

Houma-Terrebonne Regional Planning Commission

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

FEBRUARY 20, 2014, 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. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of January 16, 2014

D. COMMUNICATIONS

E. NEW BUSINESS:

1. Home Occupation:
Establish a home bakery for off-site sales and delivery; 191 Smith Lane; Heidi Steverson, applicant
2. Parking Plan:
Creation of 123 parking spaces for an 82-unit apartment building; 6052 West Main Street; Renaissance Neighborhood Development Corporation, applicant
3. Planned Building Group:
Placement of 5 buildings for an 82-unit apartment building; 6052 West Main Street; Renaissance Neighborhood Development Corporation, applicant
4. Preliminary Hearings:
 - a) Rezone from R-3 (Multi-Family Residential District), C-2 (General Commercial District), & C-3 (Neighborhood Commercial District) to I-1 (Light Industrial District); 1153 Valhi Boulevard, Tracts 3 & 4, Sections 82, 83, 84, 102, T17S-R17E, Terrebonne Parish, Louisiana; Terrebonne Land Partnership, applicant; and call a Public Hearing for said matter on Thursday, March 20, 2014 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential District) to R-3M (Multi-Family Town House Condominium District); Proposed 4-unit townhouse; 151 Dixie Avenue, Lot 18, Block 1, Barrow Subdivision; and call a Public Hearing for said matter on Thursday, March 20, 2014 at 6:00 p.m.

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 January 16, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of January 16, 2014

D. APPROVE EMITTENCE OF PAYMENT FOR THE FEBRUARY 20, 2014 INVOICES and TREASURER’S REPORT OF JANUARY 2014

E. PLANNING:

1. Planning Commissioners’ Comments
2. Administration’s Comments
3. Chairman’s Comments

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Tracts 1-A thru 1-D, Property belonging to Dove Development & Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1258 Valhi Boulevard, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Dove Development & Land, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Lot 3A & 3B, A Redivision of Lot 3, Block 1, Belanger Park Subdivision
Approval Requested: Process D, Minor Subdivision
Location: 380 South Van Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Bennett Porche
Surveyor: T. Baker Smith, LLC

b) Consider Approval of Said Application
3. a) Subdivision: Redivision of Property belonging to Al's Shrimp Co., LLC (Tracts 1-6)
Approval Requested: Process D, Minor Subdivision
Location: 2163 Brady Road (1.5 miles below Falgout Canal), Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Al & Denise Marmande
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts 1 thru 5, A Division of Property belonging to Clark E. Mackey Trust, et al
Approval Requested: Process D, Minor Subdivision
Location: 2018 Coteau Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Coteau Fire District
Developer: Clark E. Mackey
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Hillcrest Estates
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Waterplant Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: S & A Capital Investments, LLC
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Valhi Commercial Park
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Valhi Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Terrebonne Land Partnership
Surveyor: Milford & Associates, Inc.

b) Public Hearing
c) Consider Approval of Said Application

4. a) Subdivision: Lots "8-1" & "8-2" and Revised Lot 7, Also Southern Portion of Lot 6, A Redivision of Lots 7 & 8, Block 12 of the Town of Houma
Approval Requested: Process D, Minor Subdivision
Location: 821 Goode Street, 515 Academy Street, 810 Roussell Street, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Solid Rock, LLC
Surveyor: Prosper Toups Land Surveying, LLC

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Redivision of Property belonging to Wayne A. Mayon and Tracy Lynn Gary Mayon
Approval Requested: Process D, Minor Subdivision
Location: 222 Old Spanish Trail, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: Wayne Mayon
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
6. a) Subdivision: Redivision of Property belonging to Margaret Minor Shaffer
Approval Requested: Process D, Minor Subdivision
Location: 1863 Highway 55, Montegut, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Margaret M. Shaffer
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
7. a) Subdivision: Redivision of Tract "D" of the Redivision of Property of D-M Realty Co., Inc.
Approval Requested: Process D, Minor Subdivision
Location: 143 Tourist Drive, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Oswald Operations, LLC, c/o Mark Oswald
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
8. a) Subdivision: Crescent Place Subdivision
Approval Requested: Process C, Major Subdivision-Engineering
Location: 1323 Savanne Road, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Savanne Road Carwash, L.L.C.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application
9. a) Subdivision: Williamsburg Subdivision
Approval Requested: Process C, Major Subdivision-Final
Location: Bayou Gardens Boulevard & Vicari Street, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Citiplace, LLC
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion with regard to the National Planning Conference to be held April 26-30, 2014 in Atlanta, Georgia (authorization to send up to four members was approved at the December 19, 2013 meeting)

J. ADMINISTRATIVE APPROVALS:

1. Tracts "A" and "B" of Property belonging to Jacque F. Mire, Jr., Section 114, T15S-R16E, Terrebonne Parish, LA
2. Parcel 1 and Revised Lot 1, Block 1 of Maurice Place Subdivision, Section 105, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Public Hearing* Discussion and possible action with regard to the Proposed Mobile Home Park Regulations

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

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

Zoning & Land Use Commission
Application

FEB 20, 2014
bpm
2nd FLOOR
CONF. ROOM.

2LU141
Dist. 2

Name: HEIDI STEVERSON
Address: 191 SMITH LANE HOUMA, LA 70360
Phone: (985) 293-1918
Application For: _____ Planning Approval X Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 191 SMITH LANE in a
R-1 Zoning District. The legal description of the property involved in this application
is: BOUNDED NORTH BY MACK PERKINS. BOUNDED SOUTH BY MRS. JOHN STOVITE.
LOT 48' X 60' ON EAST SIDE SMITH LANE.

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

Applicant's interest in the premises affected: RESIDENT/OWNER (PARENTS DECEASED)

Approximate cost of work involved: N/A

Explanation of property use: BAKING COOKIES & CAKES AT HOME FOR OFF-SITE SALES/ DELIVERY

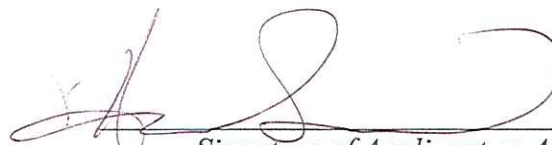
Plot Plan attached: X Yes _____ No Drainage Plan attached: _____ Yes X No

Ground Floor Plan and Elevations attached: _____ Yes _____ No

Address of adjacent property owners:


- MACK PERKINS
189 SMITH LN
HOUMA, LA 70360
- WILLIAM & KATHERINE LEBOUFF
334 POLK ST
HOUMA, LA 70360

- DELTON A. & MARY ~~PERKINS~~ ^{FALCON}
3000 COPA SAW DR
HOUMA, LA 70364
- JOHN STOVITE ESTATE
c/o MARGARET MATTHEWS
HARRIS
195 SMITH LN
HOUMA, LA 70360


Signature of Applicant or Agent

(985) 293-1918
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

1-31-14
Date



191 Smith Lane

Zoning & Land Use Commission

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Zoning & Land Use Commission Application

Name: Renaissance Neighborhood Development Corporation, a Subsidiary of Volunteers of America

Address: 4162 Canal Street, New Orleans, LA 70119

Phone: 504.681.6125

Application For: _____ Planning Approval _____ Home Occupation _____
\$10.00/application *\$10.00/application*

<u> </u> ×	Parking Plan	<u> </u>	Special Plan
	\$50.00/ <i>plan</i>		\$10.00/ <i>application</i>

The premises affected are situated at 6052 West Main Street, Bayou Cane, Louisiana in a C-2 Zoning District. The legal description of the property involved in this application is: see attached

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

Applicant's interest in the premises affected: Owner

Approximate cost of work involved: \$8,785,000

Explanation of property use: 82 unit apartment buildings, 5 total, 50% one bed/ 50% two bed

Plot Plan attached: ☒ Yes ☐ No Drainage Plan attached: ☐ Yes ☒ No

Ground Floor Plan and Elevations attached: x Yes No

Address of adjacent property owners:

1. see attached list

2. see attached list

Signature of Applicant or Agent

504-708-4370

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

1/30/2014

Date _____

January 30, 2014
Bayou Cane Apartments | Houma, Louisiana
MSH Project No. 1301

TO: Houma-Terrebonne Regional Planning Commission (Zoning and Land Use Commission)
RE: Application for Planned Building Group Approval and Parking Plan
DATE: Thursday, February 20, 2014 - 6PM

Bayou Cane Apartments – Project Narrative

This development furthers the parish's community revitalization plan as defined by Terrebonne Parish 2030 Comprehensive Master Plan. Bayou Cane Apartments' program and site plan supports Goal #5 of the Plan and the associated policies and strategies of Chapter 5 that are focused on utilizing infill development to provide attractive, affordable housing that is compatible with the surrounding area and infrastructure. In keeping with the Vision 2030 Comprehensive Master Plan, Terrebonne Parish Consolidated Government awarded \$5,700,000 in Hurricane Ike-Gustav Community Development Block Grant funds to Bayou Cane Apartments which scored highest according to the scoring criteria and TPCG priorities.

