

# 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

**MAY 15, 2014, THURSDAY**

**6:00 P.M.**

**TERREBONNE PARISH COUNCIL MEETING ROOM**

**Government Tower, 8026 Main Street, 2<sup>nd</sup> 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 April 17, 2014

**D. COMMUNICATIONS**

**E. PUBLIC HEARINGS:**

1. Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision; Christopher P. Dubois, applicant (*District 1*)
2. Rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street & 1104 Church Street, Lots 9, 10, & 11, Block 77, Newtown Addition; Larussa Enterprises, Inc., applicant (*District 1*)

**F. NEW BUSINESS:**

1. Planning Approval:
  - a) Construction of a training facility; 2104 Morris Street; Houma Fire Department, applicant (*District 1*)

**G. STAFF REPORT**

**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. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 17, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of April 17, 2014

**D. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 15, 2014 INVOICES and TREASURER'S REPORT OF APRIL 2014**

**E. COMMUNICATIONS**

**F. APPLICATIONS:**

1. a) Subdivision: Redivision of Property, Lot 2-A and Lot 2-B, Block 3, Mystic Subdivision  
Approval Requested: Process A, Re-Subdivision  
Location: 5418 Hwy. 311, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Plantation Truck Plaza & Casino, LLP  
Surveyor: T. Baker Smith, LLC
  - b) Public Hearing
  - c) Consider Approval of Said Application

2. a) Subdivision: Blackwater Ridge  
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
 Location: Valhi Boulevard, Terrebonne Parish, LA  
 Government Districts: Council District 6 / City of Houma Fire District  
 Developer: Terre South Investments, Inc.  
 Surveyor: Keneth L. Rembert Land Surveyors
  - b) Public Hearing
  - c) Consider Approval of Said Application
3. a) Subdivision: Ray's Mobile Home Park  
 Approval Requested: Process B, Mobile Home Park (Conceptual)  
 Location: Gray Street @ Willowdale Drive, Gray, Terrebonne Parish, LA  
 Government Districts: Council District 2 / Schriever Fire District  
 Developer: Willie Robertson & Tangela Robertson  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
  - b) Consider Approval of Said Application
4. a) Subdivision: Tract 1 & Tract 2, Property belonging to Reanna Marie Johnson  
 Approval Requested: Process D, Minor Subdivision  
 Location: 4618 Highway 56, Chauvin, Terrebonne Parish, LA  
 Government Districts: Council District 8 / Little Caillou Fire District  
 Developer: Reanna Johnson & Reese Guidry  
 Surveyor: Black Water Outfitters, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application

**G. STAFF REPORT**

**H. ADMINISTRATIVE APPROVALS:**

1. Shift of Lot Lines between Tract 31 and Tract 32, Greenwood Plantation Estates, Section 11, T17S-R15E, Terrebonne Parish, LA
2. Survey of Tracts A & B, Property belonging to Gerald J. Brunet, et ux, Section 45, T19S-R17E, Terrebonne Parish, LA
3. Revised Tract 14, A Redivision of Property belonging to Lang Enterprises, Inc., Section 17, T18S-R19E, Terrebonne Parish, LA
4. Revised Lots 4 & 5 of Block 4 located in Clear View Heights Subdivision, Section 29, T18S-R18E, Terrebonne Parish, LA
5. Lots 1 thru 3, Block 2, Addendum No. 1 to Trinity Commercial Park, Section 4, T16S-R17E, Terrebonne Parish, LA
6. Plan showing property line adjustment between Revised Tract 2-B and the Property of Paul F. Marcel, Section 58, T16S-R17E, Terrebonne Parish, LA
7. Revised Lots 6 & 7, A Redivision of Lots 6 & 7 of Block 3, Addendum No. 3 to Rural Retreat Subdivision, Property belonging to Earl A. Naquin, Jr., et ux, Section 2, T18S-R18E and Section 12, T17S-R18E, Terrebonne Parish, LA
8. Revised Lots 4 and 7, A Redivision of Lots 4, 5, 6 and 7, Former Property of Mrs. Eddie Matherne, Section 41, T17S-R18E, Terrebonne Parish, LA
9. Revised Parcels 1 and 2 of Tract B, Section 33, T17S-R17E, Terrebonne Parish, LA
10. Property belonging to GKIN, LLC between Lot 97 and Tract "B" (Lot 96 & a portion of Lot 95, A Redivision of Lots in Crescent Plantation), Section 101, T17S-R17E, Terrebonne Parish, LA
11. Revised Tracts A and B, A Redivision of Tracts A and B, Addendum No. 3 to Bayou Gardens Subdivision, Section 9, T16S-R17E, Terrebonne Parish, LA

