

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
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Wayne Thibodeaux.....	Member

JULY 21, 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 June 16, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. 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; Linton Road Company, LLC, applicant (*Council Districts 2 & 3*)

G. NEW BUSINESS:

1. Parking Plan:
 - a) Creation of 92 parking spaces, Harbor Freight Tools; 2197 Martin Luther King Boulevard; Royal Seal Development, Inc., applicant (*Council District 3*)
2. Preliminary Hearing:
 - a) 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; and call a Public Hearing on said matter for Thursday, August 18, 2016 at 6:00 p.m. (*Council District 5*)

H. STAFF REPORT

1. *Public Hearing*
Discussion and possible action with regards to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units and animal & poultry husbandry
2. *Public Hearing*
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 June 16, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE JULY 21, 2016 INVOICES AND TREASURER'S REPORT OF JUNE 2016

1. Presentation of the 2015 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINES:

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) Public Hearing
c) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Cameron Isles, Phase II
Approval Requested: Proces C, Major Subdivision-Conceptual & Preliminary
Location: Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 & 6 / Bayou Cane Fire District
Developer: Linton Road Company, LLC
Surveyor: Delta Coast Consultants, LLC

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 1-A & 1-B, A Redivision of Revised Lot 1, Block 1, Add. No. 3 to Woodlawn Ranch Acres
Approval Requested: Process D, Minor Subdivision
Location: 3792 & 3802 LA Hwy. 56, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Lyle Enterprises, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. 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) Public Hearing
c) Consider Approval of Said Application
4. 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

5. a) Subdivision: Division of Property belonging to Cavco Investments, LLC into Tract A, Tract B, and Tract C
Approval Requested: Process D, Minor Subdivision
Location: 104 Pasture Lane, Terrebonne Parish, LA
Government Districts: Council District 2 & 4 / Schriever Fire District
Developer: Cavco Investments, LLC
Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. 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
7. a) Subdivision: Sugar Mill Olde Towne, Addendum No. 2
Approval Requested: Process C, Major Subdivision-Final
Location: Intersection of Rue St. Sydney & Rue Saia, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Engineer: David A. Waitz Engineering & Surveying, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Revised Lots 3 & 4, Glen Oaks Subdivision, Section 102, T17S-R17E, Terrebonne Parish, LA
2. Revised Lots 2 & 3 of Block 3, Terrebonne Plaza Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA
3. Revised Tracts "A", "B", and "C", Property of S & A Capital Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
4. Revised Parcels II and III, Property belonging to Michael J. Duplantis, et al; Sections 14, 15, & 16, T17S-R17E, Terrebonne Parish, LA
5. Lot Extensions within Block 3 of Addendum No. 1 to Fred LeBouef Subdivision, Section 143, T15S-R16E, Terrebonne Parish, LA
6. Revised Lots 4, 5, & 6, Block 12 of Mulberry Estates Subdivision, Phase "C", Section 104, T17S-R17E, Terrebonne Parish, LA
7. Revised Tracts A1 thru A4 belonging to RJLS, LLC, Section 84, T15S-R16E, Terrebonne Parish, LA
8. Revised Lots 16 and 18, Block 2, Phase 1 to Northpark, Section 6, T16S-R17E, Terrebonne Parish, LA
9. Revised Lots 14, 16, & 17, A Redivision of Lots 14, 15, 16, & 17, Block 3 to Colonial Acres Subdivision, Sections 4 & 94, 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 JUNE 16, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of June 16, 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. Wayne Thibodeaux. Dr. Cloutier prayed especially for Commissioner Gerald Schouest’s family and friends; Mr. Schouest passed away on June 13, 2016.
- 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 were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- 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.
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Erny moved, seconded by Mr. Thibodeaux: “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 May 19, 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. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PRELIMINARY HEARING:**
1. Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing 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; Linton Road Company, LLC, applicant; for Thursday, July 21, 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. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **STAFF REPORT:**
1. The Chairman called to order the discussion and possible action with regard to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.
- 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) Discussion was held with regard to the home and accessory dwelling unit to have two separate meters.
- c) Mr. Ostheimer discussed removing chickens from agriculture and requiring it to be allowed under Planning Approval.
- d) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing with regard to revisions to the R-1 zoning district regulations as it relates to residential accessory dwelling units and animal & poultry husbandry for Thursday, July 21, 2016 at 6:00 p.m.”
- 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. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. The Chairman called to order the discussion and possible action with regard to the discussion and possible action with regard to revisions to the C-1 zoning district regulations and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.
 - 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) Discussion was held with regard to the State Fire Marshal and being regulated at the building permit stage.
 - d) Mr. Ostheimer moved, seconded by Mrs. Falgout: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing with regard to revisions to the C-1 zoning district regulations for Thursday, July 21, 2016 at 6:00 p.m.”

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. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments:

- a) Mr. Ostheimer discussed the rezoning request along Highway 311.

