Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.	Chairman
W. Alex Ostheimer	
Gloria Foret	Secretary/Treasurer
Richard Elfert	Member
James A. Erny	Member
Jeremy Kelley	
Keith Kurtz	
Gerald Schouest	Member
Wayne Thibodeaux	

APRIL 17, 2014, THURSDAY

6:00 P.M.

TERREBONNE PARISH COUNCIL MEETING ROOM Government Tower, 8026 Main Street, 2nd Floor

 $\mathbf{A} \cdot \mathbf{G} \cdot \mathbf{E} \cdot \mathbf{N} \cdot \mathbf{D} \cdot \mathbf{A}$

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. APPROVAL OF MINUTES:
 - 1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of March 20, 2014
- D. COMMUNICATIONS
- **E. NEW BUSINESS:**
 - 1. Planned Building Group:
 - a) Placement of an additional 28 x 30' classroom building; 309 Funderburk Avenue; St. Bernadette Catholic School, applicant (District 3)
 - 2. Preliminary Hearings:
 - a) Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision; Christopher P. Dubois, applicant; and calling a Public Hearing on said matter for Thursday, May 15, 2014 at 6:00 p.m. (District 1)
 - b) Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street, Lots 9, 10, & 11, Block 77, Newtown Addition; Larussa Enterprises, Inc., applicant; and calling a Public Hearing on said matter for Thursday, May 15, 2014 at 6:00 p.m. (District 1)
- F. STAFF REPORT
- G. COMMISSION COMMENTS:
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- H. PUBLIC COMMENTS
- I. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

- A. INVOCATION & PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. ACCEPTANCE OF MINUTES:
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of March 20, 2014
 - 2. Zoning & Land Use Commission Minutes for the Regular Meeting of March 20, 2014
- D. APPROVE EMITTENCE OF PAYMENT FOR THE APRIL 17, 2014 INVOICES and TREASURER'S REPORT OF MARCH 2014
- E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: <u>Tracts 2-A, 2-B, & 2-C, Property belonging to Ber Boys, LLC</u>

Approval Requested: Process D, Minor Subdivision

Location: 2227 Brady Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District

Developer: Ber Boys, LLC

Surveyor: <u>Keneth L. Rembert Land Surveyors</u>

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: <u>Division of Property, Tract A and Tract B of the former Harry Hellier</u>

<u>Estate</u>

Approval Requested: <u>Process D, Minor Subdivision</u>

Location: <u>Grand Caillou Road (between Plant Road and Morris Street), Terrebonne</u>

Parish, LA

Government Districts: Council District 1 / City of Houma Fire District

Developer: Morris A. Lottinger, Jr., et al

Surveyor: <u>T. Baker Smith, LLC</u>

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: <u>Ardoyne Crossing Subdivision, Phase A</u>

Approval Requested: <u>Process C, Major Subdivision, Engineering</u>

Location: Bull Run Road (1 mile from intersection with Hwy. 311), Terrebonne

Parish, LA

Government Districts: Council District 6 / Schriever Fire District

Developer: <u>T.B. Prospects, LLC</u>

Surveyor: <u>Providence/GSE Associates, LLC</u>

b) Consider Approval of Said Application

3. a) Subdivision: <u>Safety Road (Extension)</u>

Approval Requested: <u>Process C, Major Subdivision-Final</u>

Location: 10264 East Main Street, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Houma-Terrebonne Airport Commission
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT

1. Discussion and possible action with regard to the ratification of the 2013 HTRPC Annual Report

I. ADMINISTRATIVE APPROVALS:

- 1. Revised Lots 5 & 6, Redivision of Lots 5 & 6 of Block 5, Addendum No. 1 to Clark Estates, Section 102, T17S-R17E, Terrebonne Parish, LA
- 2. Revised Lot 2-J, Trinity Commercial Park, Property of Annie 1, LLC, Section 4, T16S-R17E, Terrebonne Parish, LA
- 3. Revised Lots 9, 10, & 11 of Block 6, A Redivision of Lots 9, 10, 11, & 12 of Block 6, Capital Commercial Development, Phase 4A, Property belonging to Terre South Investments, Inc., Section 84, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments
- 2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