**I. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee

**J. COMMISSION COMMENTS:**

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

**K. PUBLIC COMMENTS**

**L. ADJOURN**

**MINUTES**  
**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)**  
**ZONING & LAND USE COMMISSION**  
**MEETING OF APRIL 17, 2014**

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 17, 2014 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. James Erny.
- B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Richard Elfert; Mr. James Erny; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call were: None. Also present were Patrick Gordon, Director, and Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.
- C. 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 March 20, 2014.”
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: No ne; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. COMMUNICATIONS: None.
- E. NEW BUSINESS:
1. Planned Building Group:
- a) The Chairman stated the next item on the agenda was the placement of an additional 28 x 30’ classroom building at 309 Funderburk Avenue for St. Bernadette Catholic School.
- (1) The Chairman recognized Ms. Joan LeBouef, Principal, who stated they are outgrowing their school and needed space for their three-year old program.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the planned building group request.
- (3) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the planned building group application for the placement of an additional 28’ x 30’ classroom building at 309 Funderburk Avenue for St. Bernadette Catholic School.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Preliminary Hearings:
- a) Mr. Ostheimer moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); 262 St. Peter Street, Lot 13, Block 1, Elardo Subdivision; Christopher P. Dubois, applicant for Thursday, May 15, 2014 at 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Erny, Mr. Elfert, Mrs. Foret; Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: No ne. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- b) Mr. Schouest moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-3 (Multi-Family Residential District) to C-1 (Central Business District); 300 Honduras Street, Lots 9, 10, & 11, Block 77, Newtown Addition; Larussa Enterprises, Inc., applicant for Thursday, May 15, 2014 at 6:00 p.m.”

- (1) Mr. Ostheimer requested Staff to look into the Church Street address before advertising for the Public Hearing to ensure that it is correct.

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

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

1. Planning Commissioners' Comments: None.

2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

I. Mr. Thibodeaux moved, seconded by Mrs. Foret: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:07 p.m."

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

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

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

#### **CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF APRIL 17, 2014.**

**PATRICK GORDON, DIRECTOR  
PLANNING & ZONING DEPARTMENT**



**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:

- 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):

Christopher Paul Dubois

294 St. Peter Street, Houma, LA 70363

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:



3. 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 conveyance

**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

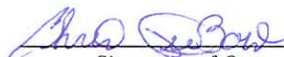
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.152 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.