2. Chairman’s Comments:

- a) The Chairman used this time to recognize and remember Mr. Gerald Schouest who was always concerned for the good of the Parish and was very dedicated. He stated he was thankful for his wisdom and that he would be greatly missed.

I. PUBLIC COMMENTS: None.

J. Mr. Erny moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:26 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. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. 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 JUNE 16, 2016.

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

ZLU16/7
Dist. 2 #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: 05-20-2016

Linton Road Company LLC

Applicant's Name

<u>300 Benton Road</u>	<u>Bossier City</u>	<u>LA</u>	<u>71111</u>
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<u>318-742-6677</u>	
<i>Telephone Number (Home)</i>	<i>(Work)</i>

Robert M Aiello

Interest in Ownership (Owner, etc.)

Lots 2,3,4,5,6,7, and 8, Cameron Isles Business Park Unit 1

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

Zoning Classification Request:

From: R1, R3 To: C3

Previous Zoning History: No X Yes

If Yes, Date of Last Application: April 30, 2012

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.

 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.

 X **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):

Robert M Aiello, 300 Benton Road Bossier City, LA 71111

Ronald V Turner, 300 Benton Road Bossier City, LA 71111

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. 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):

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

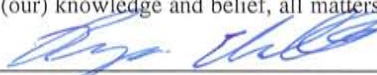
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 10.3 acres. A sum of \$57.55 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

Exhibit 2 - Cameron Isles Business Park Unit 1 – Rezoning Application

Reasons for Amendment:

The application for rezoning of property for the Cameron Isles Business Unit No.1 is applicable because of the following reasons: Change in Condition, Increased needs for sites for business, and for the subdivision of land.

- **Change in Condition**

The land area for the Cameron Isles Business Park Unit 1 was first zoned several years ago when this entire area was open land. The original zoning was based on anticipated land use and the old conceptual masterplans from the previous land owner. Upon studying the land use it appears that the majority of the R-1 zone was developed to correspond with a homestead site on a neighboring property shown as Parcel P-1-A and the old lots along Hwy 311 as seen on Exhibit 1 of this application. It appears that the original zoning was anticipating that additional homestead properties would be sold similarly to Parcel P-1-A. However; after the expansion along Enterprise Drive, Westside BLVD., and Hwy 311 the land use has shifted toward commercial and commerce rather than residential. Another problem with having this area as a R-1 is the limited access to the majority of the property from Hwy 311. In order for a residential property to be developed on these lots, the developer would be required to construct a bridge to access Highway 311 which is unfeasible for the average home developer. This is apparent since there are 5 current lots of record along Hwy 311 that have never been developed. It is therefore apparent by expanding the C-3 district to encompass the R-1 area with access to the interior of the property will serve a better use of space.

- **Increase Needs for Sites for Business**

The develop of Cameron Isles Business Park Unit 1 will offer 8 different commercial lots for development. This development will offer economic development to an area that is currently vacant.

- **Subdivision of Land**

The rezoning to C-3 of Cameron Isles Business Park is necessary for the develop of the subdivision.

