

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
James A. Erny.....	Member
Gloria Foret.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

AUGUST 18, 2016, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of July 21, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates; Deroche Development, LLC, applicant (*Council District 5*)

G. NEW BUSINESS:

1. Home Occupation
 - a) Establish a massage therapy business; 602 Angelle Drive; Christine Bordelon, applicant (*Council District 6*)

H. STAFF REPORT

1. Discussion and possible action with regards to revisions to the C-1 zoning district regulations

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 21, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE AUGUST 18, 2016 INVOICES AND TREASURER'S REPORT OF JULY 2016 and THE AMENDMENT TO THE 2016 BUDGET

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Division of Tract 3 into Tract 3-1 and Tract 3-2 belonging to Corridor Properties, L.L.C.
Approval Requested: Process D, Minor Subdivision
Location: 5040 West Main Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Corridor Properties, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.

b) Consider Approval of Said Application
2. a) Subdivision: Townhomes of Deroche Estates
Approval Requested: Process D, Minor Subdivision
Location: DeRusso Street, Terrebonne Parish, LA
Government Districts: Council District 5 / Bayou Cane Fire District
Developer: Deroche Development, LLC
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application
3. a) Subdivision: Lots D-1 & D-2, A Redivision of Lot 1, Block 1, North Terrebonne Commercial Park
Approval Requested: Process D, Minor Subdivision
Location: 3369 Lilac Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Engineer: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: De Fraites Drive (Extension)
Approval Requested: Process C, Major Subdivision-Engineering (Road Project)
Location: De Fraites Drive, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Arthur A. De Fraites, Jr. & John M. De Fraites
Engineer: Providence/GSE Associates, LLC

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Lots 6 thru 13, A Redivision of Revised Tract A-4 belonging to RJLS, LLC
Approval Requested: Process D, Minor Subdivision
Location: 112 - 126 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: RJLS, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1 thru 4 belonging to Shawn David Bonvillain
Approval Requested: Process D, Minor Subdivision
Location: Batture land at foot of Lirette Street, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Black Fire District
Developer: Shawn Bonvillain
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
3. a) Subdivision: Tracts "A-1" and "A-2", Property belonging to Louis J. Mohana, et ux
Approval Requested: Process D, Minor Subdivision
Location: Western end of Force Drive, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Louis J. Mohana
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

4. a) Subdivision: Tracts "A-1" thru "A-4", A Redivision of Tract A belonging to Leroy Norman, Sr., et ux
 Approval Requested: Process D, Minor Subdivision
 Location: 5056 North Bayou Black Drive, Gibson, Terrebonne Parish, LA
 Government Districts: Council District 2 / Gibson Fire District
 Developer: Leroy Norman, Sr.
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
5. a) Subdivision: Pelican Retreat Townhomes
 Approval Requested: Process A, Re-Subdivision
 Location: 2027 & 2029 Brady Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Carroll J. Parr
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Lots 1-A & 1-B, A Redivision of Property belonging to Shawn David Bonvillain
 Approval Requested: Process A, Re-Subdivision
 Location: 100 & 102 Lirette Street, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Black Fire District
 Developer: Shawn Bonvillain
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Lots 2-A & 3-A, A Redivision of the south half of Lot 3 & Lot 2, Block 1, Luby Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
2. Lots 2-A and 3-A, Block 1 of Theriot Subdivision, Sections 71 & 72, T17S-R16E, Terrebonne Parish, LA
3. Resubdivision of Lot 1 and Lot 2, Block 1, Olsenia Subdivision and a' kstrip separating Lot 1 & Elgin Street into Lot 1-A, Block 1, Olsenia Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
4. Revised Lot 4, Block 1, Redivision of Lots 4 & 5, Block 1, Bayou Cane Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
5. Survey & Redivision of Lot 10 and Lot 11, Block 9, Sugarwood Estates, Addendum No. 2, Phase B, into Lot 10-A, belonging to Lana B. Burnthorne, Section 87, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Public Hearing*
 Discussion and possible action with regard to modifications to the Storm Drainage Design Manual as it pertains to mobile home parks

