUBDIVISION PHASE I FOR PROPERTY LOCATED ON THE WEST SIDE OF WRIGHT ROAD, SOUTH OF SABINE DIVERSION CANAL.

WHEREAS, The Cedars Subdivision, LLC has submitted a final plat for The Cedars Subdivision Phase I; and

WHEREAS, improvements on the property will include the following variances approved by the Board of Zoning Adjustment dated July 16, 2018:

1. Increase allowed building coverage from required 40% of parcel to 50%.
2. Reduce total allowed lot area to 5,500 sq. ft. rather than the required 6,000 sq. ft.
3. Reduce cul-de-sac lots from required 10,000 sq. ft. to 6,000 sq. ft.
4. Reduce front setbacks from required 30 ft. to 12 ft. for residence and 20 ft. for the garage.
5. Measurements to be taken from building face rather than required eaves.
6. Reduce the side corner setback from required 15 ft. to 12.5 ft.

WHEREAS, said examination reflects that the final plat submitted by The Cedars Subdivision, LLC, complies with Chapter 18 of the Code of Ordinances and Article III, Part 1, Section 1, (6) (c) and (e) of the Land Use Ordinance for the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept final plat from The Cedars Subdivision, LLC, for The Cedars Subdivision Phase I for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA, CONTAINING 21.935 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERINES OF WRIGHT ROAD AND RAVIA ROAD (P.O.C.);

THENCE, SOUTH 86°24'02" WEST A DISTANCE OF 125.29 FEET TO A SET ½" IRON ROD, SAID IRON ROD BEING THE POINT OF BEGINNING (P.O.B.).

THENCE, N 89°18'26" W FOR A DISTANCE OF 1225.78 FEET TO A POINT;  
THENCE, N 01°09'01" E FOR A DISTANCE OF 734.12 FEET TO A POINT;  
THENCE, N 00°57'55" E FOR A DISTANCE OF 731.14 FEET TO A POINT;  
THENCE, N 89°47'56" E FOR A DISTANCE OF 1334.89 FEET TO A POINT;  
THENCE, S 01°02'26" W FOR A DISTANCE OF 389.61 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 238.79 FEET TO A POINT;  
THENCE, N 00°32'34" E FOR A DISTANCE OF 2.44 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 280.00 FEET TO A POINT;  
THENCE, S 00°32'34" W FOR A DISTANCE OF 20.00 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 165.00 FEET TO A POINT;  
THENCE, N 00°32'34" E FOR A DISTANCE OF 78.00 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 23.50 FEET TO A POINT;  
THENCE, S 00°32'34" W FOR A DISTANCE OF 115.00 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 50.00 FEET TO A POINT;  
THENCE, N 00°32'34" E FOR A DISTANCE OF 37.00 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 165.00 FEET TO A POINT;  
THENCE, N 00°32'34" E FOR A DISTANCE OF 20.00 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 115.00 FEET TO A POINT;  
THENCE, S 00°32'34" W FOR A DISTANCE OF 808.00 FEET TO A POINT;  
THENCE, S 00°32'34" W FOR A DISTANCE OF 50.00 FEET TO A POINT;  
THENCE, N 89°27'26" W FOR A DISTANCE OF 26.50 FEET TO A POINT;

THENCE, S 00°32'34" W FOR A DISTANCE OF 115.00 FEET TO A POINT;  
THENCE, S 89°27'26" E FOR A DISTANCE OF 945.00 FEET TO A POINT;  
THENCE, S 00°32'34" W FOR A DISTANCE OF 125.58 FEET TO A POINT;  
SAID POINT BEING THE POINT BEGINNING (P.O.B.).

WHEREAS, this final plat is accepted by the City of Sulphur and may be withdrawn by the City of Sulphur should said final 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 final 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 final 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 final plat; 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 final 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 accept the final plat from The Cedars Subdivision, LLC, for The Cedars Subdivision Phase I and revise the Land Use Map for property located west of Wright Road, south of the Sabine Diversion Canal.