The Bayou Cane Apartment development will consist of 82 multi-family workforce rental housing units, half will be one bedroom units, and half two bedroom units. These new apartments will be built in five separate buildings across the four acre site. Four of the buildings are two story, and one building will have four units in a third story at the corner of Synergy and Main, the rest of this building will be two story. The site design is scaled to the surrounding neighborhood, and serves to transition from the commercial properties with their larger scaled structures to the residential neighborhoods. This change in scale is accomplished through the planned building group design of multiple smaller buildings on this site rather than a single, monolithic building. The multiple buildings also permits landscaped outdoor spaces around and between the structures for residents use and enjoyment.

The development will be certified with Enterprise Green Communities and Energy Star 3.0 and will incorporate many green building strategies including durable materials, Energy Star lighting and appliances, and energy efficient building components. All of these will contribute to lower costs for tenants on utilities.

The buildings will also pursue "universal design" and "age-in-place" concepts. Many units will be available for the elderly and those with disability, and other units will be convertible to be more usable to those who may become disabled with age or accident. The more spacious access halls and doorways provided by these designs make homes generally more comfortable and usable by all residents, and not just to those with mobility impairments. Additionally 20% of the units will be made available for special needs households targeting Veterans. Supportive services will be provided to these residents at no cost to the resident.

The buildings will have open breezeways for access across the site, and a central courtyard with a community center for all residents. Sidewalks through the site will connect the buildings together, and to the neighborhood beyond. The development is also considering working with the Parish to provide a bus shelter at the corner of Synergy and Main Street for use by residents and others in the neighborhood who may need public transportation. The majority of parking is located behind the buildings, so that the landscaping and buildings are the focus of the streetscape of the development. The parking incorporates turn-arounds for fire equipment and hydrants as requested in a preliminary review by the Bayou Cane Fire Department. Also included is extensive water detention, as required by the Parish.

The site will use both wet and dry detention areas as a design feature of the landscaping, incorporating rock beds and planting in dry detention, and fountains in wet detention areas.

Due to these extensive design parameters, and the affordable and sustainable goals of the development, we find that some variances would help to maintain the attractiveness and usability of the overall site design.

Applications for and Variances Requested:

Planned Building Group: The construction of 5 buildings on site zoned C-2.

Wet Detention Pond with No Fence: We are hoping to use the area around the detention pond as a path, and couple that with landscaping and a fountain. This decorative use would preclude the use of a surrounding fence.

Building Separation: Two of the buildings may be required to be separated by 42' rather than the 50' called for in the zoning ordinance. The International Building Code 2012 would only require these buildings to be separated by 20' to have no fire rating requirements, so we feel that 42' is sufficient separation for these buildings. This will allow the courtyard to the west to be 80' wide, which would be more usable for residents, as well as giving sufficient space for the required detention pond at the far west end of the site.

Parking Plan: Number of parking spaces and parking in the front yard have been submitted to the Board of Adjustments for a variance. The last two parking spaces at the ends of each parking driveway fall within the front yard setback. In order to provide at least 1.5 spaces per unit, we feel this variance will be required. The site is limited by its narrowness and length. This, coupled with the necessary detention area, the large paved turn-arounds required for fire equipment, and the desire to maintain green space for resident use on the site make the space available for parking very limited. Also note that adjacent uses to the north are commercial, and the base C-2 zoning does allow parking in the front yard. Because of the site's narrowness, the requirement of fire equipment turn-arounds, and the required size of the detention pond, all mentioned above, the space available on site is very limited. Due to this limited site area, we have evaluated the needs of future residents, and find that one space for each one bedroom, and two spaces for each two bedroom unit should provide enough parking for residents. The units themselves are small in size, which matches the needs of the residents.

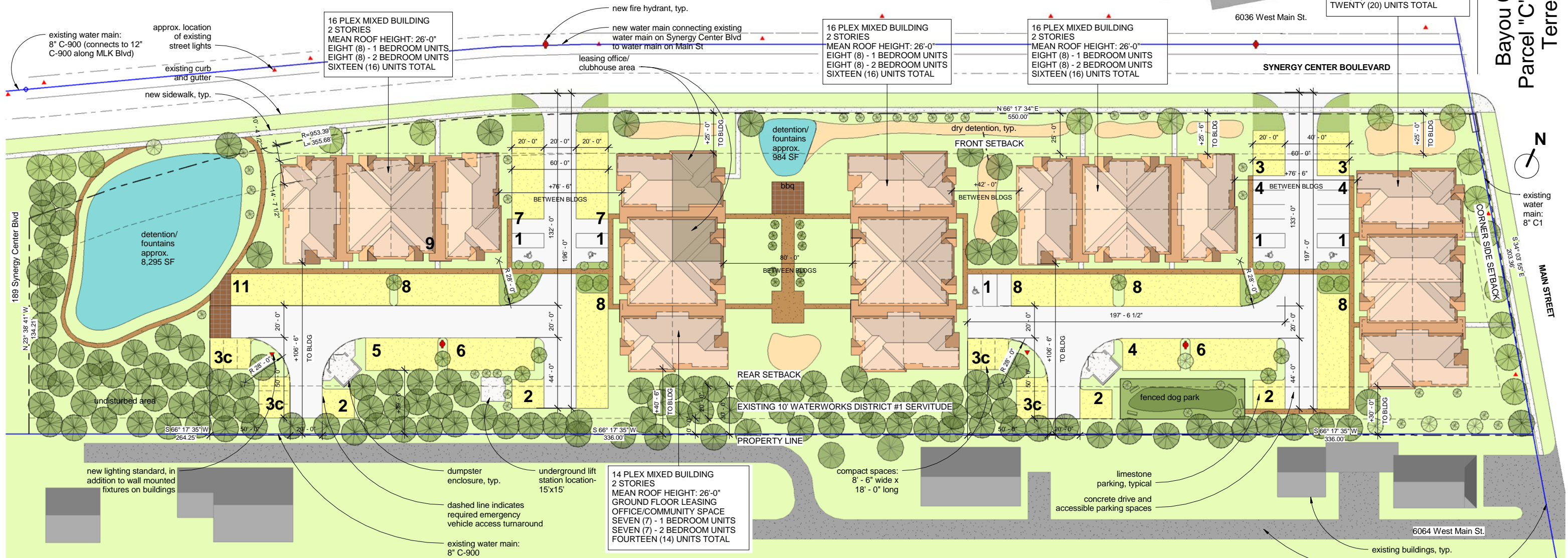
Bayou Cane Apartments
Parcel "C", Synergy Center
Terrebonne Parish, LA

PRELIMINARY UNIT SIZES:
41 ONE BEDROOM UNITS @ 737 SF EACH
21 TWO BEDROOM UNITS @ 905 SF EACH
20 TWO BEDROOM UNITS @ 970 SF EACH
LEASING/COMMUNITY AREA @ 1,707 SF
TOTAL = 70,329 SF

PRELIMINARY DETENTION CALCULATIONS:
PROPERTY BOUNDARY = 176,084 SF OR 4.04 ACRES
176,084 SF X 8% = 14,087 SF OF DETENTION
MAIN WET DETENTION AREA = 8,295 SF
COURTYARD WET DETENTION AREA = 984 SF
ADDITIONAL SWALES AND DRY DETENTION AREAS = 4,812 SF
TOTAL DETENTION AREAS = 14,091 SF

PARKING TABULATION:
ONE BEDROOM UNITS = 41 UNITS
TWO BEDROOM UNITS = 41 UNITS
TOTAL DWELLING UNITS = 82 UNITS
PROVIDING 125 PARKING SPACES AS FOLLOWS:
108 PARKING SPACES 9'-0" X 20'-0"
5 ACCESSIBLE SPACES ARE PROVIDED WITH ACCESS AISLES AND SIGNAGE
(PAVED AREA PROVIDED FOR FUTURE CONVERSION TO ACCESSIBLE SPACES EQUAL TO PROVIDED ACCESSIBLE UNITS, THIS WOULD REDUCE PARKING SPACES BY 2)
12 COMPACT SPACES 8'-6" X 18'-0" WITH SIGNAGE ARE PROVIDED
REQUESTING A VARIANCE TO PROVIDE 1.5 SPACES PER DWELLING UNIT RATHER THAN THE REQUIRED 2 SPACES PER DWELLING UNIT
82 DWELLING UNITS X 1.5 SPACES PER UNIT = 123 PARKING SPACES

20 PLEX MIXED BUILDING
2 & 3 STORIES
26' HEIGHT AT 2 STORY SECTION
38' HEIGHT AT 3 STORY SECTION
28-73(c) COMPENSATING BULK &
OPEN SPACE = 32' M.R.H.
TEN (10) - 1 BEDROOM UNITS
TEN (10) - 2 BEDROOM UNITS
TWENTY (20) UNITS TOTAL



1 Overall Site Plan
A001

1" = 60' - 0"

SCHEMATIC
DESIGN
01.31.2014



① View from Synergy Center Blvd & W. Main St

CONCEPTUAL DESIGN

issue date
for revisions

issue date
for permitting

issue date
for bid

issue date
for construction

job no.