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JULY 21, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of July 21, 2016 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr., Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
1. Mr. Kelley indicated he would abstain from Item G1 with regard to the parking plan for 2197 Martin Luther King Boulevard.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of June 16, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Erny. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** None. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Linton Road Company, LLC requesting to rezone from R-1 (Single-Family Residential) & R-3 (Multi-Family Residential) to C-3 (Neighborhood Commercial) Proposed Lots 2, 3, 4, 5, 6, 7, & 8, Cameron Isles Business Park Unit 1.
- a) Mr. Robert Aiello, applicant, discussed the rezoning request.
- b) No one from the public was present to speak.
- c) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the Public Hearing be closed.”
- d) Mr. Pulaski discussed the staff report and stated Staff would recommend approval of the rezoning request. He read correspondence received by Mr. David and Dorothy Ledet with concerns of traffic off of Highway 311 [See *ATTACHMENT A*].
- e) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the application to rezone from R-1 (Single-Family Residential) & R-3 (Multi-Family Residential) to C-3 (Neighborhood Commercial) Proposed Lots 2, 3, 4, 5, 6, 7, & 8, Cameron Isles Business Park Unit 1 and forward to the Terrebonne Parish Council for final consideration.”
- f) Discussion was held with regard to the Councilman Darrin Guidry receiving numerous calls from the area concerned of driveways off of Highway 311 causing traffic issues and more accidents. Discussion ensued with regard to making it clear that driveways are not wanted off of Highway 311 and while that couldn’t be a condition of any zoning approval, the subdivision of property could be conditioned.
- g) The Chairman expressed concerns of the road and how it was tied into the roundabout as shown on the plat.

- h) Mr. Ben Elliott, Delta Coast Consultants, stated the rezoning plat was done at the conceptual phase of the subdivision and they are aware the street alignment is off. He also implied that it would be costly for property owners to build a bridge in order to have access off of Highway 311 and that a DOTD permit would be required if so.
- i) Mr. Aiello discussed that there was no incentive for anyone to access the property off of Highway 311 and the only access would be for the Parish to access the proposed pump station.
- j) Discussion was held with regard to leaving the R-1 designation and the plan as presented complying with the Master Plan for Cameron Isles.

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS:

1. Parking Plan:

- a) The Chairman stated the next item on the agenda under New Business was a parking plan application by Royal Seal Development, LLC requesting to create 92 parking spaces for Harbor Freight Tools at 2197 Martin Luther King Boulevard.
- b) The Chairman recognized Mr. Mark Hall, 124 McMakin Road, Bartonville, TX, applicant, who discussed the request and stated they were constructing a 15,000 square foot free-standing building to house Harbor Freight Tools.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the parking plan request.
- d) Mr. Kurtz moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan request to create 92 parking spaces for Harbor Freight Tools at 2197 Martin Luther King Boulevard."

The Chairman called for a vote on the motion offered by Mr. Kurtz. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. PRELIMINARY HEARING:

- a) Mrs. Falgout moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates; Deroche Development, LLC, applicant; for Thursday, August 18, 2016 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT:

- 1. The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units.
 - a) Mr. Pulaski discussed the proposal to include a definition of accessory dwelling unit into the definitions of the zoning ordinance as well as it being a use by right under the R-1 zoning district.
 - b) No one from the public was present to speak on the matter.