Houma-Terrebonne Regional Planning Commission Zoning & Land Use Commission

Dist 3

P.O. Box 1446 Houma, LA 70361 (985)873-6793

APPLICATION FOR PLANNED BUILDING GROUP APPROVAL

	BERNADETTE CATHOLIC SCHOOL cant's Name
onaran ar	PUNDERBURK AVE HOUMA LA 70360 City State Zip Code 3-31-14 (985)872-3854 Date Telephone Number(s)
DIC	Interest in Ownership (owner, etc.)
PROJ	VECT INFORMATION:
1.	Name of Project: PPE-K3 CENTER
2.	Location: 309 FUNDERBURK AVE, HOUMA, LA
3.	Zoning District: 2-\
4.	Total Land Area: 76ACREG
5.	Total Number of Units: N/A
6.	Gross Floor Area: 1.800 SQ FT
7.	Total Parking Spaces Provided: 300 - 400 EXISTING
	Total Parking Spaces Required:
8.	Approximate Cost of Work Involved: 460,000
9.	Has any previous application been made: NOYES
	If Yes, please describe:
	2 ×

PLEASE ATTACH THE FOLLOWING INFORMATION:

A.	Site Plan Depicting the Following:
	1) All proposed structures and setbacks; 2) Parking; 3) Emergency vehicle access; 4) Lighting; 5) Fire hydrant locations; 6) Loading areas (if applicable); 7) All public and private easements and rights-of-ways; 8) Driveways; 9) Buffer protection (if applicable); 10) Play areas (if applicable); 11) Water main locations
В.	Legal Description of Subject Property (ATTACHED)
C.	Drainage Plans and Elevations
D.	List of Names and/or Property Owners and Addresses of adjacent property owners. (ATTACHED)
APPL	ICATION FEE SCHEDULE:
The C	ity of Houma has adopted the following fee schedule:
1.	Planned Building Groups: \$25.00 / first acre \$3.50 / every acre thereafter, up to fifteen (15) acres
	Minimum Charge - \$25.00; Maximum Charge - \$100.00
	Note: Acreage is based on total area, exclusive of streets.
I (We) and m	own acres. A sum of dollars is enclosed ade a part of this application.
	Signature of Applicant Jane 20 See See See See See See See See See Se
	ndersigned is owner(s) of the entire land area included in the proposal and signing indicates rrence with the application.
	(2) Call 1/1/2
	Signature of Owner or Authorized Agent
	3/3//14
	Date



Account Summary for A03-41838

			_				
ST. BERNADETTE ROMAN CA 409 FUNDERBURK AVENUE	URCH,	Property Type Ward/City			Adjudio 03	ated	
Houma, LA 70364-0000				nt Number		41838	
Total Abstract Assessed	/alue	Homestead Assessed Value		Estimated	Tax Amo	unt fo	7 2014
\$211,400.00		\$0.00			\$19,873.7	71	
Abstract							
Abstract Type	Lots/Acr	es Assessed Val	lue		Homeste	ad Val	ue
Lot(s)	1	\$11,400.00			\$0.	00	
Misc.	0	\$200,000.00	,		\$0.	.00	
Acquisitions		W.					
Name			Date	Cos	t C	BNO	FOLIO
Mrs. Keith T. Kenney Etals		01/	01/1955	\$0.0	0	217	68
Roman Catholic Church		01/	01/1958	\$0.0	0	268	210
Current Owners							
Name						Nu	mber
St. Bernadette Roman Catholic					í	100	
Congregation Of	40					× .	100
Description							
TRACT A, BROADMOOR SUE	BD. ALSO TR	ACT 10 X 842' NORTH OF AN	ID ADJC	INING ABO	VE TRAC	CF. CB	268/210