1301

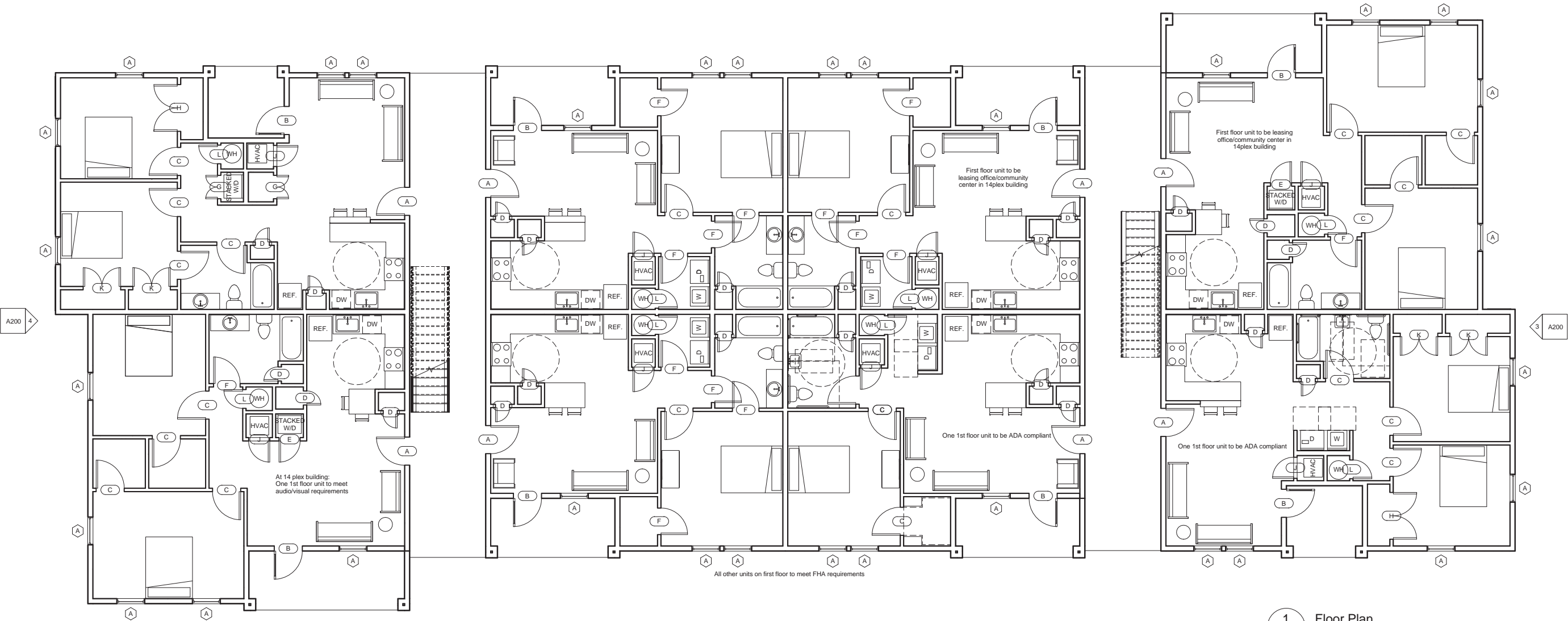
sheet title
perspective
view

sheet no.

A002

Window Schedule					
Quantity	Window Mark	Width	Height	Sill Height	Description
64	A	3' - 0"	5' - 0"	2' - 0"	2/2 single hung window

Door Schedule				
Quantity	Door Mark	Width	Height	Description
16	A	3' - 0"	6' - 8"	EXTERIOR DOOR
16	B	3' - 0"	6' - 8"	SINGLE LITE GLASS DOOR
41	C	3' - 0"	6' - 8"	
44	D	1' - 6"	6' - 8"	
16	E	2' - 3"	6' - 8"	
20	F	2' - 10"	6' - 8"	
6	G	2' - 6"	6' - 8"	(2) 1'-3" WIDE DOORS
4	H	5' - 0"	6' - 8"	(2) 2'-6" WIDE DOORS
16	J	2' - 3"	4' - 0"	HVAC DOOR
8	K	4' - 0"	6' - 8"	(2) 2'-0" WIDE DOORS
16	L	2' - 0"	6' - 8"	



1 Floor Plan
A100 SECOND FLOOR SIMILAR 3/16" = 1'-0"

16 plex - 2 stories
Houma, Terrebonne Parish RFP
Parcel "C", Synergy Center
Terrebonne Parish, LA

CONCEPTUAL
DESIGN

08.14.2013

issue date
for revisions

job no.

1301

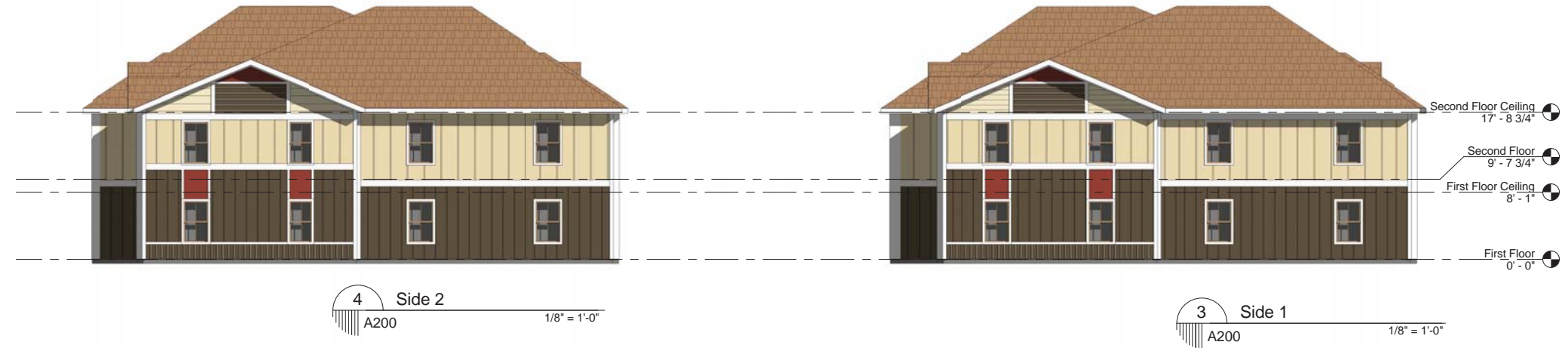
sheet title

Floor Plan

sheet no.

A100

© 2013 msh architects llc





P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DEPARTMENT OF HOUSING & HUMAN SERVICES
985-873-6892

August 9, 2013

Tax Credit Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

RE: Concerted Community Revitalization Plan
Project: Bayou Cane Apartments
Owner/Applicant: Renaissance Neighborhood Development Corporation

To Whom It May Concern:

This letter confirms that Bayou Cane Apartments, the development proposed by Renaissance Neighborhood Development Corporation (RNDC), located at 6052 W. Main Street at the intersection of Synergy Center Boulevard in Houma, Louisiana, furthers the parish's community revitalization plan as defined by the Terrebonne Parish Vision 2030 Comprehensive Master Plan. The Bayou Cane Apartments supports Goal #5 of the Plan and the associated policies and strategies of Chapter 5 that are focused on utilizing infill development to provide attractive, affordable housing that is compatible with the surrounding area and infrastructure.

The Vision 2030 Comprehensive Master Plan includes measurable and tangible objectives, was approved by the local governmental unit following a public hearing, describes the incentives and measures to coordinate and target resources to this area for purposes of redeveloping and revitalizing Terrebonne Parish, and identifies the strategies and organizations to implement this revitalization.

In keeping with the Vision 2030 Comprehensive Master Plan, Terrebonne Parish Consolidated Government (TPCG) targeted \$5,700,000 in Hurricanes Ike-Gustav Community Development Block Grant (CDBG) funds to support the development of one multi-family affordable rental housing community and published a Request for Proposals (RFP) November 16, 2012.

Terrebonne Parish Council voted on July 29, 2013 to conditionally award RNDC the \$5,700,000 in CDBG funding for Bayou Cane Apartments. Bayou Cane Apartments scored highest according to the scoring criteria and TPCG priorities.

Sincerely,

Darrel W. Waire, Director
Housing and Human Services
Terrebonne Parish Consolidated Government

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

Renaissance Neighborhood Development Corporation, a Subsidiary of Volunteers of America

4162 Canal Street	New Orleans	LA	70119
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

01/31/2014 / T: 504.681.6125 / F: 504.482.1922
Date Telephone Number(s)

Owner	Interest in Ownership (owner, etc.)