- c) Mr. Erny moved, seconded by Mr. Cehan: “THAT the Public Hearing be closed.”
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- d) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units as proposed and forward to the Terrebonne Parish Council for consideration.”
The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- e) The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the R-1 zoning district regulations as it relates to poultry husbandry.
- f) Mr. Pulaski discussed poultry husbandry and indicated chickens would require planning approval in order to be allowed in the zoning district.
- g) The Chairman recognized Mr. Jonathan Foret, 8358 Main Street, who offered information on chickens and “no crow rooster collars.” He inquired about those with existing chickens within the zoning district and was told they would be grandfathered in.
- h) Discussion was held with regard to chickens and roosters and that the requirement for planning approval would most likely be initiated through complaints or when members of the public call the Planning Office to inquire about having chickens. Discussion ensued with regard to chickens having to be contained within clean areas with no odors.
- i) Mr. Erny moved, seconded by Mr. Kelley: “THAT the Public Hearing be closed.”
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
- j) Mr. Erny moved, seconded by Mr. Ostheimer: “THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the revisions to the R-1 zoning district regulations as it relates to poultry husbandry as proposed and forward to the Terrebonne Parish Council for consideration.”
The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the C-1 zoning district regulations.
- a) Mr. Pulaski discussed the proposal to exclude C-1 zoning district from the zoning hierarchy and establish definitions for microbrewery/microdistillery as well as adding to the list of permitted uses in C-1 and C-2 and as a prohibited use in C-3.
- b) Discussion was held with regard to C-1 being the least restrictive zoning classification and what was existing downtown when created versus what is downtown now.
- c) The Chairman recognized Mr. Noah Lirette, 628 Dunn Street, who discussed his proposal to establish a microdistillery in downtown Houma. He indicated it was a family hobby started by his grandmother who made moonshine on Bayou Terrebonne years prior. He discussed restoring an old building downtown to make whiskey and that he wanted to be a community focused establishment.
- d) The Chairman recognized Ms. Shirin Nail, ReMax, who stated she was in favor of the changes to C-1 but was concerned for parking.

e) The Chairman recognized Ms. Marla Stark, 735 Verret Street, who stated she was in favor of removing C-1 from the hierarchy so they could help mold the C-1 district downtown and emulate towns like Fairhope, Alabama, downtown Lafayette, or Thibodaux. She stated they wanted to keep the historical feel of downtown Houma.

f) Mr. Erny moved, seconded by Mr. Kelley: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

g) Discussion was held with regard to the difference between a brewery and a distillery.

h) Discussion ensued with regard to changing the name of C-1 rather than cause confusion if it is out of the hierarchy. It was decided upon CBD for Central Business District.

i) Mr. Erny moved, seconded by Mrs. Falgout: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the revisions to the C-1 zoning district regulations as it relates to removing C-1 out of the hierarchy, microbreweries & microdistilleries, and changing C-1 to CBD (Central Business District) and forward to the Terrebonne Parish Council for consideration."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

I. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Erny moved, seconded by Mr. Kurtz: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:49 p.m."

The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. "Budd" Cloutier, O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF JULY 21, 2016.

**CHRISTOPHER PULASKI, PLA, DIRECTOR
PLANNING & ZONING DEPARTMENT**

Becky Becnel

From: Dorothy Ledet [dotsyel@bellsouth.net]
Sent: Thursday, July 21, 2016 11:53 AM
To: Becky Becnel
Cc: Darrin W. Guidry
Subject: Rezone from R-1 & R-3 to C-3, Proposed business park, Lots 2,3,4,5,6,& 8, Cameron Isles Business Park Unit 1; Linton Road Company, LLC, Applicant

To: Planning Commission
From: David and Dorothy Ledet
107 Sugarwood Blvd. (corner Hwy. 311 and Sugarwood Blvd.)

We would like to express our concerns regarding the batture rezoning from Equity Blvd. to Sugarwood Blvd. On Hwy. 311. We have witnessed numerous traffic accidents with fatalities on this very traveled and dangerous highway. The parish has done an excellent job putting lights and turning lanes in this very congested area to help the traffic flow safely. Rezoning the batture with businesses would put more cars entering the highway with the streets and driveways already in this area. There is a major intersection there and numerous streets entering the highway.