Phase

Number of Lots

Addendum

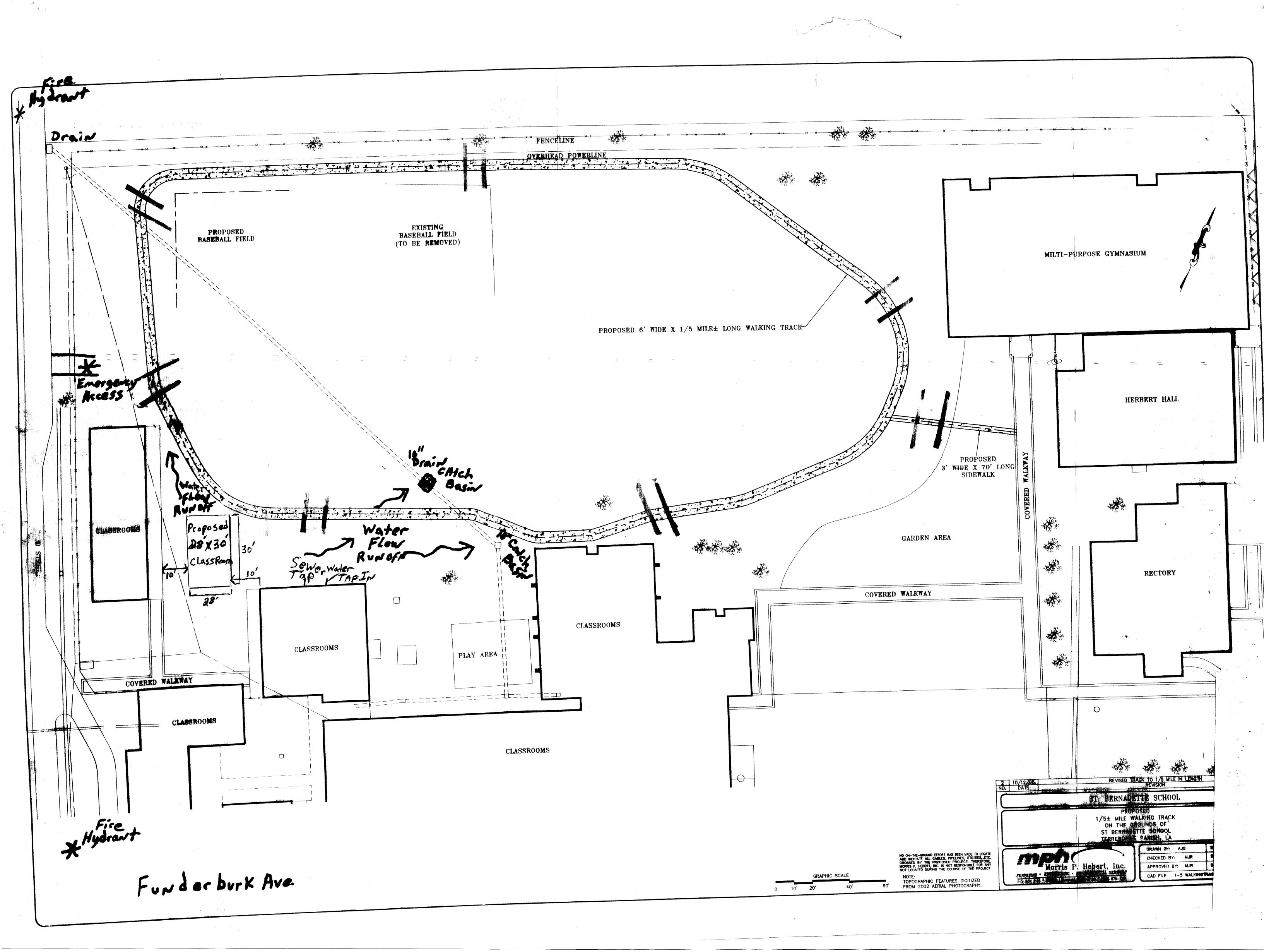
Block

mapping / Subdiv	ISION
Number	Lot

0680						U
Mapping / Geo	Code		(*)			
Ward	Bayou Bank		Bayou Number		Page	Page Sub
03	Α		13		0039	
Parcel	Parcel Sub	Map	Township	Range		Business Code
975		03-16	17	17		

Mapping / Physical Location 309 Funderburk Av Houma, LA 70364

Report generated on 9:28 am on March 25, 2014 by Local user at 216.76.14.106 Terrebonne Parish Consolidated Government



ZLU14/10 Dist. 1

Houma-Terrebonne Regional Planning Commission Foring & Land Vsc Commission

T.O. Box 1446 Houma, Louisiana 70361-1446 Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: February 25, 2014			
Christopher Paul Dubois			
Applicant's Name			
294 St. Peter Street	Houma	LA	70363
Address	City	State	Zip
985-637-7941 (cell)		Same	
Telephone Number (Home)		(Work)	
Owner			
Interest in Ownership (Owner, etc.)	ĺ		
262 St. Peter Street, Houma,	LA 70363		
Address of Property to be Rezoned	& Legal Description (L	ot, Block, Subdivi	ision)
Lot 13, Block 1, Elardo Subd	livision		
		- the silin out of the	
Zoning Classification Request:			
From: R-1	To:	R-3	
Previous Zoning History:	No		Yes
If Yes, Date of Last Application:			