Exhibit 3 – Development Schedule:**Stage 1 – Planning Commission Approvals:**

May 2016 – Conceptual Approval

June 2016 – Preliminary Approval and Rezoning Submittal

August 2016 – Engineering Approval

September 2016 – Rezoning Approved

Stage 2 – Construction

November 2016-January 2017

Stage 3 – Final Acceptance

February 2017 – March 2017

Stage 4 – Selling of Lots start of development

March 2017 – Unknown

Exhibit 4 – Market Information

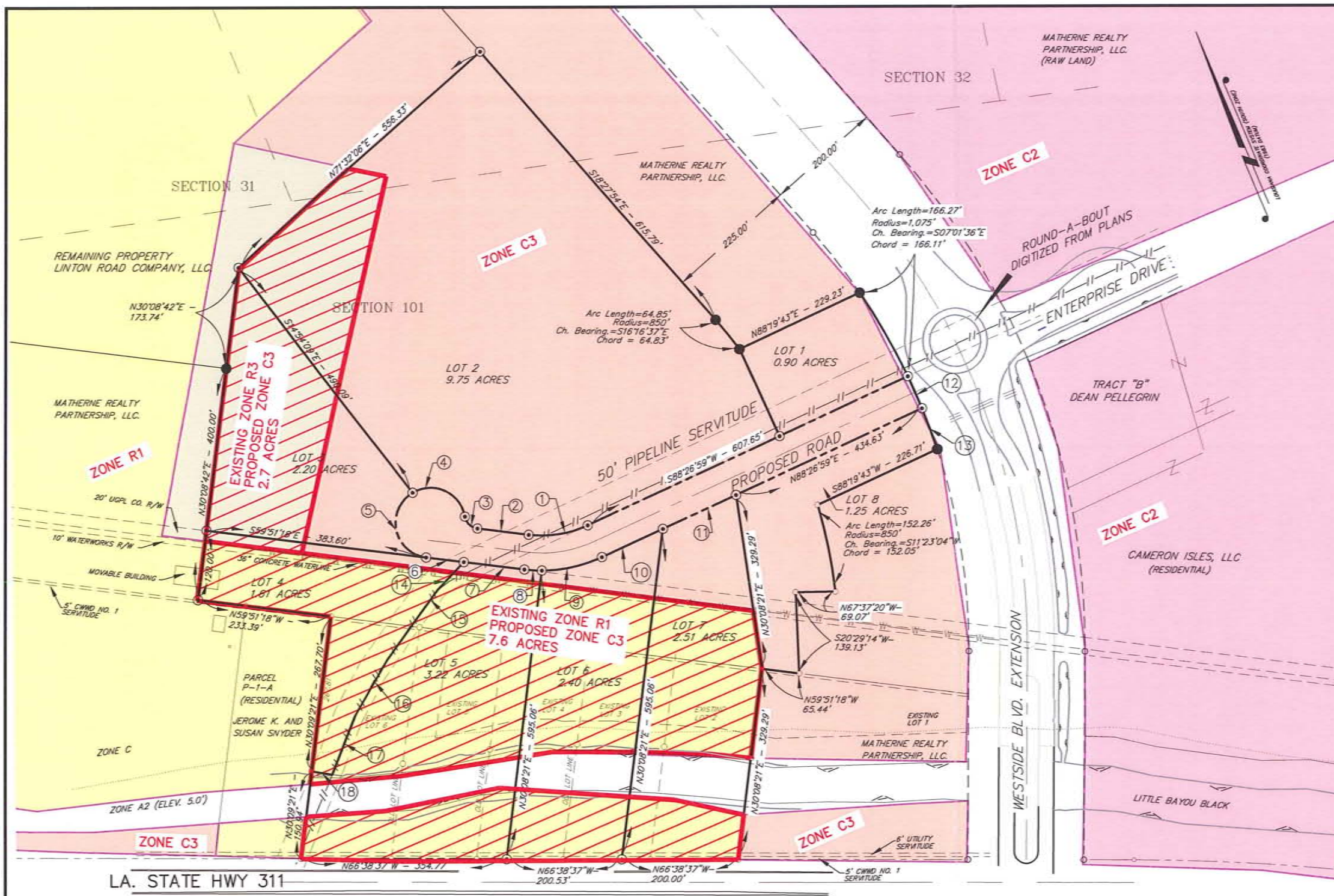
The property Owner has had continued interest in the development of new lots to service commercial type establishments. The main interest in this subdivision has been a medical facility and different commercial offices and businesses that will work in conjunction with this establishment.

Exhibit 5 – Public Need

This development will serve to provide a location for the development of different medical and health care facilities for the people of Terrebonne Parish. The purpose plan of this development is to provide a location for small clinics, assisted care, medical support/staffing offices, etc. The purpose of this development is not to construct a new hospital or large emergency center but rather smaller facilities and offices. This development will bring health care as well as economic development to this area.

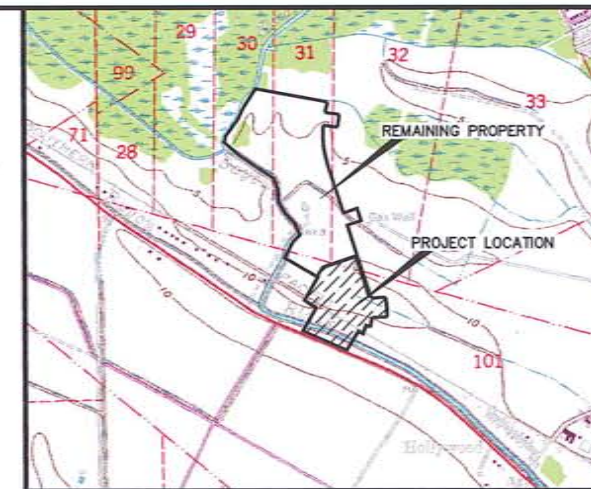
Exhibit 6 – Effect of Amendment

This proposed development will further increase and support the continued development of the central retail and commercial core of the entire parish. This development will support nearby residential districts and provide economic development. This district provides an adequate buffer between the commercial and existing residential uses thru the remaining R-1 district.



LEGEND

- EXISTING POWERPOLE
- FOUND 3/4" IRON PIPE
- FOUND 5/8" IRON PIPE
- 3/4" IRON PIPE SET
- PIPELINE
- R/W LINE
- SERVITUDE
- WATERLINE
- FEMA ZONE



VICINITY MAP
SCALE: 1" = 3,000'

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

THIS DRAWING WAS MADE TO DEPICT THE ZONING AND RE-ZONING AREAS FOR THE LAND AREAS SHOWN AND NOT INTENDED TO BE USED AS A BOUNDARY MAP OR FOR THE SUBDIVISION OF PROPERTY.