Signature of Owner or Authorized Agent

# REQUEST FOR REZONING

## LOT 13 of BLOCK 1 of the ELARDO SUBDIVISION

### HOUMA, LOUISIANA

#### LEGAL DESCRIPTION OF PROPERTY

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

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

#### REASON FOR ADMENDMENT

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

#### DEVELOPMENT SCHEDULE

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

#### PUBLIC NEED

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

#### EFFECT OF ADMENDMENT

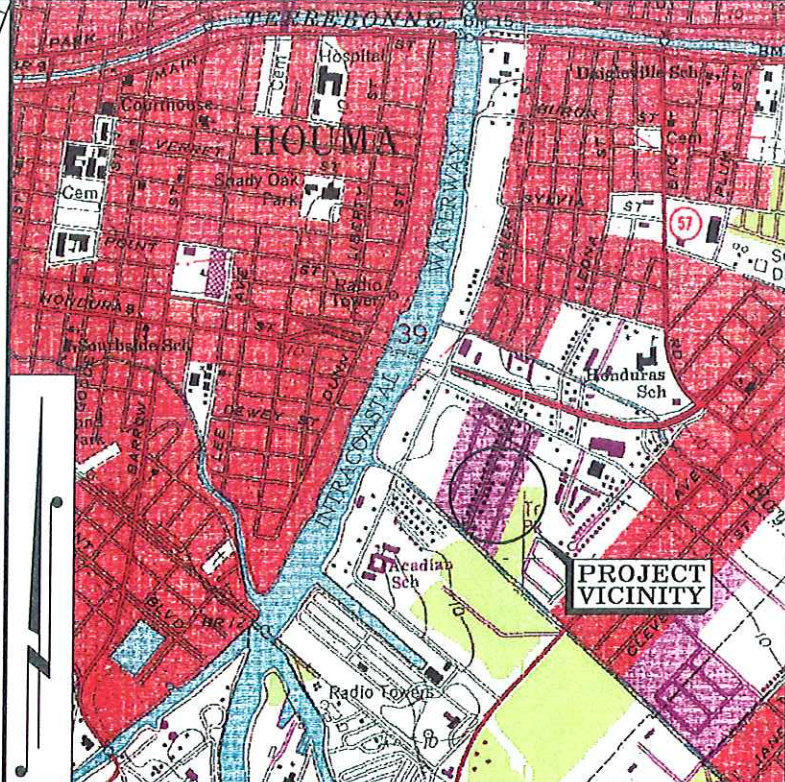
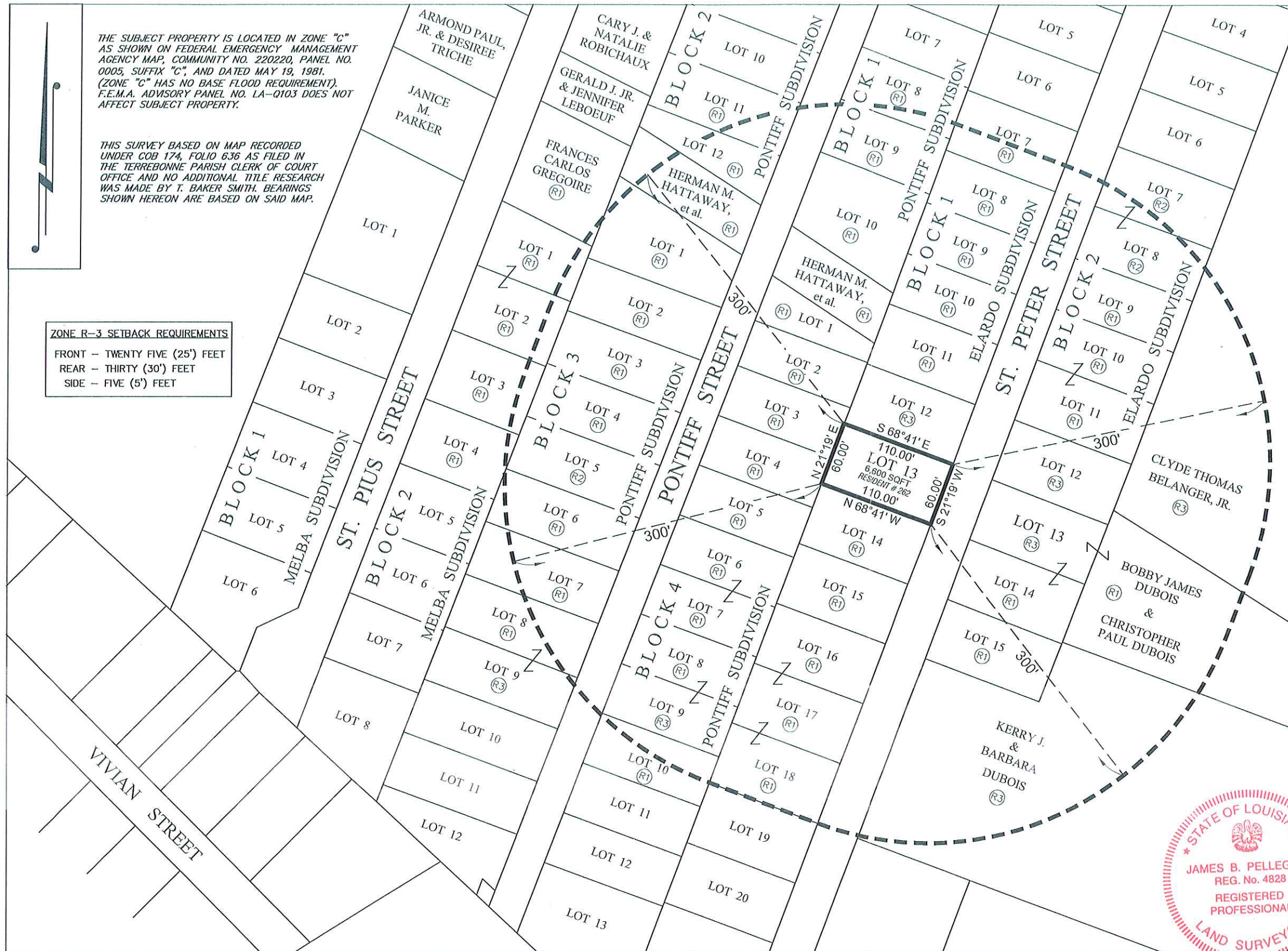
The effects of rezoning the subject property from R-1 to R-3 would be minimal to the surrounding area because there are multiple lots in the immediate area that are rezoned R-2 and R-3. Additionally, there are mobile homes adjacent to the subject property.



THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" HAS NO BASE FLOOD REQUIREMENT). F.E.M.A. ADVISORY PANEL NO. LA-Q103 DOES NOT AFFECT SUBJECT PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER COB 174, FOLIO 636 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY T. BAKER SMITH. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

**ZONE R-3 SETBACK REQUIREMENTS**  
 FRONT - TWENTY FIVE (25') FEET  
 REAR - THIRTY (30') FEET  
 SIDE - FIVE (5') FEET



VICINITY MAP  
SCALE: 1"=2,000'

**LEGEND:**  
 (R1) DENOTES ZONE R1  
 (R2) DENOTES ZONE R2  
 (R3) DENOTES ZONE R3



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD.  
 APPROVED: *[Signature]*  
 JAMES B. PELLEGRIN  
 LA LAND SURVEYOR, REG. NO. 4828

NOTES:  
 THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SHOWN.

**TBS**  
**T. BAKER SMITH SOLUTIONS START HERE**  
 412 South Van Ave, Houma, LA 70363  
 (985)868-1050 - tbsmith.com

SCALE: 1" = 100'

REV. NO. 00	REV. DATE: --/--	REV. BY: --
REVISION DESCRIPTION:		

DRAWN BY: PMH	APPROVED BY: KAK
DATE: 2/11/2014	JOB NO: 2014.0136
DRAWING NAME: REZONE.DWG	
PROJECTION: PROJECTION	
GEO. DATUM:	VERT. DATUM:
GRID UNITS: US SURVEY FEET	
SHEET NO: 1	OF 1

**PLAN PREPARED FOR REZONING TO R-3**  
 FOR LOT 13, BLOCK 1 OF THE ELARDO SUBDIVISION  
 PROPERTY BELONGING TO CHRISTOPHER PAUL DUBOIS  
 & BOBBY JAMES DUBOIS  
 LOCATED IN SECTION 105, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA



ZL014/11  
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: 11/14/13

La Russa Enterprises, Inc.  
Applicant's Name

120 Progressive Blvd, Houma, La. 70360  
Address City State Zip

(985) 637-3401 (985) 872-0444  
Telephone Number (Home) (Work)

Owner  
Interest in Ownership (Owner, etc.)

Lots 9, 10, & 11, Block 77 Newtown Addition  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

300 Honduras, Houma, La. 70360

Zoning Classification Request:

From: R-3 To: C-1

Previous Zoning History:  No  Yes

If Yes, Date of Last Application: \_\_\_\_\_



**AMENDMENT POLICY – Parish Zoning Regulations Section 28-201**


1. **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):

LaRussa Enterprises, Inc.  
120 Progressive 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:

LaRussa Enterprises, Inc.