AMENDMENT POLICY - Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

-	ERROR. There is a manifest error in the ordinance.
X	<u>CHANGE IN CONDITIONS</u> . Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.
	INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.
	SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. LIMITATIONS ON PROPOSED AMENDMENTS:

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED - Parish Zoning Regulations Section 28-202

- <u>LEGAL PLAT OF PROPERTY TO BE REZONED</u>: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:
 - a. Land area to be affected including legal description;
 - Present zoning classification of area to be affected and zoning classification of abutting districts;
 - Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - d. Locations of all existing and proposed structures with supporting open facilities;
 - The specific ground area to be provided and continuously maintained for the proposed structure or structures.
- REASON FOR AMENDMENT: Please state on a separate sheet why this proposal
 complies with either one or more of the above checked conditions for rezoning. In
 addition, the applicant may submit (optional) a site plan and/or development schedule of
 the proposal with this application.
- DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule
 for the beginning and completion of development planned by the applicant. If the
 development is planned in stages, the time schedule shall indicate the successive stages
 and the development plan for each.
- 4. MARKET INFORMATION: Applicable only if the following conditions are met:
 - If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
 - If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

- 5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
- 6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
- 7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED - Parish Zoning Regulations Section 28-202(d)

1.		The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.				
2.	Ten (10) days prior to the public h posting in accordance with Section		cant shall submit proof of property e Parish Zoning Ordinance.			
SIGN.	NATURES REQUIRED					
1.	Printed names and addresses alorepresented by the applicant (may	ng with interest use separate she	of every person, firm, or corporation et of paper):			
	Christopher Paul Dubois					
	294 St. Peter Street, Houma	ı, LA 70363				
2.	The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:					
3.	holders of the designated area ar	nd structures, an	s are all the owners and encumbrance d have both the means and ability to (may attach separate sheet of paper):			
<u>APPL</u>	LICATION FEE SCHEDULE					
Terreb	ebonne Parish Consolidated Governm	nent has adopted	the following fee schedule:			
1.	COURT AND EXPERIENCE AND EXPERIENCE AND ADMINISTRATION OF THE PROPERTY OF THE	.00 / first acre .50 / every acre t	hereafter, up to fifteen (15) acres			
	Minimum Charge - \$25.00;		Maximum Charge - \$100.00			
	e) own acres. A sum application.	of\$25.00	dollars is enclosed and made a part of			
DECI	I ARATION					

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Signature of Owner or Authorized Agent

REQUEST FOR REZONING

LOT 13 of BLOCK 1 of the ELARDO SUBDIVISON

HOUMA, LOUISIANA

LEGAL DESCRIPTION OF PROPERTY

An undivided one-half (1/2) interested to:

A certain lot of ground situated in the City of Houma, Parish of Terrebonne, Louisiana, designated as LOT THIRTEEN (13) in BLOCK ONE (1) on a plan of ELARDO SUBDIVISION made by S. Allen Munson, C.E., dated July 10, 1952, recorded in COB 174, folio 636, Terrebonne Parish; said lot fronting Sixty (60') feet on the West Side of St. Peter Street by depth between parallel lines of one hundred ten (110') feet; bounded East by St. Peter Street, West by portions of Lots Three (3) and Four (4) in Block Four (4) of Pontiff Subdivision, North by lot Twelve (12) of said Block One (1) and South by Lot Fourteen (14) of said block; together with all buildings and improvements thereon, all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

REASON FOR ADMENDMENT

The subject property owners are requesting a rezoning classification from R-1 to R-3 so that a mobile home can be placed on the subject property.