REFERENCE BEARING MAP:

PLAT PREPARED BY KENETH L. REMBERT, SURVEYOR, ENTITLED, "PLAN SHOWING PROPERTIES BELONGING TO MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-17E TERREBONNE PARISH, LOUISIANA.", AND DATED JANUARY 7, 2011.

REFERENCE MAP:

PLAT PREPARED BY MILFORD & ASSOCIATES, INC., ENTITLED, "BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-17E TERREBONNE PARISH, LOUISIANA.", AND DATED JANUARY 5, 2012.

PLAT PREPARED BY PROVIDENCE/GSE, ENTITLED, "PLAT SHOWING ACT OF CORRECTION FOR PROPOSED DONATION OF LAND FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO MATHERNE REALTY, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTIONS 31, 32, & 101, T17S-17E TERREBONNE PARISH, LOUISIANA.", AND DATED JUNE 19, 2013.

COURSE	CHORD BEARING & DIST.	RADIUS	ARC LENGTH
1	N75°42'01"W - 103.78'	190.00'	105.12'
3	N23°24'10"W - 29.70'	25.00'	31.81'
4	N42°18'03"W - 98.71'	60.00'	115.92'
5	S11°55'05"W - 113.53'	60.00'	148.82'
8	S63°20'20"E - 30.42'	250.00'	30.44'
9	S79°11'19"E - 107.04'	250.00'	107.87'
12	S02°59'38"E - 60.17'	1075.00'	60.18'
13	S02°36'00"W - 74.87'	1075.00'	74.89'

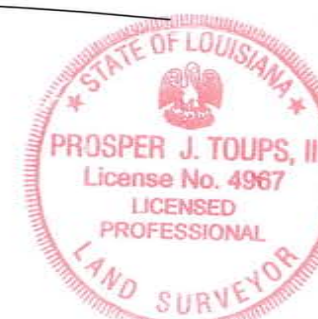
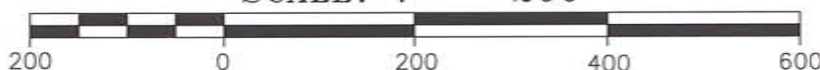
COURSE	BEARING & DISTANCE
2	N59°51'02"W - 90.34'
6	S59°51'02"W - 65.10'
7	S59°51'02"W - 106.48'
10	N88°26'59"E - 115.32'
11	N88°26'59"E - 138.19'
14	N66°27'45"E - 64.79'
15	N59°00'15"E - 148.99'
16	N52°46'55"E - 109.13'
17	N44°29'41"E - 109.37'
18	S57°10'48"E - 36.06'

SECTION 102

NOTES:

- ALL ZONING LIMITS ARE DIGITIZED FROM THE T.P.C.G. ZONING MAP.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 (CORS). GRID COORDINATES ARE PROVIDED AS LOUISIANA STATE PLANE, SOUTH ZONE (1702), IN U.S. SURVEY FEET.
- ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS WERE EITHER LOCATED USING L.A. ONE CALL, OR FROM G.I.S. INFORMATION PROVIDED BY OWNERS. NONE OF THE BURIED UTILITIES WERE PROBED OR EXPOSED FOR THIS SURVEY.
- THESE TRACTS ARE NOT LOCATED WITH THE F.E.M.A. - HURRICANE RITA A.B.F.E. REVISED FLOOD ZONES.
- DEVELOPER: LINTON ROAD COMPANY, LLC
- PROPOSED LAND USE: COMMERCIAL

SCALE: 1" = 200'



APPROVED:

PROSPER J. TOUPS, III
L.A. LAND SURVEYOR REG. NO. 4967

NO.	REVISION	DATE

DELTA COAST CONSULTANTS, LLC 4924 HWY 311 - HOUMA, LA 70360 PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567		
DESIGNED BY	DRAWN BY	CHECKED BY
B.D.E.	R.A.P.	B.D.E.

SCALE	DATE	PROJECT	FIELD BOOK	RE-ZONING MAP	SHEET NO.
1"=200'	5-23-16	2016.032		RE-ZONING MAP OF CAMERON ISLES BUSINESS PARK UNIT 1 - LOCATED IN SECTIONS 31, 32, AND 101 T17S-17E, TERREBONNE PARISH, LOUISIANA.	1
				HOUMA, LOUISIANA	OF 1
				TERREBONNE PARISH	1

2/11/16

Dist. 3 / Bayou Cane

**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**

Name: Royal Seal Development, Inc.
Address: 124 McMakin Rd., Bartonville, Tx 76226
Phone: 817-491-6400

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

The premises affected are situated at 2197 Martin Luther King Blvd in a
C-2 Zoning District. The legal description of the property involved in this application
is: See separate email with complete
legal

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

Applicant's interest in the premises affected: _____

Approximate cost of work involved: _____

Explanation of property use: Construct retail building

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

Ground Floor Plan and Elevations attached: _____ Yes _____ No

Address of adjacent property owners:

