

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
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

JUNE 16, 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 May 19, 2016
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Preliminary Hearing:
 - a) 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; and call a Public Hearing on said matter for Thursday, July 21, 2016 at 6:00 p.m. (*Council Districts 2 & 3*)
- G. STAFF REPORT**
 - 1. Discussion and possible action with regards 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.
 - 2. Discussion and possible action with regards to revisions to the C-1 zoning district regulations and call a Public Hearing for Thursday, July 21, 2016 at 6:00 p.m.
- H. COMMISSION COMMENTS:**
 - 1. Planning Commissioners' Comments
 - 2. Chairman's Comments
- I. PUBLIC COMMENTS**
- J. 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 May 19, 2016
- E. APPROVE EMITTENCE OF PAYMENT FOR THE JUNE 16, 2016 INVOICES AND TREASURER'S REPORT OF MAY 2016**
 - 1. Stagni & Company, L.L.C. to present the 2015 Annual Audit for ratification and acceptance
- F. COMMUNICATIONS**

G. APPLICATIONS:

1. a) Subdivision: De Fraites Drive (Extension)
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary (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
Surveyor: Providence/GSE Associates, LLC

b) Public Hearing

c) Variance Request: Variance requested for a 40' width for roadway extension versus the required 60'

d) Consider Approval of Said Application
2. 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
3. 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
4. a) Subdivision: Cameron Isles Subdivision (Master Plan)
Approval Requested: Process C, Major Subdivision-Master Plan
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) Consider Approval of Said Application
5. a) Subdivision: Cameron Isles Business Park Unit 1
Approval Requested: Process C, Major Subdivision-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
6. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Final
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

H. STAFF REPORT:

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2016

I. ADMINISTRATIVE APPROVALS:

1. Redivision of Lots 116, 117, & 118 of Southern Comfort Waterfront Community, Section 37, T20S-R17E, Terrebonne Parish, LA
2. Resubdivision of Lots 16 & 17, Block 8, Southern Estates Subdivision, Addendum No. 2 into Tract 17-A, Section 69, T16S-R17E, Terrebonne Parish, LA
3. Survey of Tracts "A" & "B", A Redivision of Property belonging to Pat M. Olivier, Section 11, T16S-R16E, Terrebonne Parish, LA
4. Survey of Revised Tracts "A" & "B", Redivision of Property belonging to Robyn Paul Gonsoulin, et al, Sections 6, 7, 28, & 29, T18S-R19E, Terrebonne Parish, LA
5. Survey of Tract "E" & Revised Lot 1, Block 1, Add. #3 to Woodlawn Ranch Acres, Sections 6 & 19, T17S-R18E, Terrebonne Parish, LA
6. Resubdivision of Lot 4 of Block 2 of Rebecca Phase 2 First Filing Subdivision into Lot 4 & Lot 5 located within Rebecca Plantation, Sections 10 & 11, T16S-R16E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

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

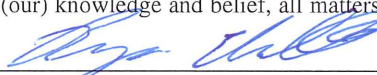
Minimum Charge - \$25.00;