DEVELOPMENT SCHEDULE

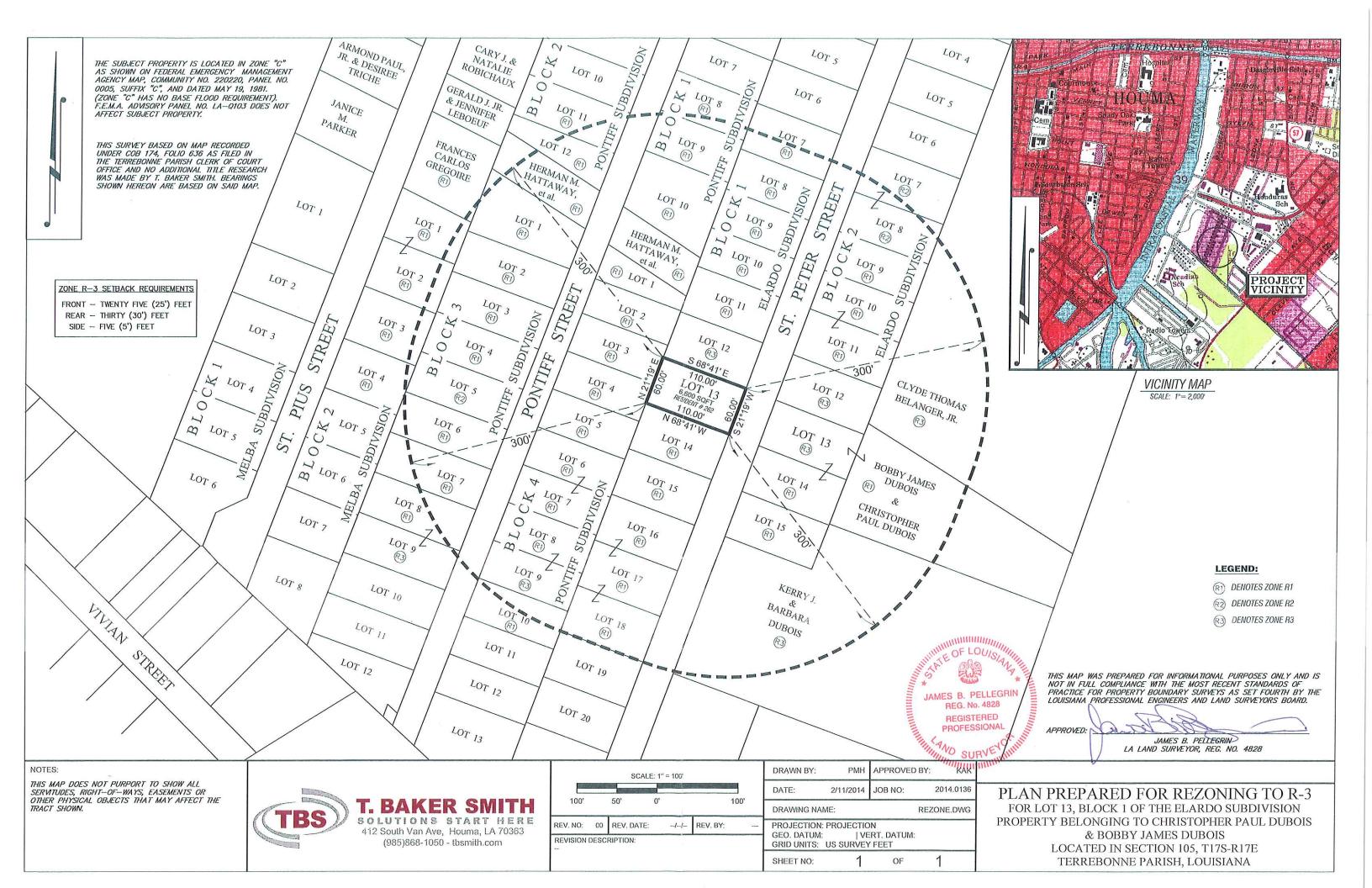
If approved for rezoning, a mobile home will be placed on the property within 30 days of approval.

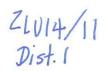
PUBLIC NEED

The change in zoning classification is necessary for a mobile home to be place on the subject property that is currently vacant.

EFFECT OF ADMENDMENT

The effects of rezoning the subject property from R-1 to R-3 would be minimal to the surrounding area because there are multiple lots in the immediate area that are rezoned R-2 and R-3. Additionally, there are mobile homes adjacent to the subject property.





Houma-Terrebonne Regional Planning Commission Foning & Land Vsc Commission

P.O. Box 1446 Houma, Louisiana 70361-1446 Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: ### Applicant's Name

Applicant's Name

Applicant's Name

Address

City State Zip

Q85 872-0444

Telephone Number (Home)

(Work)

Dwner

Interest in Ownership (Owner, etc.)

Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

300 Hondulas Houng for 70360

Zoning Classification Request:

From: R-3

To: C-1

Previous Zoning History:

No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY - Parish Zoning Regulations Section 28-201

1. <u>REASONS FOR THIS AMENDMENT:</u>

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. <u>LIMITATIONS ON PROPOSED AMENDMENTS:</u>

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED - Parish Zoning Regulations Section 28-202

- 1. <u>LEGAL PLAT OF PROPERTY TO BE REZONED</u>: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:
 - a. Land area to be affected including legal description;
 - b. Present zoning classification of area to be affected and zoning classification of abutting districts;
 - c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
 - d. Locations of all existing and proposed structures with supporting open facilities;
 - e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.
- 2. <u>REASON FOR AMENDMENT</u>: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.
- 3. <u>DEVELOPMENT SCHEDULE</u>: On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.



MARKET INFORMATION: Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

- 5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
- EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving 6. the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
- 7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED - Parish Zoning Regulations Section 28-202(d)

The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.

2.	Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.
<u>SIGN</u>	ATURES REQUIRED
1.	Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):
	La Russa Enterprizes, Inc. 120 Progressive Blud., Houma, La. 70360
2.	The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:
	La Russa Enterprizes, Inc.
3.	Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper): Synergy Bawk - Mortgage Holder

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1.	Map Amendment:		/ first acre / every acre thereafter, up to fifteen (15) acres
	Minimum Charge -	\$25.00;	Maximum Charge - \$100.00
	own <u>164</u> plication.	acres. A sum of	52500 dollars is enclosed and made a part of

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Signature of Owner or Authorized Agent

1: Reason for Amendment

The use of this property has always been commercial. The prospective buyer has plans to build a commercial building to serve the adjoining neighborhood community.

2: Development Schedule

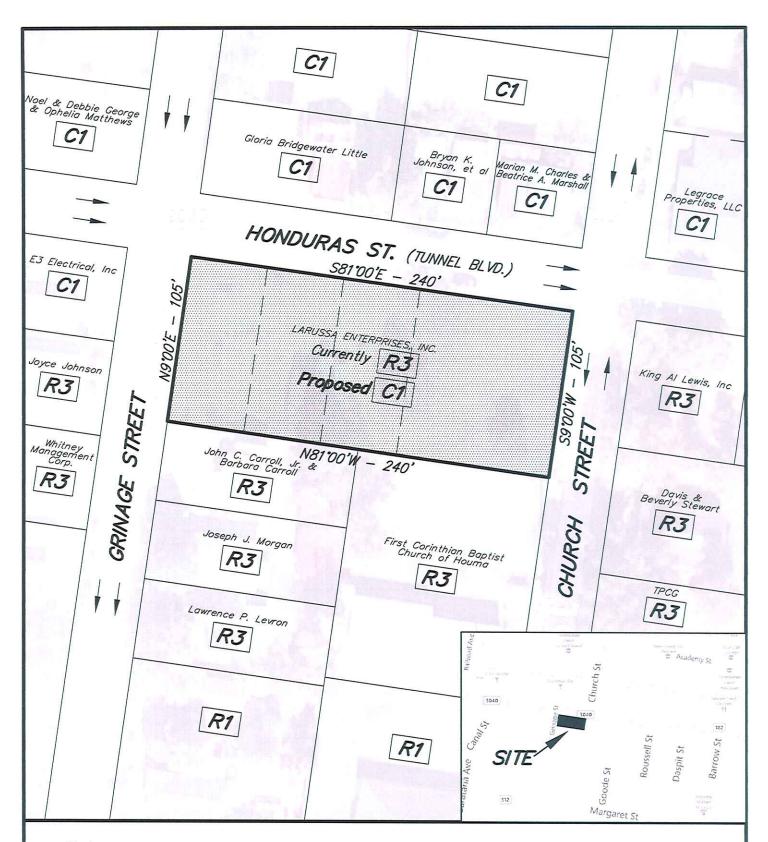
As soon as the property is re-zoned, the applicant will produce an act of sale to the prospective buyer. Once the buyer has an act of sale on the property, construction will begin. Buyer has already begun the building plan process (architectural plans, financing application, etc).

3: Public Need

The re-zoning of this property provides a service to the adjacent neighborhood that is much needed. This facility would be within walking distance to residents in the area and convenient to the local community.