1. Capital One Bank
2201 Martin Luther
King Blvd.
2. Sam's Club
2174 Martin Luther
King Blvd.

3. _____

K. J. [Signature]
Signature of Applicant or Agent

817-491-6400
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

2/11/16
Date

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LADOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, 2006 EDITION AND THE LATEST EDITION OF APPLICABLE LA DOTD STANDARD PLANS.
2. CONTRACTOR SHALL NOTIFY LOUISIANA ONE CALL 48 HOURS IN ADVANCE PRIOR TO DIGGING.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY ERRORS, OMISSIONS OR AMBIGUITIES WITHIN THE CONSTRUCTION DOCUMENTS.
4. REMOVAL & RELOCATION OF ANY OBSTRUCTIONS OWNED BY PRIVATE PROPERTY OWNERS, SUCH AS MAILBOXES, FENCES, SIGNS, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO MUST COORDINATE WITH THE PROPERTY OWNER.
5. ALL REQUIRED MATERIALS TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER. THE TESTING LABORATORY SHALL BE APPROVED BY THE ENGINEER. NO DIRECT PAY FOR MATERIALS TESTING.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR REGULAR CLEAN UP OF THE CONSTRUCTION AREA AND PROPER DISPOSAL OF ANY DEBRIS/MATERIAL REMOVED FROM THE SITE. AT A MINIMUM, CLEAN UP WILL BE PERFORMED WEEKLY.
7. ANY DISCREPANCIES DISCOVERED ON THE PLANS OR DRAWINGS, OR BETWEEN THE PLANS AND SPECIFICATIONS, SHALL BE REPORTED TO THE ENGINEER BEFORE ANY WORK BEGINS. FAILURE TO DO SO MAY RESULT IN THE REMOVAL OF RECENT WORK AT NO ADDITIONAL COST TO OWNER. IN CASE OF DISCREPANCY BETWEEN PLANS AND SPECIFICATIONS THEN PLANS SHALL GOVERN, EXCEPT IN THE CASE OF THE SWPPP; THE SPECIFICATIONS GOVERN.
8. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO AVOID UNNECESSARY NOISE LEVELS ABOVE WHAT IS APPROPRIATE FOR THE CONSTRUCTION SITE AND SURROUNDING AREA.
9. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PREVENT UNNECESSARY DUST FROM LEAVING THE CONSTRUCTION SITE.
10. CONTRACTOR TO FIELD VERIFY TOP ELEVATIONS SHOWN FOR PROPOSED CATCH BASINS TO ASSURE THAT TOP OF CATCH BASIN IS LOW ENOUGH TO ALLOW ADJACENT LAND TO DRAIN TOWARDS IT.

SITE PLAN NOTES:

1. FOR EXACT LOCATIONS AND DIMENSIONS OF CANOPIES, SIDEWALKS, EXIT PORCHES, PATIOS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS.
2. CONTRACTOR SHALL SECURE THE CONSTRUCTION OF THIS WORK PRIOR TO BEGINNING CONSTRUCTION, ALL NECESSARY PERMITS AND APPROVALS ARE FROM GOVERNING AGENCIES.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND/OR DAMAGES TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
4. FOR ALL ABOVE GROUND UTILITIES AND APPURTENANCES ADJACENT TO DRIVE AREAS, CONTRACTOR SHALL PROVIDE BOLLARDS OF PROTECTION.
5. WHERE APPROPRIATE, CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN ALIGNMENT AND GRADE.
6. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS.
8. ALL STRIPING SHALL COMPLY WITH THE LATEST EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. PAVEMENT AND CONCRETE SHALL BE REMOVED, BY CONTRACTOR, IN ACCORDANCE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
10. CONTRACTOR SHALL REFER TO JOINT LAYOUT PLAN AND DETAIL SHEET FOR PAVEMENT LAYOUT AND JOINT DETAILS.
11. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE SITE LIGHTING ELECTRICAL PLAN.