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

Synergy Bank - Mortgage Holder

**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 .64 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.

  
 Signature of Owner or Authorized Agent

1: Reason for Amendment

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

2: Development Schedule

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

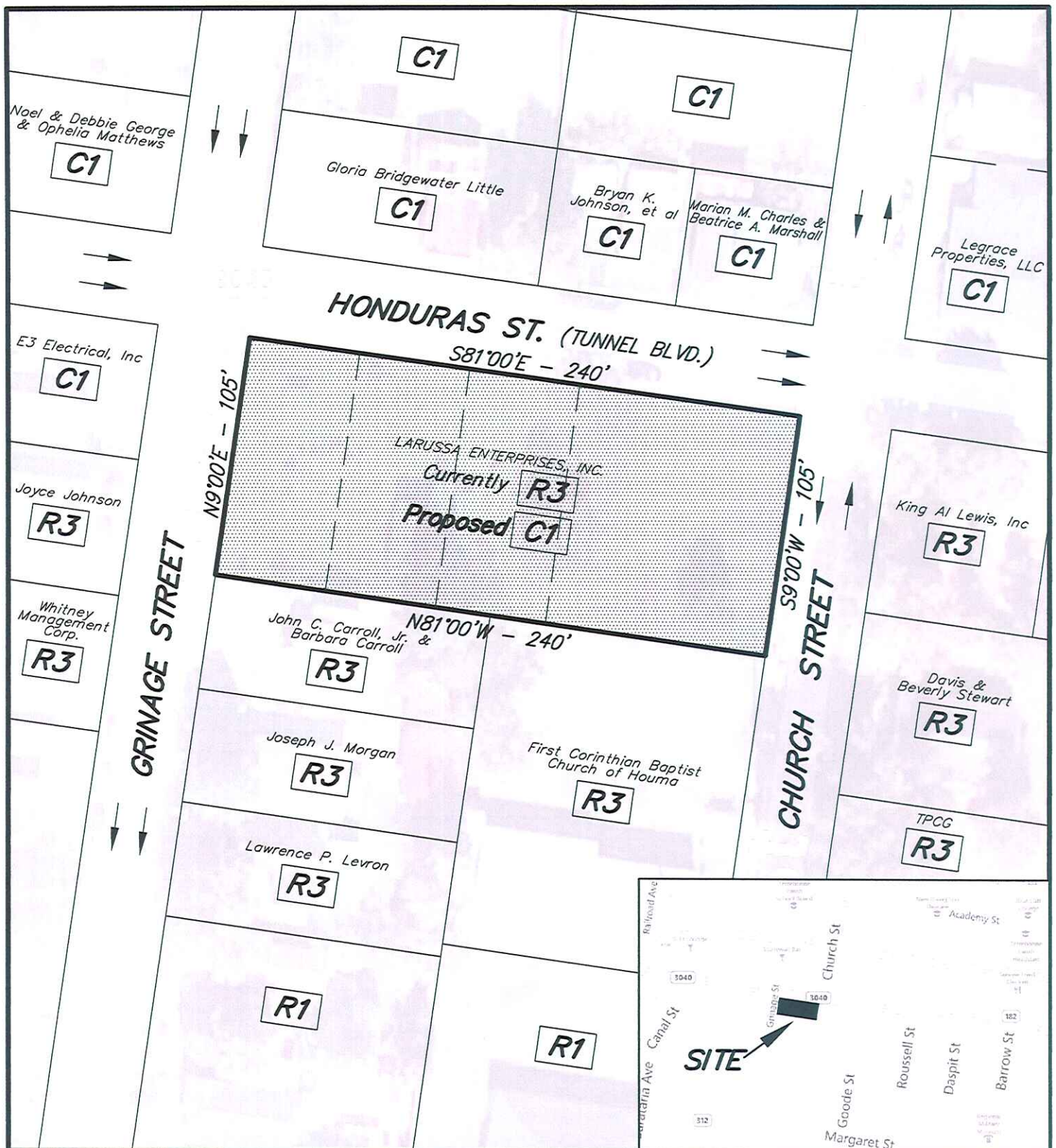
3: Public Need

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