4: Effect of the Amendment

The new owner would provide an attractive building and landscaping to enhance the surrounding area's land uses and properties. This change of zoning will re-develop the area to a commercial use as it always has and should be.



Notes:

This map does not purport to show all servitudes, rights of way and/or flood zones which may affect this property. Title information was provided by owner. No additional research was performed by the surveyor.

R3 Indicates current Zone designation

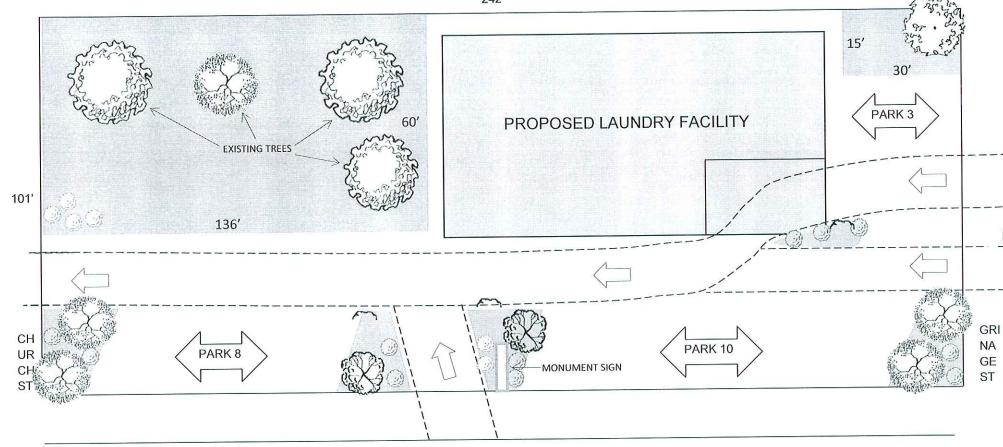
MAP SHOWING A PROPOSED
ZONING CHANGE FROM "R3" TO "C1"
ON PROPERTY BELONGING TO
LARUSSA ENTERPRISES, INC
LOCATED IN SECTION 37, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 60'

