

NOTICE.....The Land Use meetings will temporarily be held at 501 Willow Avenue.

AGENDA
LAND USE COMMISSION MEETING
MONDAY, MARCH 17, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, MARCH 17, 2025, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, 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 an exception to Khan Khel, LLC, 115 South Cities Service, to allow for apartments in a Business District.

PUBLIC COMMENT - 3 MINUTES PER SPEAKER - ONLY SPEAK 1 TIME PER ITEM.

This ends the public comment section of the meeting.

ADJOURNMENT

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 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, April 21, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO KHAN KHEL, LLC, 115 SOUTH CITIES SERVICE, TO ALLOW FOR APARTMENTS IN A BUSINESS DISTRICT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Khan Khel, LLC, 115 South Cities Service, to allow for apartments in a Business District in accordance with Article IV, Part 3, Section 4, 3 (a) of the Land Use Ordinance of the City of Sulphur for the following described property:

N ½ S ½ N ½ NW NE 6.10.9 LESS .25 ACS TO DEPT HWY

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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

Upon approval of 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.

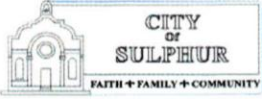
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Khan Khel, LLC, 115 South Cities Service, to allow for apartments in a Business District.

APPROVED AND ADOPTED by
the Land Use Commission
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2025.

TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 2/12/25 \$50.00 Fee (Non-Refundable) ✓
(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 KHAN KHEL LLC DATE 2-12-2025

PROPERTY OWNER INFORMATION

Name of Property Owner Khan Khel LLC
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 1712 Azalea City: Sulphur State: LA Email: Badar Badarskhan1@gmail.com
Physical Address: 115 S city Service HWY City: Sulphur State: LA
Phone Number (H) _____ (W) _____ (C) 337-4998929

PROPERTY INFORMATION

Location Address: 115 City Service HWY
Present Zoned Classification: Business

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 JKP

REQUEST INFORMATION

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

Zoning Change: From _____ To _____
Purpose of Request: 2 apartments 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: [Signature] Date: 2-12-2025

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



Memo

To: Land Use and Planning Commissioners
From: Austin Abrahams *AA*
Director, Department of Public Works
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 3/3/2025
Re: **115 South Cities Service Hwy – Exception**

Comments: **Application:**

Khan Khel, LLC has requested an exception to allow for Residential Use in a Business District

Situation:

Article IV, Part 3, Section 4(3) allows for uses permitted in Residential, Mixed Residential, and Mobile Home Districts. Land Use Commission and City Council shall approve the Permitted as Exception in accordance with Article III, Part 2, Section 1. The applicant is requesting the exception to allow for the development of apartments.

The subject address is currently surrounded by lots zoned business. However, the lot to the north is an existing apartment complex and several lots to the south have existing single family dwellings.

Recommendations:

Without approval to be permitted by exception, a rezone to Mixed Residential would be required to allow the intended use.

Contingent upon the lack of objection from the Building Permits Division, it is recommended that the exception be granted.