1. Name of Project: Bayou Cane Apartments
2. Location: 6052 West Main Street, Bayou Cane, Louisiana - Parcel "C", Synergy Center Boulevard, Terrebonne Parish, LA
3. Zoning District: C-2 General Commercial District
4. Total Land Area: 4.04 Acres or 176,000 square feet
5. Total Number of Units: 82 dwelling units
6. Gross Floor Area: 70,720 square feet
7. Total Parking Spaces Provided: 123 spaces
Total Parking Spaces Required: 164 spaces (application to Board of Adjustment for Special Exception)
8. Approximate Cost of Work Involved: 8,785,000.00
9. Has any previous application been made: NO X YES _____

If Yes, please describe: _____

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
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City 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) own 4.04 acres. A sum of \$39.00 dollars is enclosed and made a part of this application.

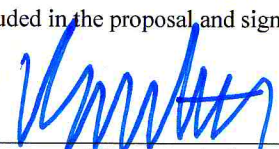


Signature of Applicant

1-30-2014

Date

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



Signature of Owner or Authorized Agent

1-30-2014

Date

January 30, 2014
Bayou Cane Apartments | Houma, Louisiana
MSH Project No. 1301

TO: Houma-Terrebonne Regional Planning Commission (Zoning and Land Use Commission)
RE: Application for Planned Building Group Approval and Parking Plan
DATE: Thursday, February 20, 2014 - 6PM

Bayou Cane Apartments – Project Narrative

This development furthers the parish's community revitalization plan as defined by Terrebonne Parish 2030 Comprehensive Master Plan. Bayou Cane Apartments' program and site plan supports Goal #5 of the Plan and the associated policies and strategies of Chapter 5 that are focused on utilizing infill development to provide attractive, affordable housing that is compatible with the surrounding area and infrastructure. In keeping with the Vision 2030 Comprehensive Master Plan, Terrebonne Parish Consolidated Government awarded \$5,700,000 in Hurricane Ike-Gustav Community Development Block Grant funds to Bayou Cane Apartments which scored highest according to the scoring criteria and TPCG priorities.

The Bayou Cane Apartment development will consist of 82 multi-family workforce rental housing units, half will be one bedroom units, and half two bedroom units. These new apartments will be built in five separate buildings across the four acre site. Four of the buildings are two story, and one building will have four units in a third story at the corner of Synergy and Main, the rest of this building will be two story. The site design is scaled to the surrounding neighborhood, and serves to transition from the commercial properties with their larger scaled structures to the residential neighborhoods. This change in scale is accomplished through the planned building group design of multiple smaller buildings on this site rather than a single, monolithic building. The multiple buildings also permits landscaped outdoor spaces around and between the structures for residents use and enjoyment.

The development will be certified with Enterprise Green Communities and Energy Star 3.0 and will incorporate many green building strategies including durable materials, Energy Star lighting and appliances, and energy efficient building components. All of these will contribute to lower costs for tenants on utilities.

The buildings will also pursue "universal design" and "age-in-place" concepts. Many units will be available for the elderly and those with disability, and other units will be convertible to be more usable to those who may become disabled with age or accident. The more spacious access halls and doorways provided by these designs make homes generally more comfortable and usable by all residents, and not just to those with mobility impairments. Additionally 20% of the units will be made available for special needs households targeting Veterans. Supportive services will be provided to these residents at no cost to the resident.

The buildings will have open breezeways for access across the site, and a central courtyard with a community center for all residents. Sidewalks through the site will connect the buildings together, and to the neighborhood beyond. The development is also considering working with the Parish to provide a bus shelter at the corner of Synergy and Main Street for use by residents and others in the neighborhood who may need public transportation. The majority of parking is located behind the buildings, so that the landscaping and buildings are the focus of the streetscape of the development. The parking incorporates turn-arounds for fire equipment and hydrants as requested in a preliminary review by the Bayou Cane Fire Department. Also included is extensive water detention, as required by the Parish.

The site will use both wet and dry detention areas as a design feature of the landscaping, incorporating rock beds and planting in dry detention, and fountains in wet detention areas.

Due to these extensive design parameters, and the affordable and sustainable goals of the development, we find that some variances would help to maintain the attractiveness and usability of the overall site design.

Applications for and Variances Requested:

Planned Building Group: The construction of 5 buildings on site zoned C-2.

Wet Detention Pond with No Fence: We are hoping to use the area around the detention pond as a path, and couple that with landscaping and a fountain. This decorative use would preclude the use of a surrounding fence.

Building Separation: Two of the buildings may be required to be separated by 42' rather than the 50' called for in the zoning ordinance. The International Building Code 2012 would only require these buildings to be separated by 20' to have no fire rating requirements, so we feel that 42' is sufficient separation for these buildings. This will allow the courtyard to the west to be 80' wide, which would be more usable for residents, as well as giving sufficient space for the required detention pond at the far west end of the site.

Parking Plan: Number of parking spaces and parking in the front yard have been submitted to the Board of Adjustments for a variance. The last two parking spaces at the ends of each parking driveway fall within the front yard setback. In order to provide at least 1.5 spaces per unit, we feel this variance will be required. The site is limited by its narrowness and length. This, coupled with the necessary detention area, the large paved turn-arounds required for fire equipment, and the desire to maintain green space for resident use on the site make the space available for parking very limited. Also note that adjacent uses to the north are commercial, and the base C-2 zoning does allow parking in the front yard. Because of the site's narrowness, the requirement of fire equipment turn-arounds, and the required size of the detention pond, all mentioned above, the space available on site is very limited. Due to this limited site area, we have evaluated the needs of future residents, and find that one space for each one bedroom, and two spaces for each two bedroom unit should provide enough parking for residents. The units themselves are small in size, which matches the needs of the residents.

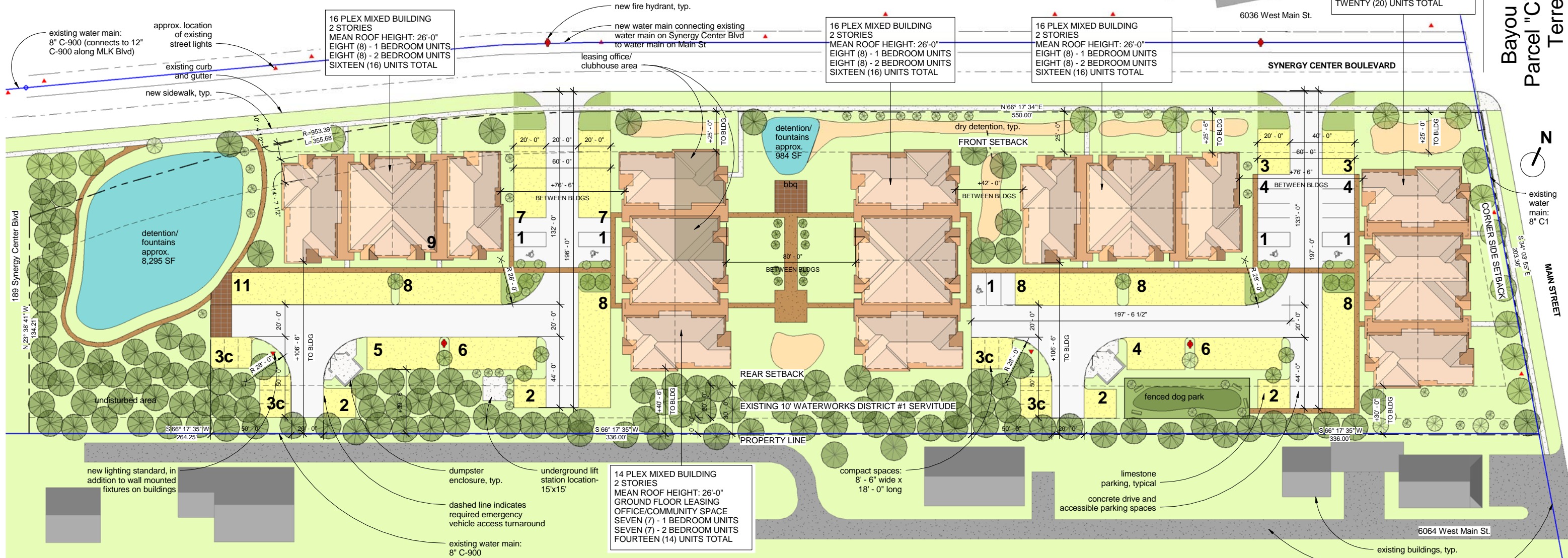
Bayou Cane Apartments
Parcel "C", Synergy Center
Terrebonne Parish, LA

PRELIMINARY UNIT SIZES:
41 ONE BEDROOM UNITS @ 737 SF EACH
21 TWO BEDROOM UNITS @ 905 SF EACH
20 TWO BEDROOM UNITS @ 970 SF EACH
LEASING/COMMUNITY AREA @ 1,707 SF
TOTAL = 70,329 SF