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

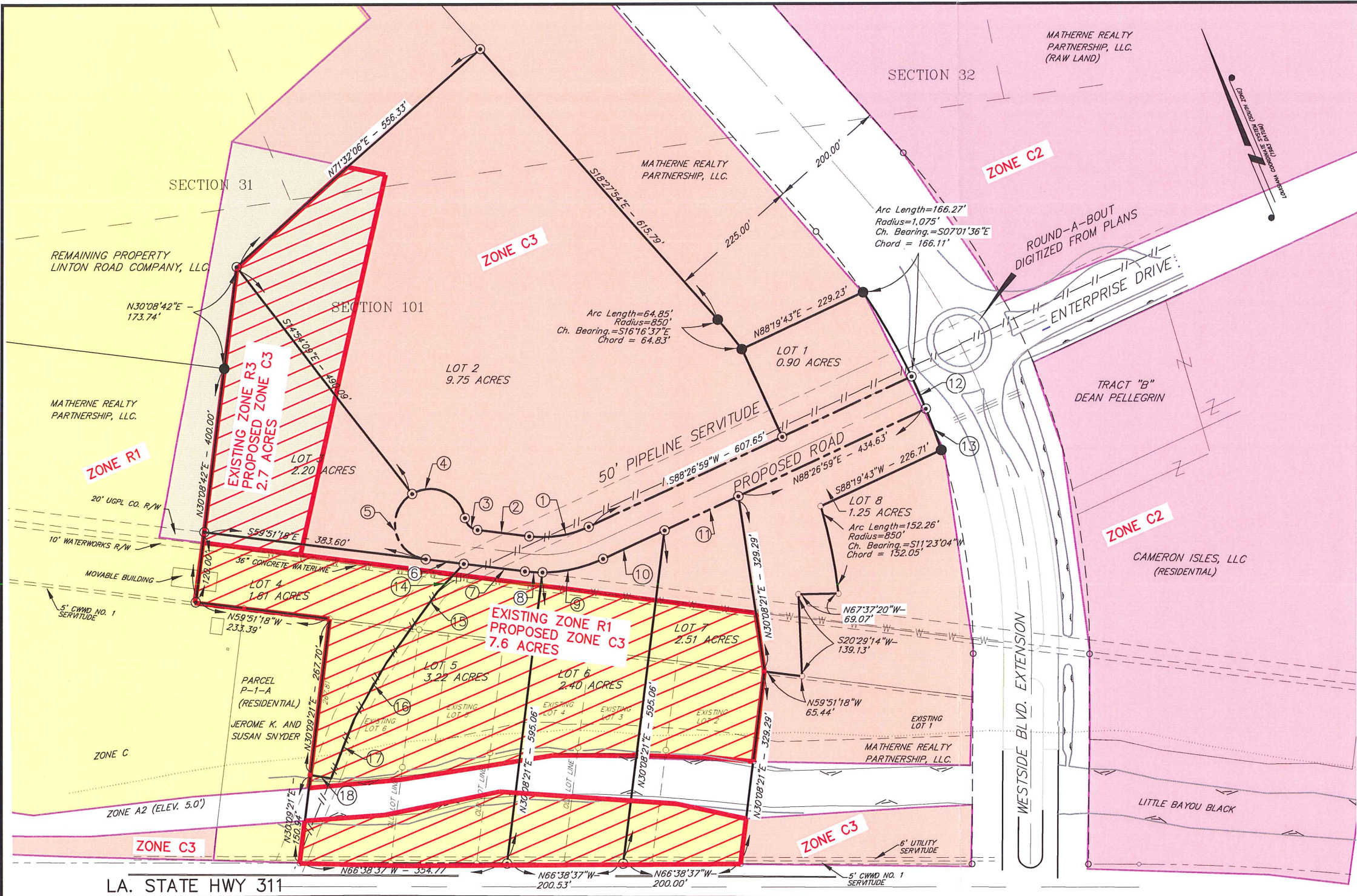
The property Owner has had continued interest in the development of new lots to service commercial type establishments. The main interest in this subdivision has been a medical facility and different commercial offices and businesses that will work in conjunction with this establishment.

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.

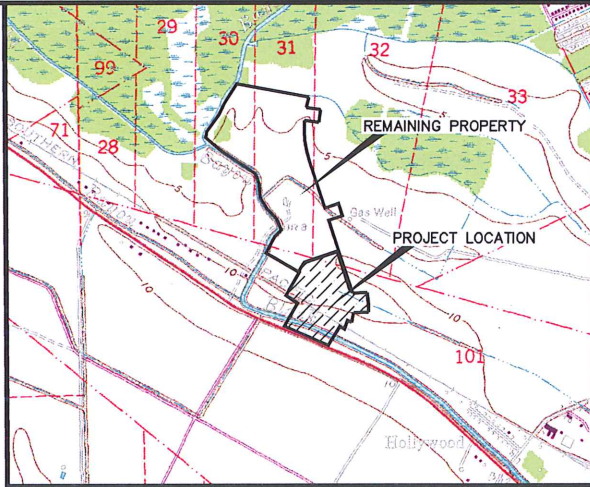
Exhibit 6 – Effect of Amendment

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
- SERITUDE
- 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 MAP 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-R17E 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-R17E TERREBONNE PARISH, LOUISIANA.", AND DATED JUNE 19, 2013.

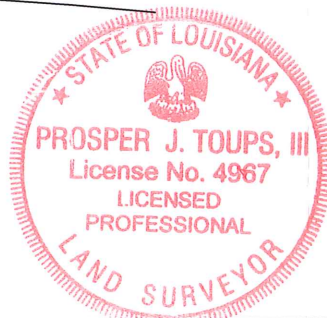
COURSE	CHORD BEARING & DIST.	RADIUS	ARC LENGTH
1	N75°42'01"W - 103.78'	190.00'	105.12'
3	N23°24'10"W - 29.70'	25.00'	31.81'
4	N42°18'03"W - 98.71'	60.00'	115.92'
5	S11°15'05"W - 113.53'	60.00'	148.92'
8	S63°20'20"E - 30.42'	250.00'	30.44'
9	S79°11'19"E - 107.04'	250.00'	107.87'
12	S02°59'58"E - 60.17'	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'

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:  5/23/10
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
1"=200'	5-23-16	2016.032	
RE-ZONING MAP			
RE-ZONING MAP OF CAMERON ISLES BUSINESS PARK UNIT 1 - LOCATED IN SECTIONS 31, 32, AND 101 T17S-R17E, TERREBONNE PARISH, LOUISIANA.			
HOUMA, LOUISIANA		TERREBONNE PARISH	
SHEET NO.			1
OF			1