In addition, this area of Hwy. 311 is one of the most desired areas of real estate in Houma. It is a picturesque area with appealing homes and a beautiful view of well-kept natural waterways along the highway.

Again, thank you so much for your time and consideration. We would like to keep Hwy. 311 safe and beautiful.

*David and Dorothy Ledet
107 Sugarwood Blvd.
Houma, La. 70360*

*Phone: Home 985-851-1049
Dave's Cell 985-855-5450
Dotsy's Cell 985-226-4299*

Email: dotsyel@bellsouth.net

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use 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: July 1, 2016

Deroche Development, LLC
Applicant's Name

187 Regal Row Houma, LA 70360
Address *City* *State* *Zip*

985-856-6479
Telephone Number (Home) *(Work)*

Owner
Interest in Ownership (Owner, etc.)

6695 West Park Ave. Accessor Acct. No. R03-14400
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)
See attached for Legal Description

Zoning Classification Request:

From: R1 To: R2

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.

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. 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

1. LEGAL PLAT OF PROPERTY TO BE REZONED: 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. 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.

3. 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:

- 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.
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 hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES 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):
See attached.

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:
Yes

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):
Yes

APPLICATION FEE SCHEDULE

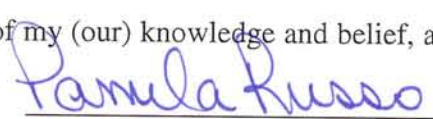
Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
 \$ 3.50 / every acre thereafter, up to fifteen (15) acres
- Minimum Charge - \$25.00; Maximum Charge - \$100.00

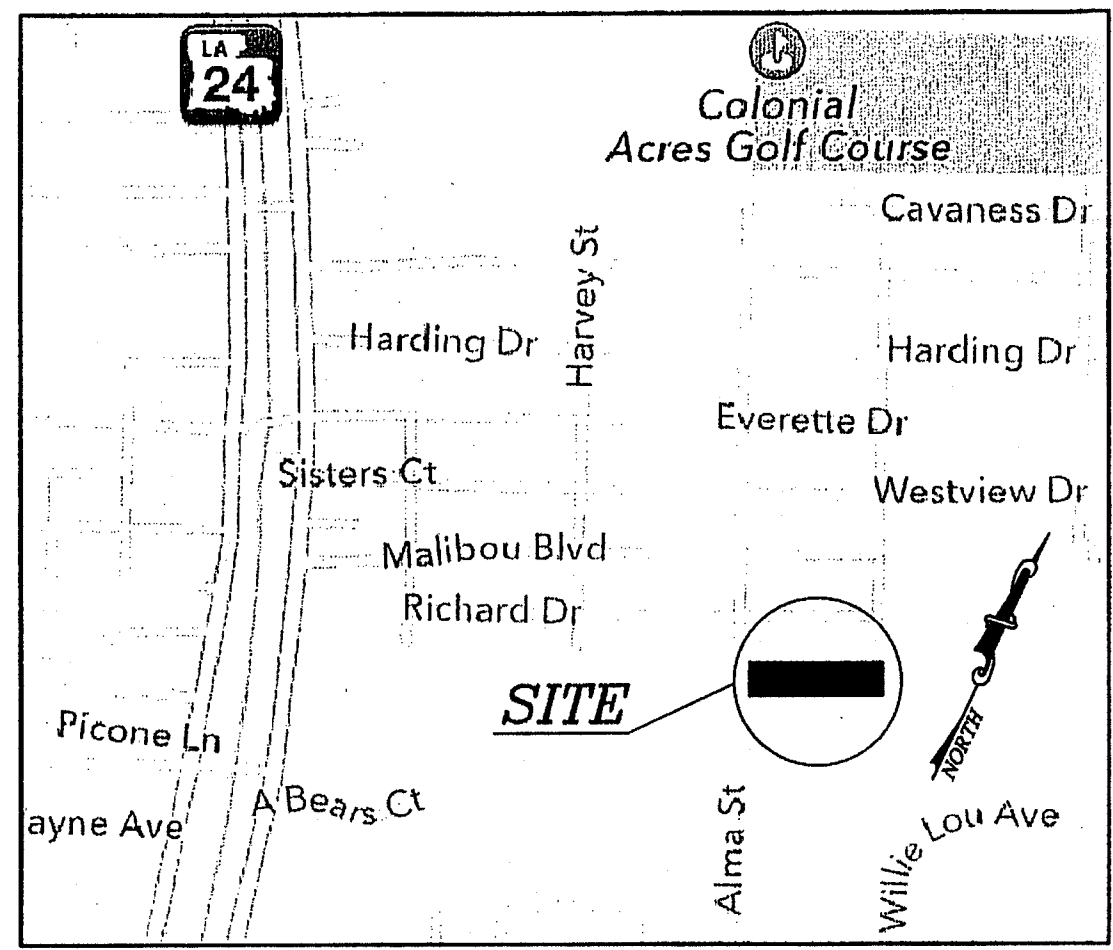
I (We) own 4.1 acres. A sum of \$35.50 dollars is enclosed and made a part of this application.