PRELIMINARY DETENTION CALCULATIONS:
PROPERTY BOUNDARY = 176,084 SF OR 4.04 ACRES
176,084 SF X 8% = 14,087 SF OF DETENTION
MAIN WET DETENTION AREA = 8,295 SF
COURTYARD WET DETENTION AREA = 984 SF
ADDITIONAL SWALES AND DRY DETENTION AREAS = 4,812 SF
TOTAL DETENTION AREAS = 14,091 SF

PARKING TABULATION:
ONE BEDROOM UNITS = 41 UNITS
TWO BEDROOM UNITS = 41 UNITS
TOTAL DWELLING UNITS = 82 UNITS
PROVIDING 125 PARKING SPACES AS FOLLOWS:
108 PARKING SPACES 9'-0" X 20'-0"
5 ACCESSIBLE SPACES ARE PROVIDED WITH ACCESS AISLES AND SIGNAGE
(PAVED AREA PROVIDED FOR FUTURE CONVERSION TO ACCESSIBLE SPACES EQUAL TO PROVIDED ACCESSIBLE UNITS, THIS WOULD REDUCE PARKING SPACES BY 2)
12 COMPACT SPACES 8'-6" X 18'-0" WITH SIGNAGE ARE PROVIDED
REQUESTING A VARIANCE TO PROVIDE 1.5 SPACES PER DWELLING UNIT RATHER THAN THE REQUIRED 2 SPACES PER DWELLING UNIT
82 DWELLING UNITS X 1.5 SPACES PER UNIT = 123 PARKING SPACES

20 PLEX MIXED BUILDING
2 & 3 STORIES
26' HEIGHT AT 2 STORY SECTION
38' HEIGHT AT 3 STORY SECTION
28-73(c) COMPENSATING BULK &
OPEN SPACE = 32' M.R.H.
TEN (10) - 1 BEDROOM UNITS
TEN (10) - 2 BEDROOM UNITS
TWENTY (20) UNITS TOTAL



1 Overall Site Plan
A001 1" = 60' - 0"



① View from Synergy Center Blvd & W. Main St

CONCEPTUAL DESIGN

issue date
for revisions

issue date
for permitting

issue date
for bid

issue date
for construction

job no.

1301

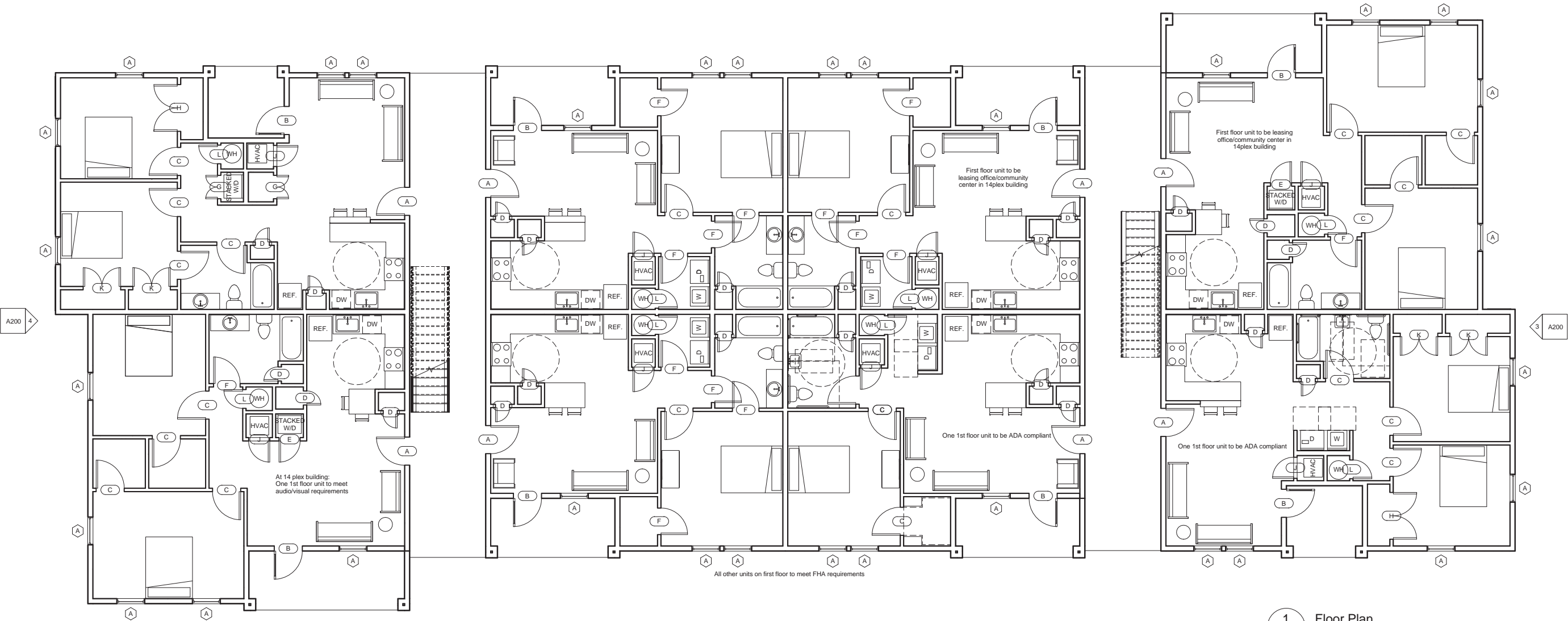
sheet title
perspective
view

sheet no.

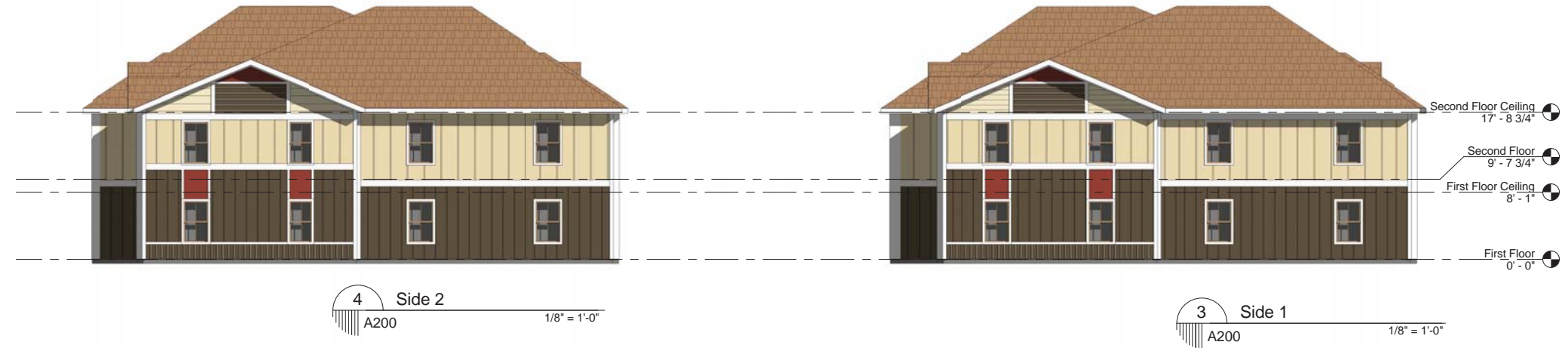
A002

Window Schedule					
Quantity	Window Mark	Width	Height	Sill Height	Description
64	A	3' - 0"	5' - 0"	2' - 0"	2/2 single hung window

Door Schedule				
Quantity	Door Mark	Width	Height	Description
16	A	3' - 0"	6' - 8"	EXTERIOR DOOR
16	B	3' - 0"	6' - 8"	SINGLE LITE GLASS DOOR
41	C	3' - 0"	6' - 8"	
44	D	1' - 6"	6' - 8"	
16	E	2' - 3"	6' - 8"	
20	F	2' - 10"	6' - 8"	
6	G	2' - 6"	6' - 8"	(2) 1'-3" WIDE DOORS
4	H	5' - 0"	6' - 8"	(2) 2'-6" WIDE DOORS
16	J	2' - 3"	4' - 0"	HVAC DOOR
8	K	4' - 0"	6' - 8"	(2) 2'-0" WIDE DOORS
16	L	2' - 0"	6' - 8"	



1 Floor Plan
A100 SECOND FLOOR SIMILAR 3/16" = 1'-0"





P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

DEPARTMENT OF HOUSING & HUMAN SERVICES
985-873-6892

August 9, 2013

Tax Credit Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, LA 70808

RE: Concerted Community Revitalization Plan
Project: Bayou Cane Apartments
Owner/Applicant: Renaissance Neighborhood Development Corporation

To Whom It May Concern:

This letter confirms that Bayou Cane Apartments, the development proposed by Renaissance Neighborhood Development Corporation (RNDC), located at 6052 W. Main Street at the intersection of Synergy Center Boulevard in Houma, Louisiana, furthers the parish's community revitalization plan as defined by the Terrebonne Parish Vision 2030 Comprehensive Master Plan. The Bayou Cane Apartments supports Goal #5 of the Plan and the associated policies and strategies of Chapter 5 that are focused on utilizing infill development to provide attractive, affordable housing that is compatible with the surrounding area and infrastructure.