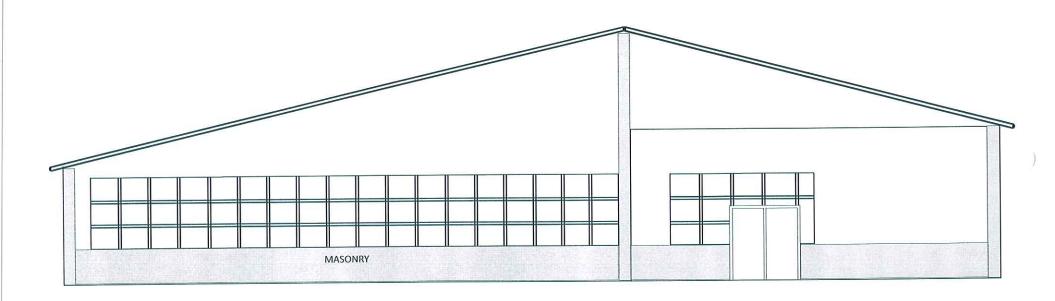
27 MARCH 2014

CHARLES L. McDONALD

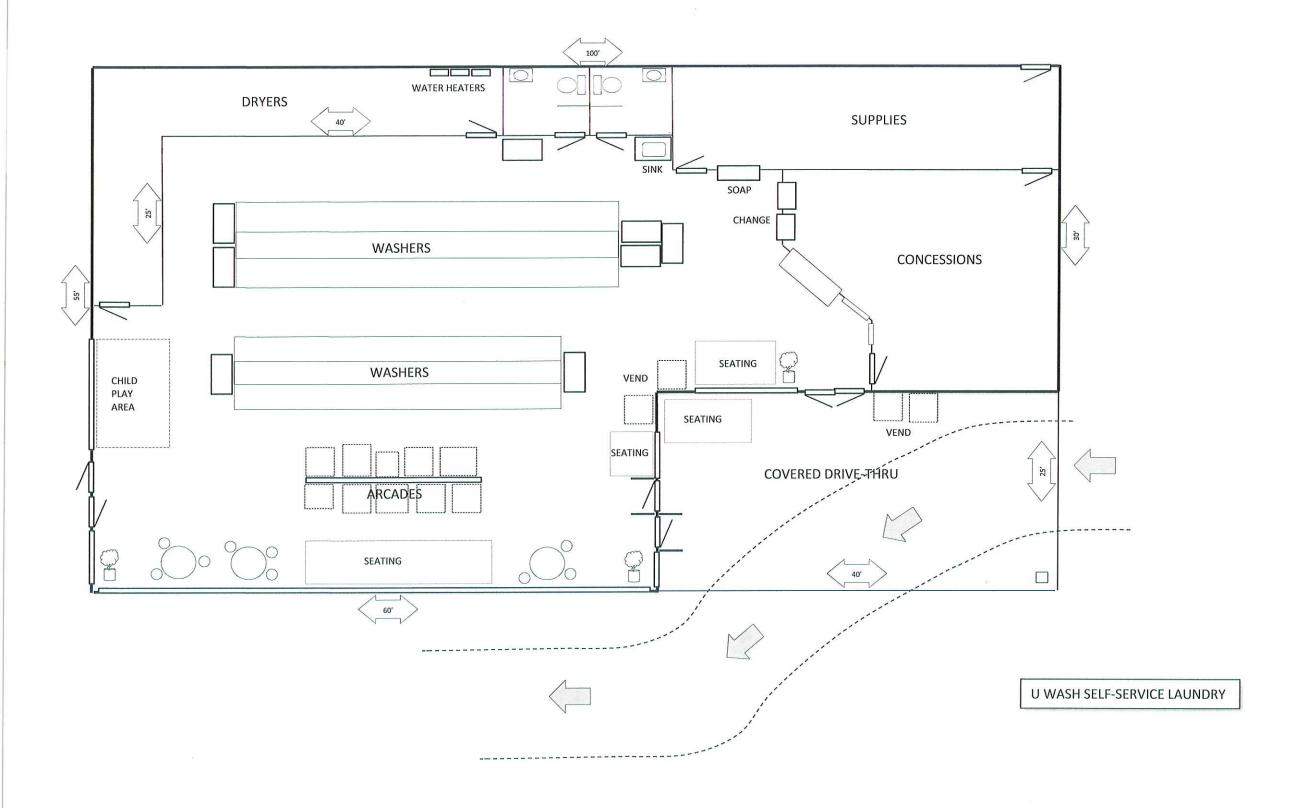
LAND SURVEYOR, INC.
P O BOX 1390 - GRAY, LA 70359
TELE (985)876-4412

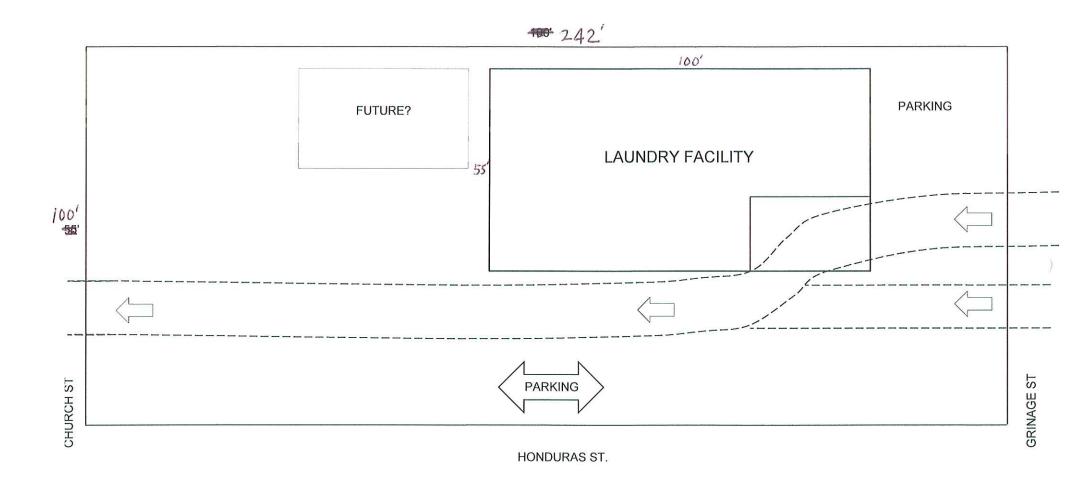






U WASH SELF-SERVICE LAUNDRY





U WASH SELF-SERVICE LAUNDRY