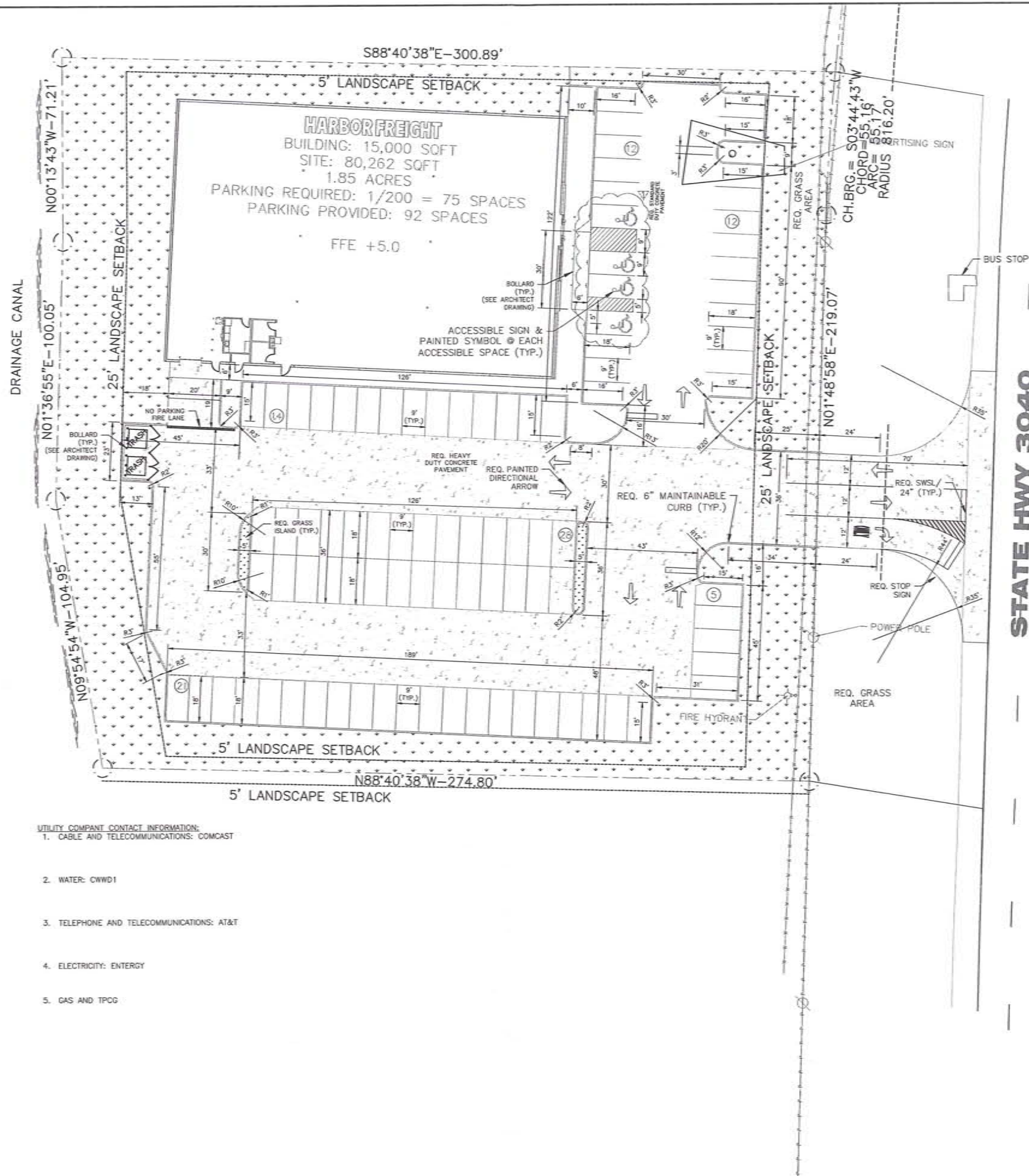
SITE PREPARATION NOTES:

1. PRIOR TO CONSTRUCTION, THE AREA OF SOIL-SUPPORTED STRUCTURE FOUNDATIONS SHALL BE STRIPPED OF ALL VEGETATION, SOFT OR LOOSE SURFACE SOILS, DELETERIOUS MATERIAL, ETC. AND SHALL BE WELL DRAINED. THE EXCAVATED MATERIALS SHALL BE REPLACED WITH CONTROLLED-COMPACTED STRUCTURAL FILL. STRUCTURAL FILL, WHICH COULD ALSO BE USED FOR PURPOSE OF RAISING THE SITE GRADE, SHALL CONSIST OF A "SUGAR" OR "PUMPED" SAND HAVING LESS THAN 10 PERCENT FINES PASSING THE NO. 200 SIEVE. IT SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D-998 WITH 8" MAX. LIFTS. CONTRACTOR SHALL PROVIDE OWNER WITH IN-PLACE DENSITY MEASUREMENTS TO ASSURE THIS DEGREE OF COMPACTION IS ACHIEVED.
2. PAVEMENT CONSTRUCTION SHALL ONLY BE ATTEMPTED WHEN THE SUBGRADE IS DRY AND AFTER GOOD DRAINAGE HAS BEEN ESTABLISHED IN THE AREA OF PAVEMENT IMPROVEMENT. IF THE NEAR SURFACE SOILS ARE NOT WELL DRAINED PRIOR TO AND DURING CONSTRUCTION, "PUMPING" MAY OCCUR WHICH WOULD INHIBIT PROPER COMPACTION OF THE PAVEMENT BASE. IF NECESSARY, A GEOTEXTILE FABRIC SHALL BE PLACED BENEATH THE PAVEMENT IMPROVING BASE TO SEPARATE IT FROM THE EXISTING NEAR SURFACE SOILS.