The Vision 2030 Comprehensive Master Plan includes measurable and tangible objectives, was approved by the local governmental unit following a public hearing, describes the incentives and measures to coordinate and target resources to this area for purposes of redeveloping and revitalizing Terrebonne Parish, and identifies the strategies and organizations to implement this revitalization.

In keeping with the Vision 2030 Comprehensive Master Plan, Terrebonne Parish Consolidated Government (TPCG) targeted \$5,700,000 in Hurricanes Ike-Gustav Community Development Block Grant (CDBG) funds to support the development of one multi-family affordable rental housing community and published a Request for Proposals (RFP) November 16, 2012.

Terrebonne Parish Council voted on July 29, 2013 to conditionally award RNDC the \$5,700,000 in CDBG funding for Bayou Cane Apartments. Bayou Cane Apartments scored highest according to the scoring criteria and TPCG priorities.

Sincerely,

Darrel W. Waire, Director
Housing and Human Services
Terrebonne Parish Consolidated Government

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, March 20, 2014

@ 6:00 p.m.

ZLU/E4(a)

ZL14/4
Dist. 6

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:

1-31-2014

Terrebonne Land Partnership

Applicant's Name

518 School Street

Houma

LA

70360

Address

City

State

Zip

985-851-1516

Telephone Number (Home)

(Work)

100%

Interest in Ownership (Owner, etc.)

1153 Valhi Blvd.. Tracts 3 & 4 located in Sections 82, 83, 84, & 102, T17S-R17E

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

Zoning Classification Request:

From:

R-3 & C-3 ~~C-2~~

To:

I-1

Previous Zoning History:

X

No

Yes

If Yes, Date of Last Application:

AMENDMENT POLICY

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.
- X **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. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

EXHIBITS REQUIRED

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** On the required plat, please include:

- a. Land area to be affected;
- 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. 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. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.

3. **Legal Description:** The legal description of only the property to be rezoned.

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 district existing totally surrounded by residential districts;
- c. Finally, 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. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

6. Effect of the Amendment: On a separate sheet, include a report giving the nature, description, and effect of the proposed amendment on surrounding land use and properties.

SIGNATURES REQUIRED

1. Names and addresses along with interest of every person, firm, or corporation represented by the applicant:

Terrebonne Land Partnership, 518
School Street, Houma, LA. 70360

2. The undersigned is owner(s) of the entire land area included within the proposed district and, in signing, indicates concurrence with application:

Yes

3. Signatures and addresses of all holders of encumbrances, liens, mortgages, etc.:

None

4. Signature of applicant indicates that the applicants are all the owners and encumbrance holders of the designated area, and have both the means and ability to undertake and complete the proposed development:

Yes

APPLICATION FEE SCHEDULE

The City of Houma 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 18.5 acres. A sum of \$100.00 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.

Dan J. K. Christen
Signature of Owner or Authorized Agent

Agent For Terrebonne
Land Partnership

**DESCRIPTION OF A PORTION OF TRACT 4 TO BE REZONED
PROPERTY BELONGING TO
TERREBONNE LAND PARTNERSHIP
IN SECTIONS 82, 83, 84 & 102, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

Commencing at a point common to the southern right of way line of Valhi Boulevard, the eastern right of way line of South Hollywood Road Extension and the subject tract. Said point is the **POINT OF BEGINNING**.

Thence, S 89° 33' 35" E, 543.96' to a point;

Thence, on and along an arc to the right having a radius of 1,834.86', an arc length of 789.72' and a chord bearing and distance of S 77° 13' 47" E, 783.63' to a point;

Thence, S 25° 11' 16" W, 300' to a point;

Thence, on and along an arc to the left having a radius of 1,534.86', an arc length of 660.14' and a chord bearing and distance of N 77° 14' 18" W, 655.06' to a point;

Thence, N 89° 33' 35" W, 543.96' to a point;

Thence, N 0° 26' 25" E, 300' back to the **POINT OF BEGINNING**.

The above described servitude contains an area of 8.739 acres and is more clearly shown on a plat prepared by the Milford & Associates, Inc. dated January 30, 2014, entitled "ZONING PLAN SHOWING TRACTS 3 & 4 OF PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP IN SECTIONS 82, 83, 84 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA".

**DESCRIPTION OF A PORTION OF TRACT 3 TO BE REZONED
PROPERTY BELONGING TO
TERREBONNE LAND PARTNERSHIP
IN SECTIONS 82, 83, 84 & 102, T17S-R17E,
TERREBONNE PARISH, LOUISIANA**

Commencing at a point common to the southern right of way line of Valhi Boulevard and the western right of way line of South Hollywood Road Extension. Thence, S 0° 26' 25" W, 15' to a point. Said point is the **POINT OF BEGINNING**.

Thence, S 0° 26' 25" W, 300' to a point;

Thence, N 89° 33' 35" W, 995.95' to a point;

Thence, on and along an arc to the right having a radius of 1,190', an arc length of 84.55' and a chord bearing and distance of N 87° 31' 27" W, 84.54' to a point;

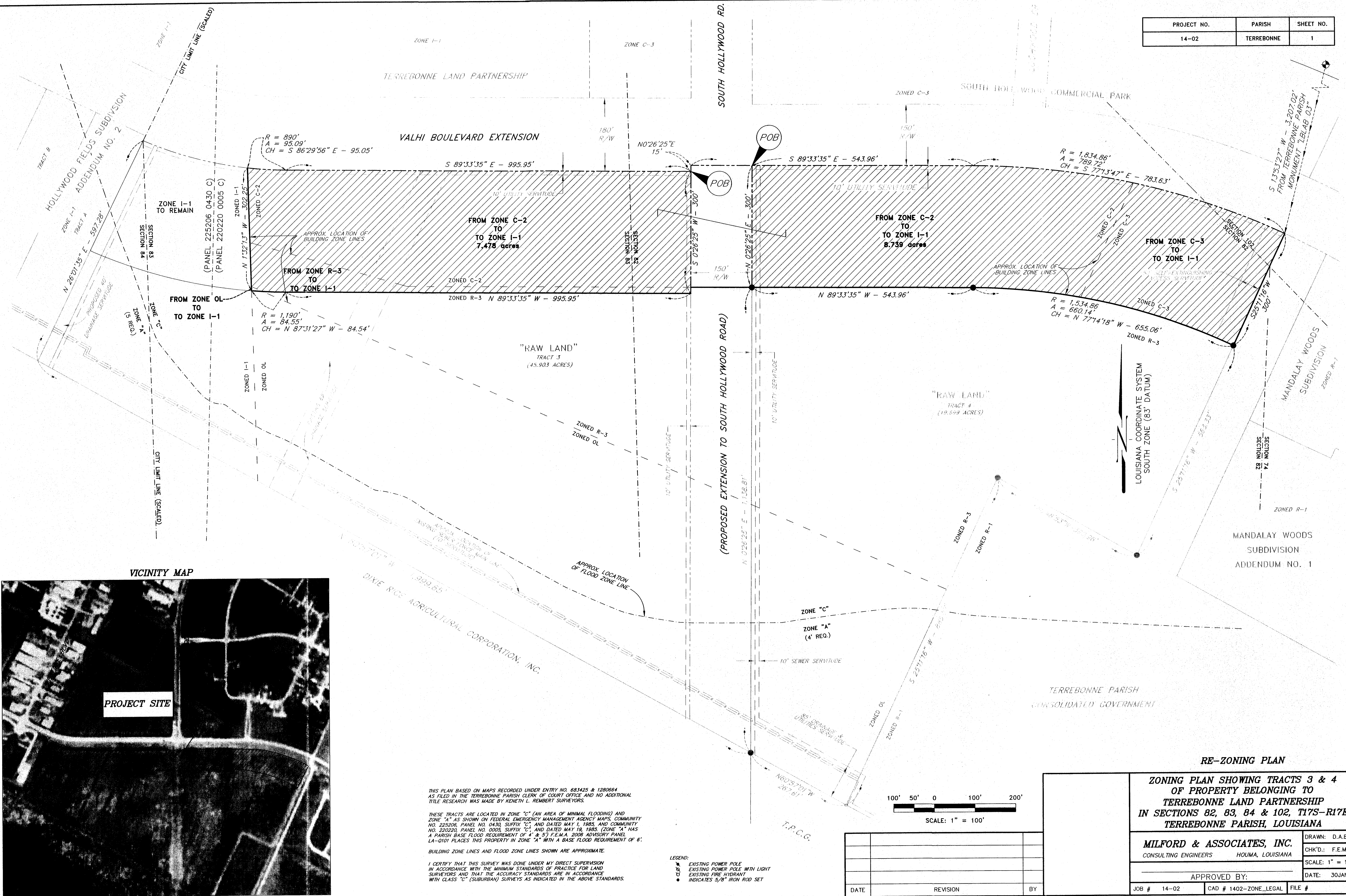
Thence, N 1° 32' 13" W, 302.25' to a point;