DECLARATION

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

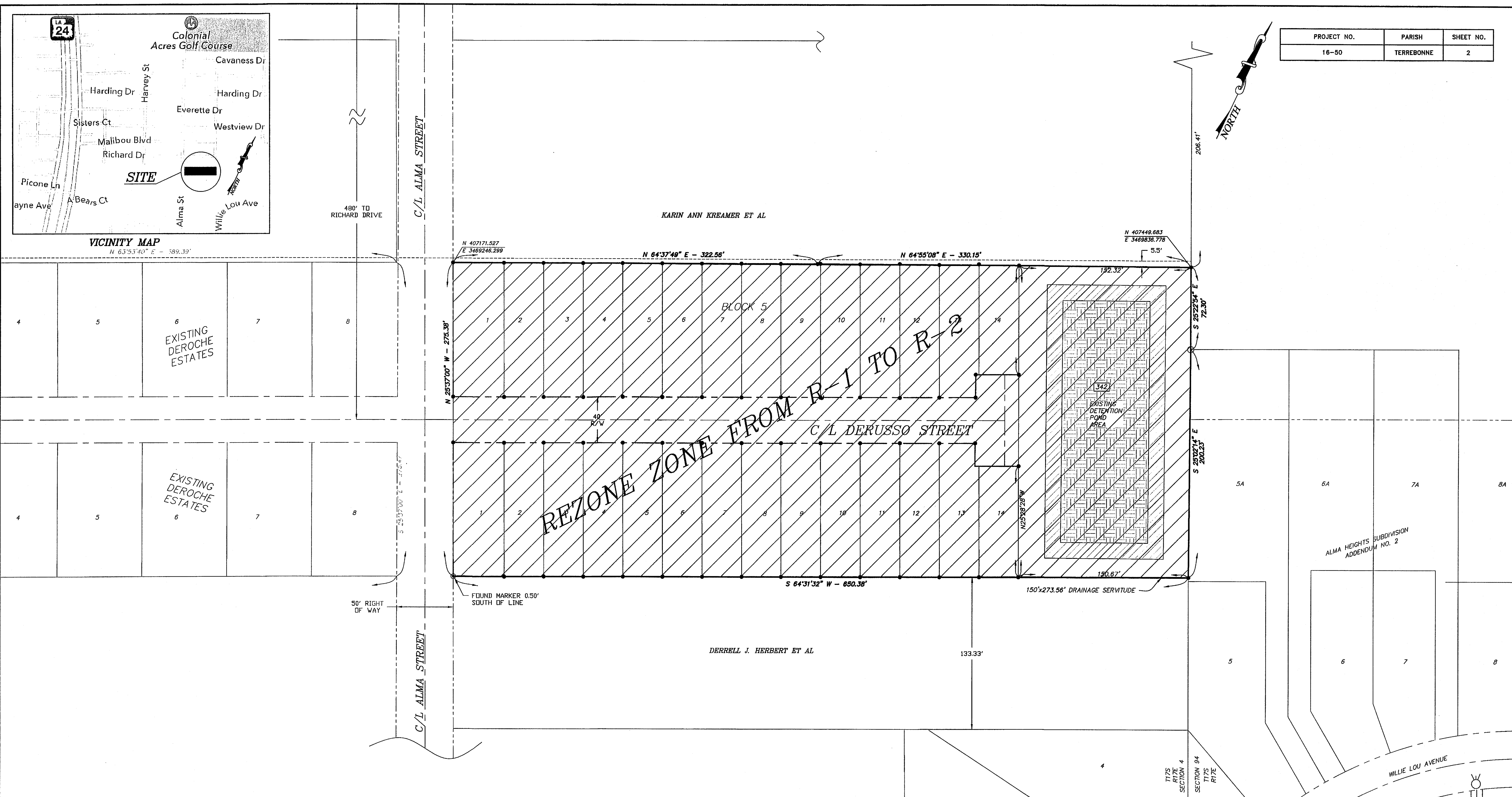
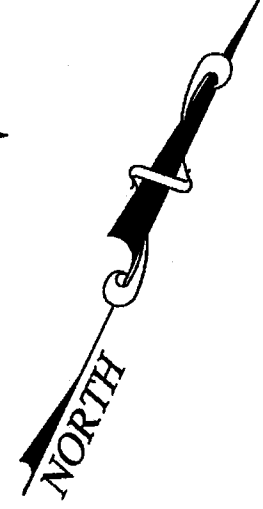