UTILITY COMPACT CONTACT INFORMATION:

1. CABLE AND TELECOMMUNICATIONS: COMCAST
2. WATER: COWD1
3. TELEPHONE AND TELECOMMUNICATIONS: AT&T
4. ELECTRICITY: ENTERGY
5. GAS AND TPCG

SCALE IN FEET



DELTA COAST CONSULTANTS, LLC
4924 HWY 311 - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567



5-31-16

William Franz Architect
ARCHITECT/INTERIOR ARCHITECT/PLANNING 1817 STARR
4801 INTERNATIONAL PLAZA SUITE 100 FORT WORTH, TEXAS 76109

SHELL BUILDING FOR
HARBOR FREIGHT TOOLS
HARBOR FREIGHT
2201 MARTIN LUTHER KING BLVD., HOUMA, LA, 70360

Revisions:
THE MANUSCRIPT COMMENT: 6/21/16

File Name: 2016.027
Project No: 05/16/16
Date: PDC
Drawn By:
Checked By:

SHEET

C-1

2016/9

Dist. 5/Bayou
Cane

***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

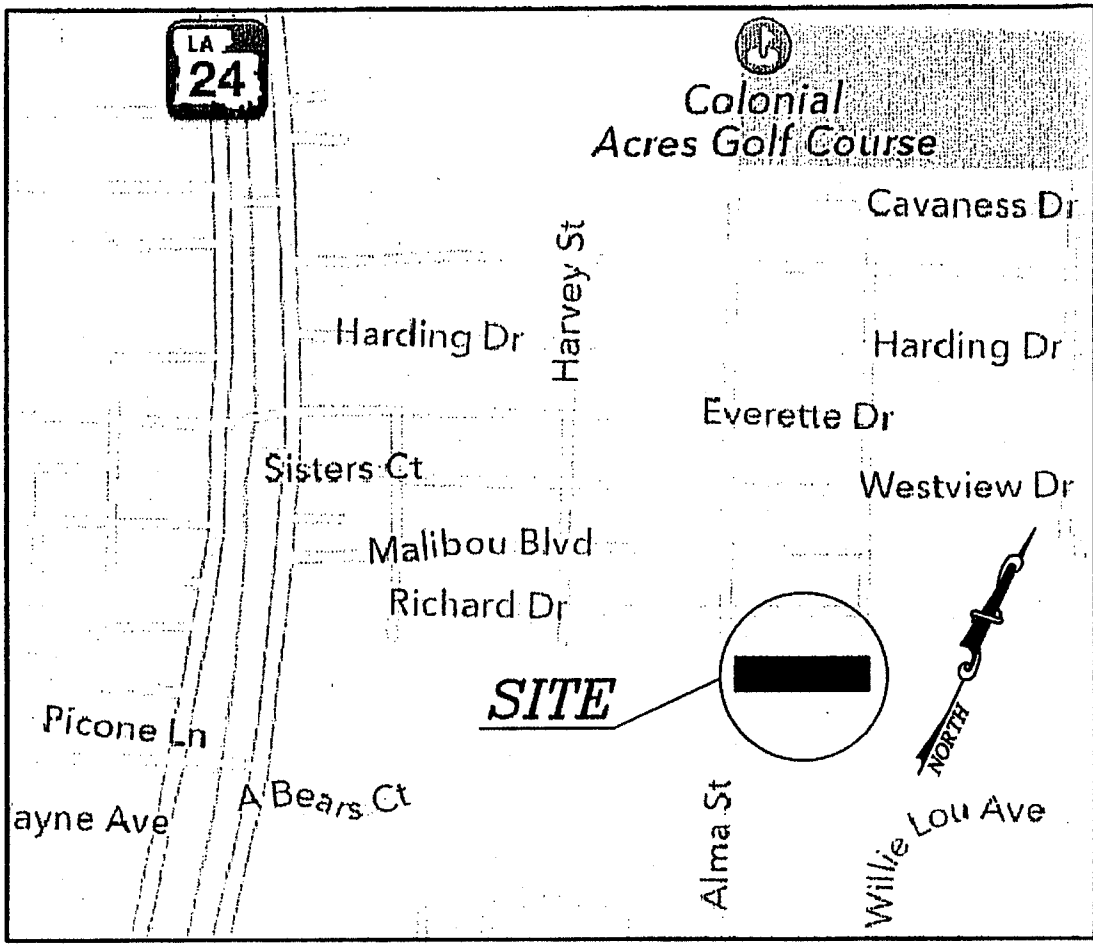
I (We) own 4.1 acres. A sum of \$35.50 dollars is enclosed and made a part of this application.