APPROVED AND ADOPTED by  
Land Use Commission of the City of  
Sulphur, Louisiana, on this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

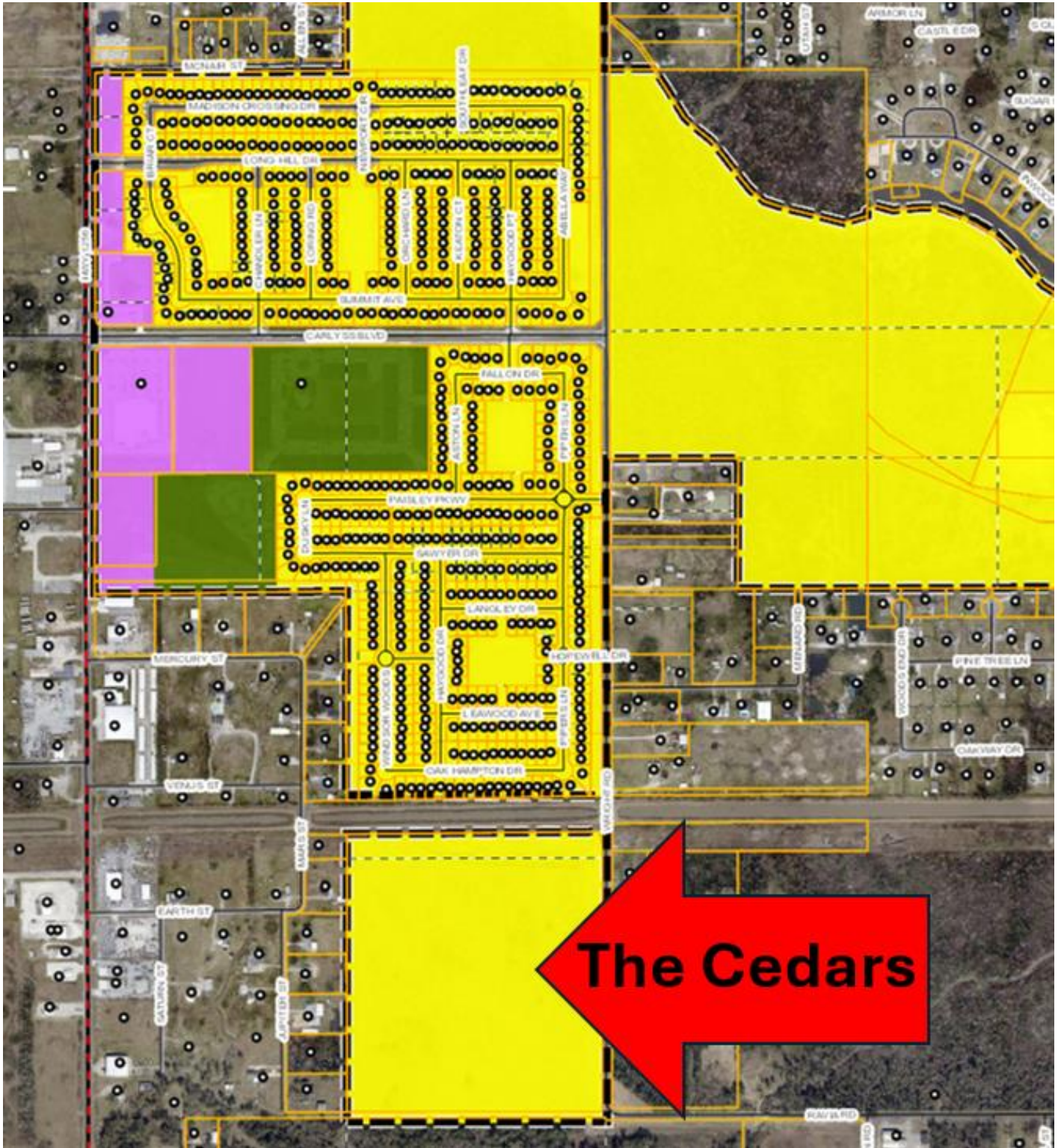
\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary

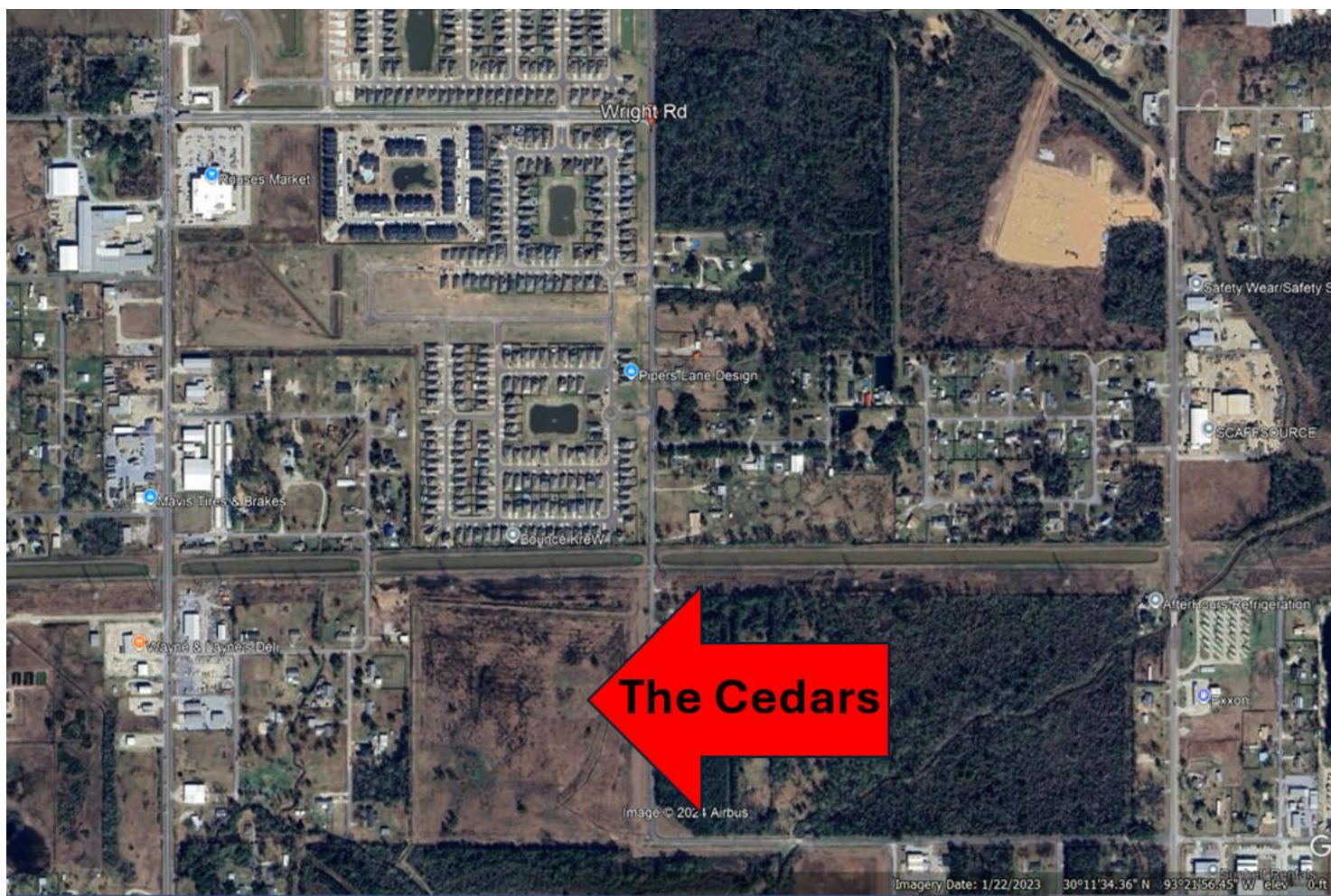






**The Cedars**





RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO ANN MARIE PEGO, 309 EAST THOMAS STREET, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Ann Marie Pego, 309 East Thomas Street, to allow for living in a Business District for the following described property:

ALL OF LOT 8 BLK 1 LYING S OF THOMAS STREET AND A PORTION OF THE E/2 OF BLK 2 ALL IN GEORGE HILLEBRANDT SUB

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

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

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

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

BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Ann Marie Pego, 309 East Thomas Street, to allow for living in a Business District.

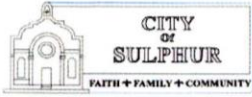
APPROVED AND ADOPTED by  
Land Use Commission of the City of  
Sulphur, Louisiana, on this \_\_\_\_  
day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TROY DARBY, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary





CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

11-4-24

\$50.00 Fee (Non-Refundable)

pd. 11-4-24

(Exact cash or check only)

**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 Ann M. Pego

DATE Nov. 4, 2024

PROPERTY OWNER INFORMATION

Name of Property Owner Ann Marie Pego

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

Mailing Address: 601 S. Irwin St. City: Sulphur State: La Email: ann.keever@yahoo.com

Physical Address: 601 S. Irwin St. City: Sulphur State: La

Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) 337-496-9219

PROPERTY INFORMATION

Location Address: 309 E. Thomas St. Sulphur La.

Present Zoned Classification: Business

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

All of lot 3 BLK 1 lying S of Thomas St. AND a portion of the E/2 of BLK 2 All in George Hillebrandt Sub

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 AP

REQUEST INFORMATION

REZONE  EXCEPTION  SUBDIVISION  BILLBOARD  PRE. PLAT  FINAL PLAT

DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION \_\_\_\_\_

Zoning Change: From \_\_\_\_\_ To \_\_\_\_\_

Purpose of Request: To Allow A mobile home in A business district

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Ann M. Pego Date: 11-4-2024

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area? Flood zone classification _____ bfe _____ ft.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