Thence, on and along an arc to the left having a radius of 890', an arc length of 95.09' and a chord bearing and distance of S 86° 29' 56" E, 95.05' to a point;

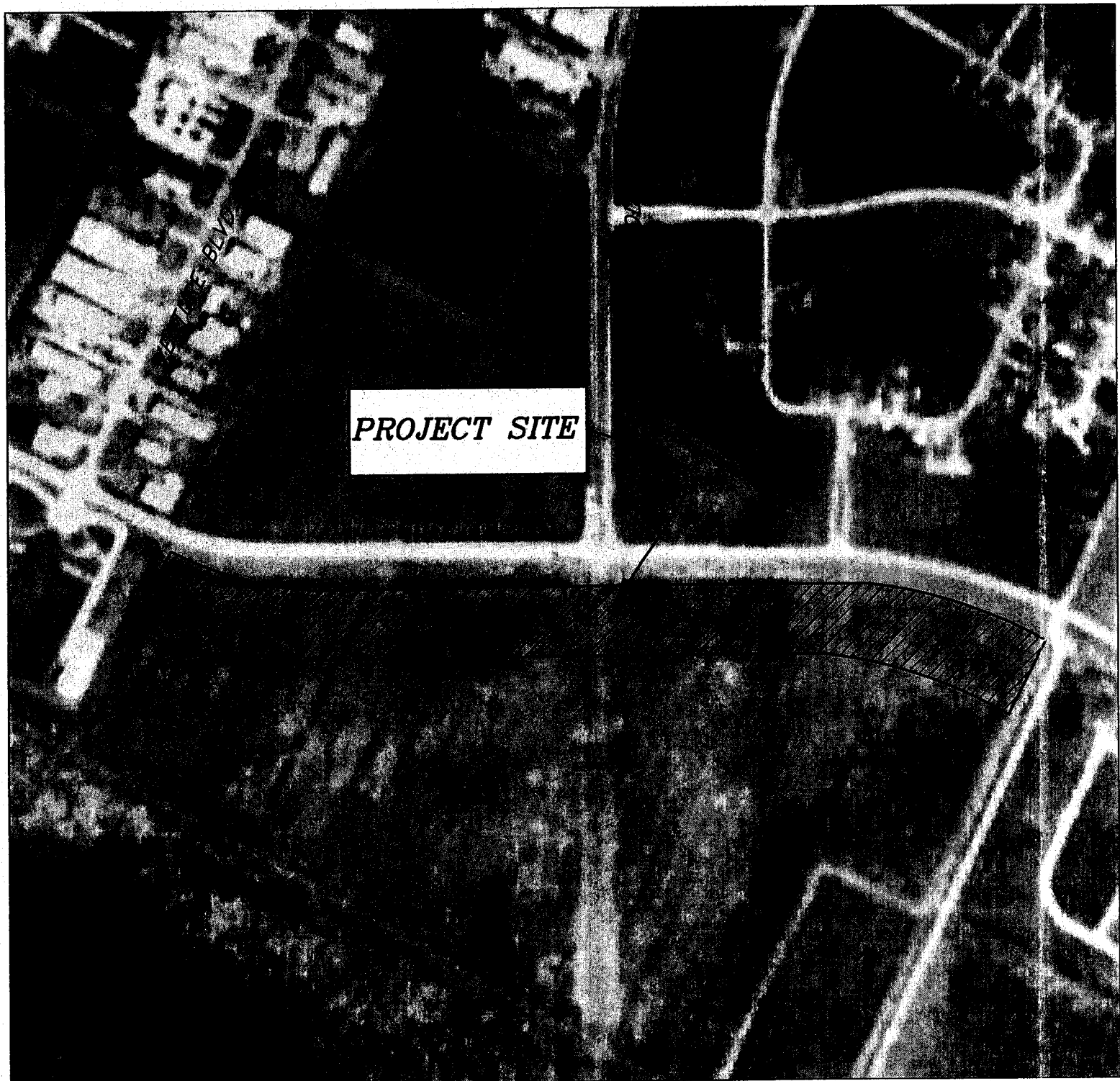
Thence, S 89° 33' 35" E, 995.95' back to the **POINT OF BEGINNING**.

The above described servitude contains an area of 7.478 acres and is more clearly shown on a plat prepared by the Milford & Associates, Inc. dated January 30, 2014, entitled "ZONING PLAN SHOWING TRACTS 3 & 4 OF PROPERTY BELONGING TO TERREBONNE LAND PARTNERSHIP IN SECTIONS 82, 83, 84 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA".

PROJECT NO.	PARISH	SHEET NO.
14-02	TERREBONNE	1



VICINITY MAP



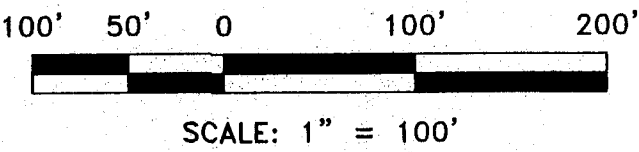
THIS PLAN BASED ON MAPS RECORDED UNDER ENTRY NO. 883425 & 1280664 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

THESE TRACTS ARE LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING) AND ZONE "A" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985, AND COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1985. (ZONE "A" HAS A PARISH BASE FLOOD REQUIREMENT OF 4' & 5' F.E.M.A. 2008 ADVISORY PANEL LA-0101 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6').

BUILDING ZONE LINES AND FLOOD ZONE LINES SHOWN ARE APPROXIMATE.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

- LEGEND:
- EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES 5/8" IRON ROD SET



DATE	REVISION	BY

RE-ZONING PLAN

ZONING PLAN SHOWING TRACTS 3 & 4
OF PROPERTY BELONGING TO
TERREBONNE LAND PARTNERSHIP
IN SECTIONS 82, 83, 84 & 102, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.

CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: _____

JOB # 14-02

CAD # 1402-ZONE_LEGAL

FILE #

DRAWN: D.A.B.

CHK'D: F.E.M. III

SCALE: 1" = 100'

DATE: 30JAN14

PRELIMINARY HEARING ONLY

PUBLIC HEARING
scheduled for:

Thursday, March 20, 2014

@ 6:00 p.m.

ZLU/E4(b)

ZLV 14/5
Dist. 1

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: 1/29/2014

Le Kimberly Hoang

Applicant's Name

428 Sugar Highland Blvd,
Address

Houma
City

Louisiana
State

70360
Zip

(985)-209-5984

Telephone Number (Home)

(Work)

Owner

Interest in Ownership (Owner, etc.)

151 Dixie Avenue, Houma, Louisiana, 70363, Lot 18, Block 1 – Barrow Subdivision

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

Zoning Classification Request:

From: **R1** To: **R3M**

Previous Zoning History: **X** No _____ Yes _____

If Yes, Date of Last Application: **N/A**

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 _____ 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:
- 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;
 - 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.
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:
- If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
 - 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 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):

Le Kimberly Hoang & A/K/A Huyen Thi Hoang, 428 Sugar Highland Blvd. 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:

Kim Kimberly Hoang Le Kimberly Hoang
Huyen Thi Hoang Huyen Thi Hoang

- 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):