Signature of Owner or Authorized Agent



VICINITY MAP
N 63°53'40" E - 389.39'

PROJECT NO.	PARISH	SHEET NO.
16-50	TERREBONNE	2



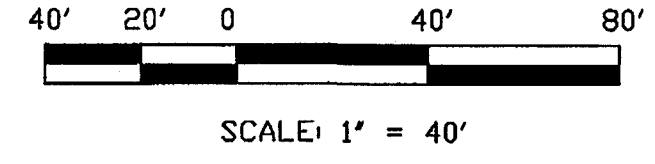
50' RIGHT OF WAY

FOUND MARKER 0.50' SOUTH OF LINE

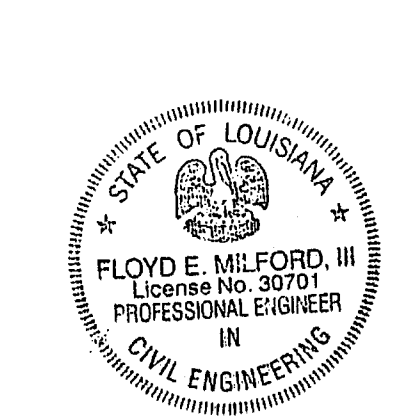
150'x273.56' DRAINAGE SERVITUDE

DRAINAGE: SUB-SURFACE
SEWER: COMMUNITY
LAND USE: RESIDENTIAL
MINOR SUBDIVISION

28 LOTS-TOTAL



DATE	REVISION	BY



TOWNHOMES OF DEROCHE ESTATES
DEROCHE DEVELOPEMENT, L.L.C. -
DEVELOPER
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA
APPROVED BY: *[Signature]*
DATE: 27JUN16

JOB #	16-50	CAD #	1650-ZONING	FILE #
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Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

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

ZL16/10
Dist 6 / COH
Fire

Zoning & Land Use Commission
Application

Name: Christine Bordelon
Address: 120 Southdown W. Blvd. #10
Phone: (985) 226-2625

Application For: _____ Planning Approval Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 602 Angelle Dr. in a
R1 Zoning District. The legal description of the property involved in this application
is: Lot 6, Block 14, Adden. 1, Phase 2
of Westgate Subdivision