DECLARATION

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

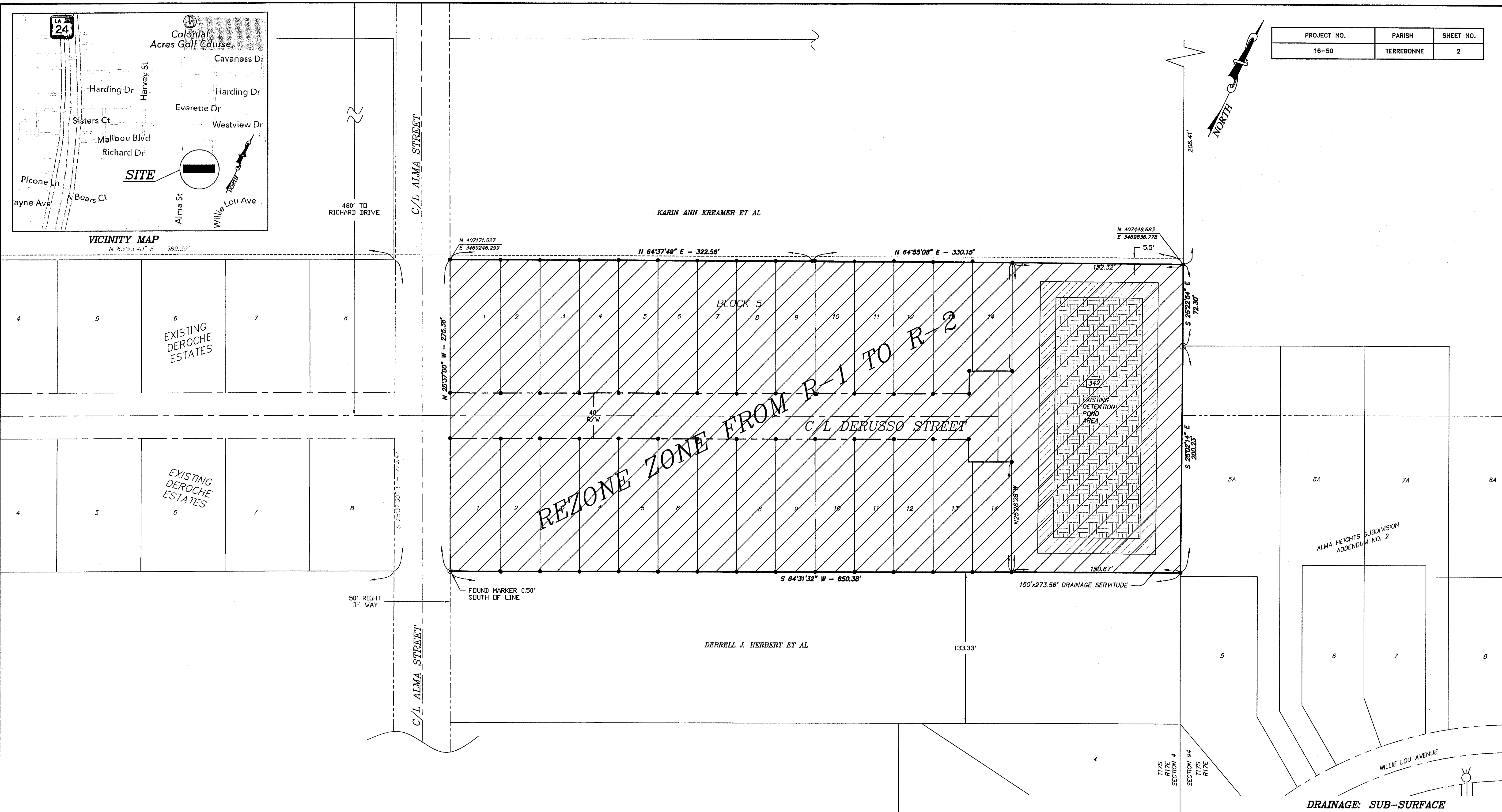
Pamela Russo

Signature of Owner or Authorized Agent



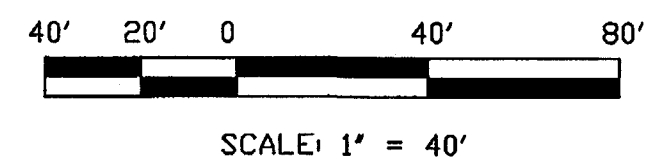
VICINITY MAP
N 63°53'40" E - 389.39'

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

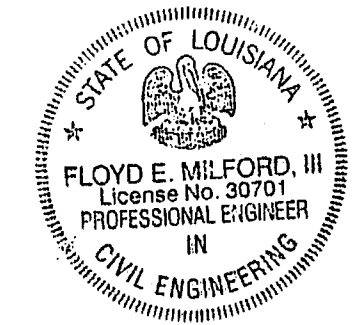


DRAINAGE: SUB-SURFACE
SEWER: COMMUNITY
LAND USE: RESIDENTIAL
MINOR SUBDIVISION

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	DRAWN: TLD CHK'D: F.E.M. III SCALE: 1" = 40' DATE: 27JUN16
APPROVED BY: <i>[Signature]</i>	
JOB # 16-50	CAD # 1650-ZONING
FILE #	