See attached Act of Sale

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

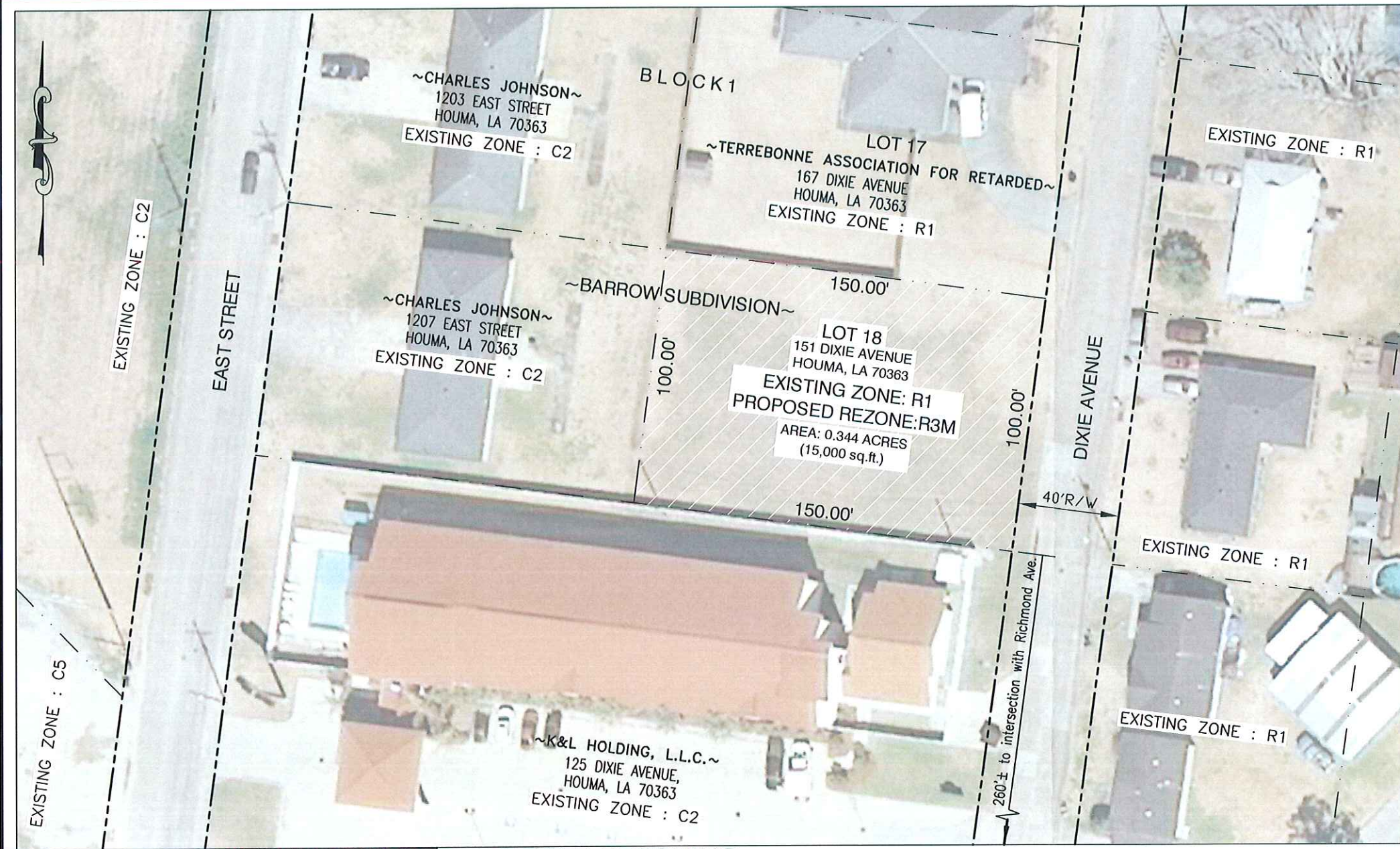
I (We) own 0.344 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

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

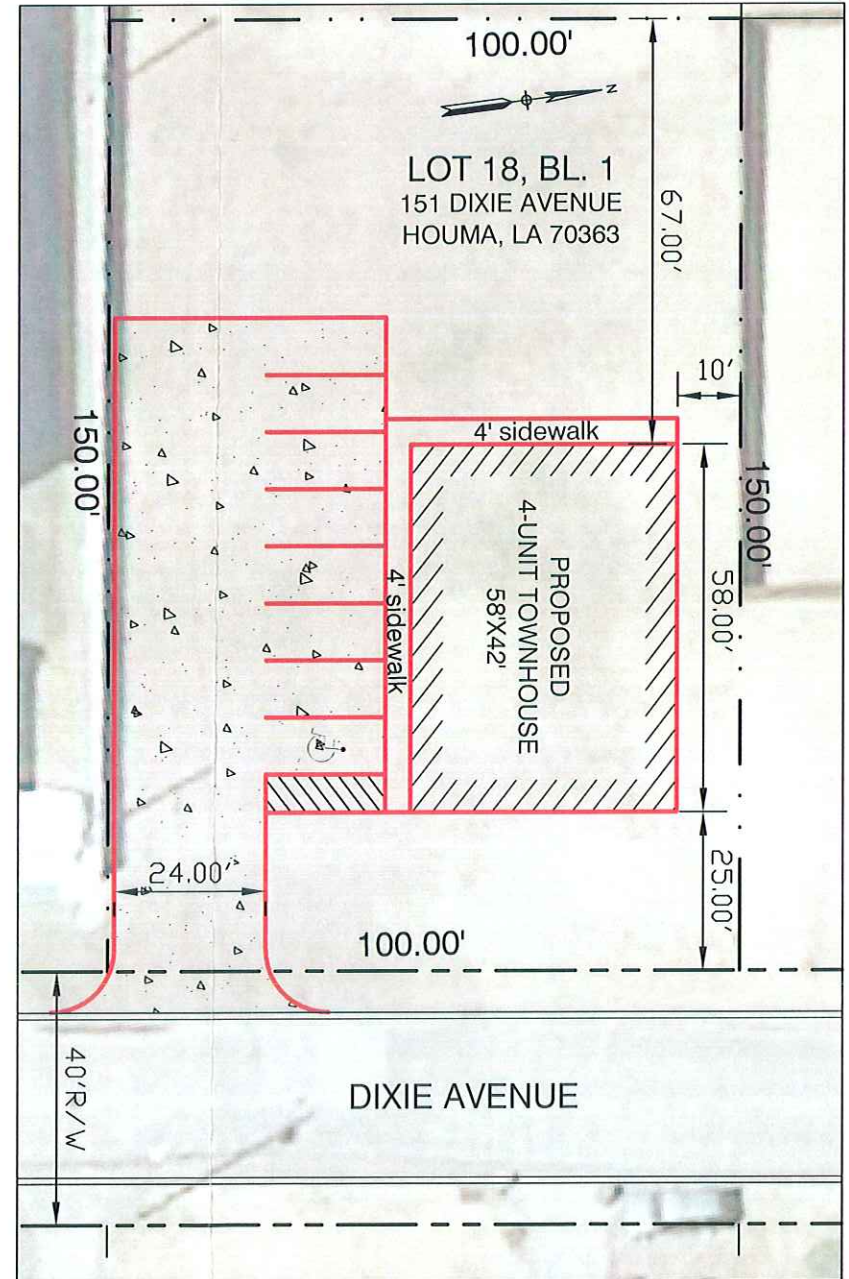
Kim Kimberly Hoang
Signature of Owner or Authorized Agent

Agent: Terral J. Martin, Jr., P.L.S.
Providence/GSE Associates, LLC
991 Grand Caillou Road
Houma, LA 70363 (985-876-6380



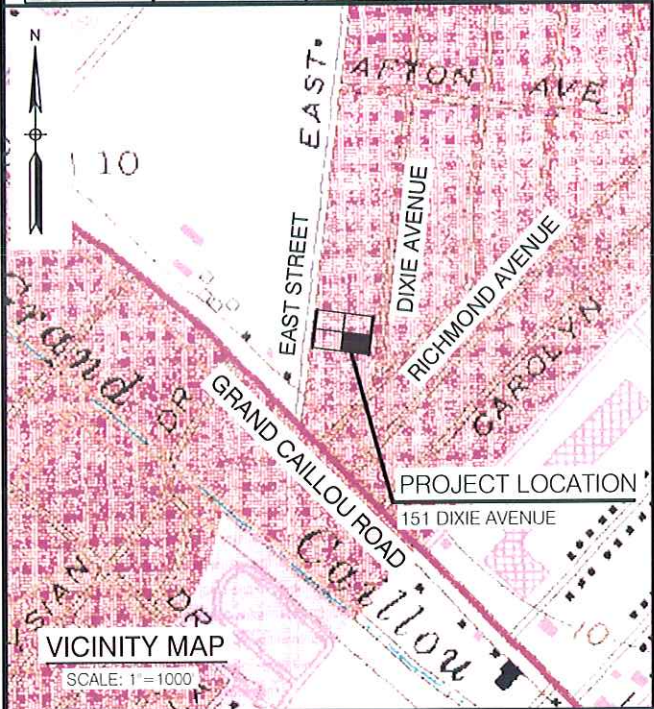
PROPOSED FRONT ELEVATION

SCALE: 1" = 15'



PROPOSED 4-UNIT TOWNHOUSE LAYOUT

SCALE: 1" = 30'



PROPOSED REZONING

SCALE: 1" = 50'

LEGEND:

 - AREA TO BE REZONED TO R3M

**MAP SHOWING
PROPOSED ZONING CHANGES
LOT 18, BLOCK 1 BARROW SUBDIVISION
ON PROPERTY
BELONGING TO LE KIMBERLY HOANG**

LOCATED IN
SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATE: JAN. 28, 2014, REV. FEB. 03, 2014


Prepared By:

**PROVIDENCE/
GSE Associates, LLC**

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NOTE: THIS PLAT DOES NOT CONFORM TO THE LOUISIANA
STANDARDS OF PRACTICE FOR LAND SURVEYORS, THEREFORE
IT DOES NOT REPRESENT A BOUNDARY SURVEY.


TERRAL J. MARTIN, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
LA. LICENSE NO. 5030