Has any previous application been filed in connection with these premises? _____ Yes No

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: 0

Explanation of property use: Massage Therapy Business

Plot Plan attached: Yes _____ No Drainage Plan attached: _____ Yes No

Ground Floor Plan and Elevations attached: _____ Yes No

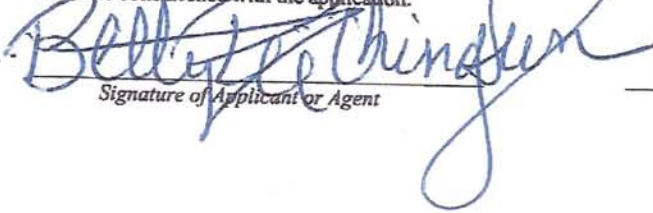
Address of adjacent property owners:

1. Jon L. Barbara Hagenstad Kristin Stewart Renee Williams
600 Angelle Dr. 604 Angelle Dr.
Houma, LA 70360 Houma, LA 70360
3. Parish owned


Signature of Applicant or Agent

985-226-2625
Phone Number

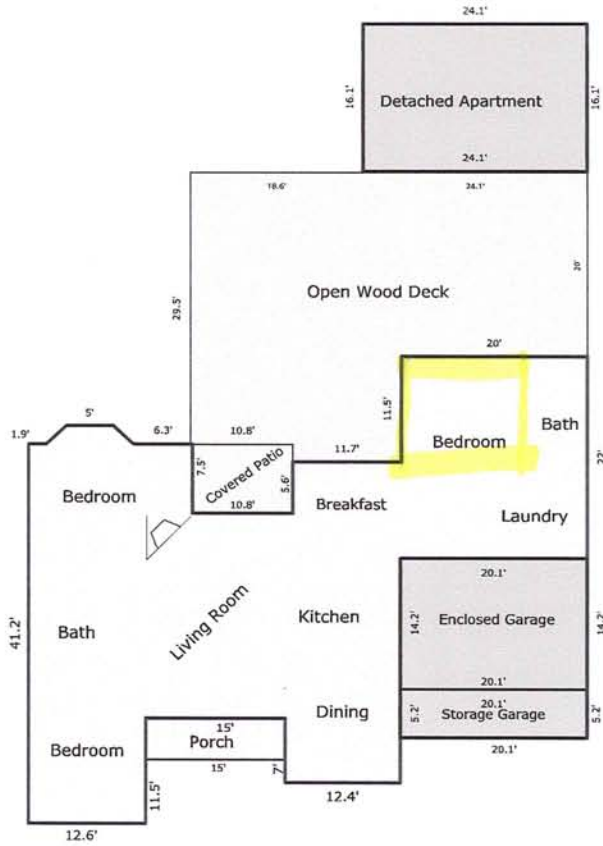
The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.


Signature of Applicant or Agent

28 July 2016
Date

Building Sketch

Borrower	Betty Pei Ching Sun			
Property Address	602 Angelle Dr			
City	Houma	County	Terrebonne	State LA Zip Code 70360
Lender/Client	Betty Pei Ching Sun			



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1772.11	1772.11
P/P	Porch	67.50	
	Open Wood Deck	1093.05	
	Covered Patio	81.00	1241.55
OTH	Storage Garage	104.52	
	Enclosed Garage	285.42	
	Detached Apartment	387.42	777.36

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor	20.0 x 11.5		230.00
	31.7 x 5.6		177.52
	7.5 x 17.6		132.00
	11.5 x 12.6		144.90
	7.0 x 12.4		86.80
	17.3 x 40.0		692.00
	60.1 x 4.9		294.49
0.5 x	2.2 x 2.0		2.20
	5.0 x 2.0		10.00
0.5 x	2.0 x 2.2		2.20

Net LIVABLE Area	(rounded)	1772	10 Items	(rounded)	1772
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