4: Effect of the Amendment

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





**Notes:**

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

**R3** Indicates current Zone designation

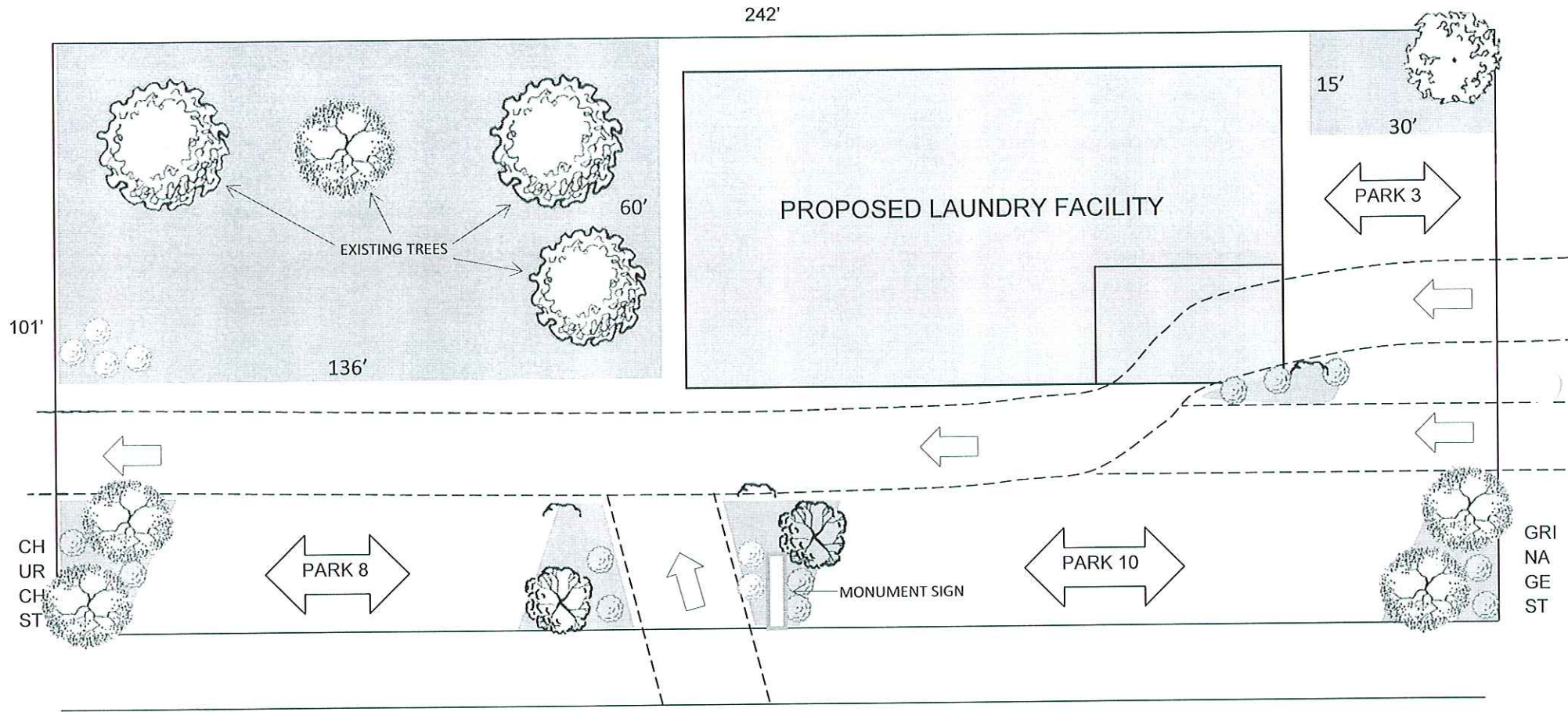
**MAP SHOWING A PROPOSED ZONING CHANGE FROM "R3" TO "C1" ON PROPERTY BELONGING TO LARUSSA ENTERPRISES, INC LOCATED IN SECTION 37, T17S-R17E, TERREBONNE PARISH, LOUISIANA**

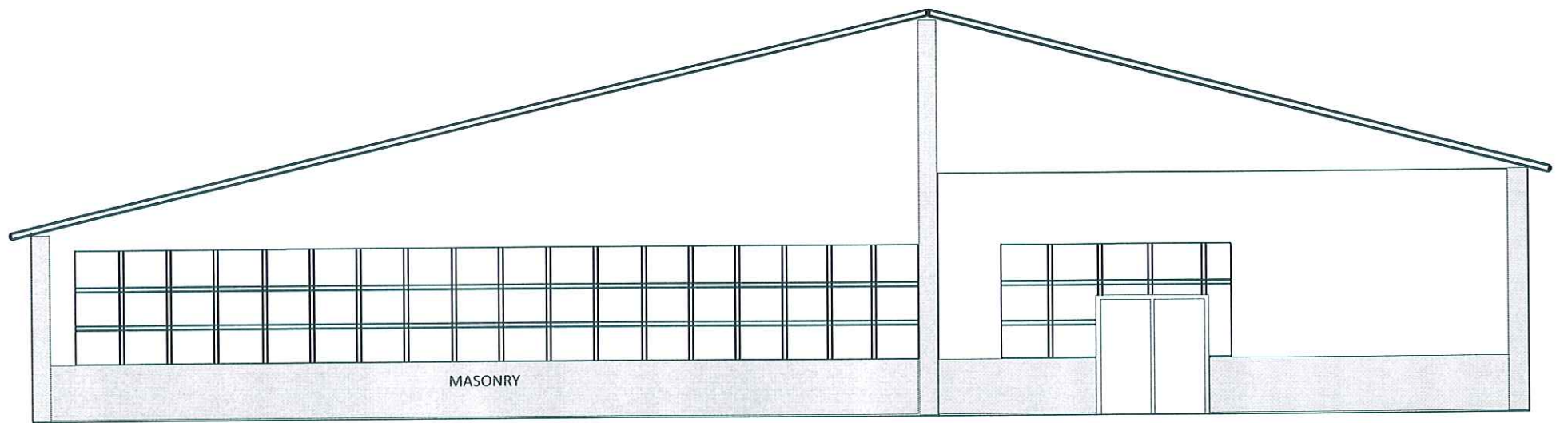
SCALE: 1" = 60'

27 MARCH 2014

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

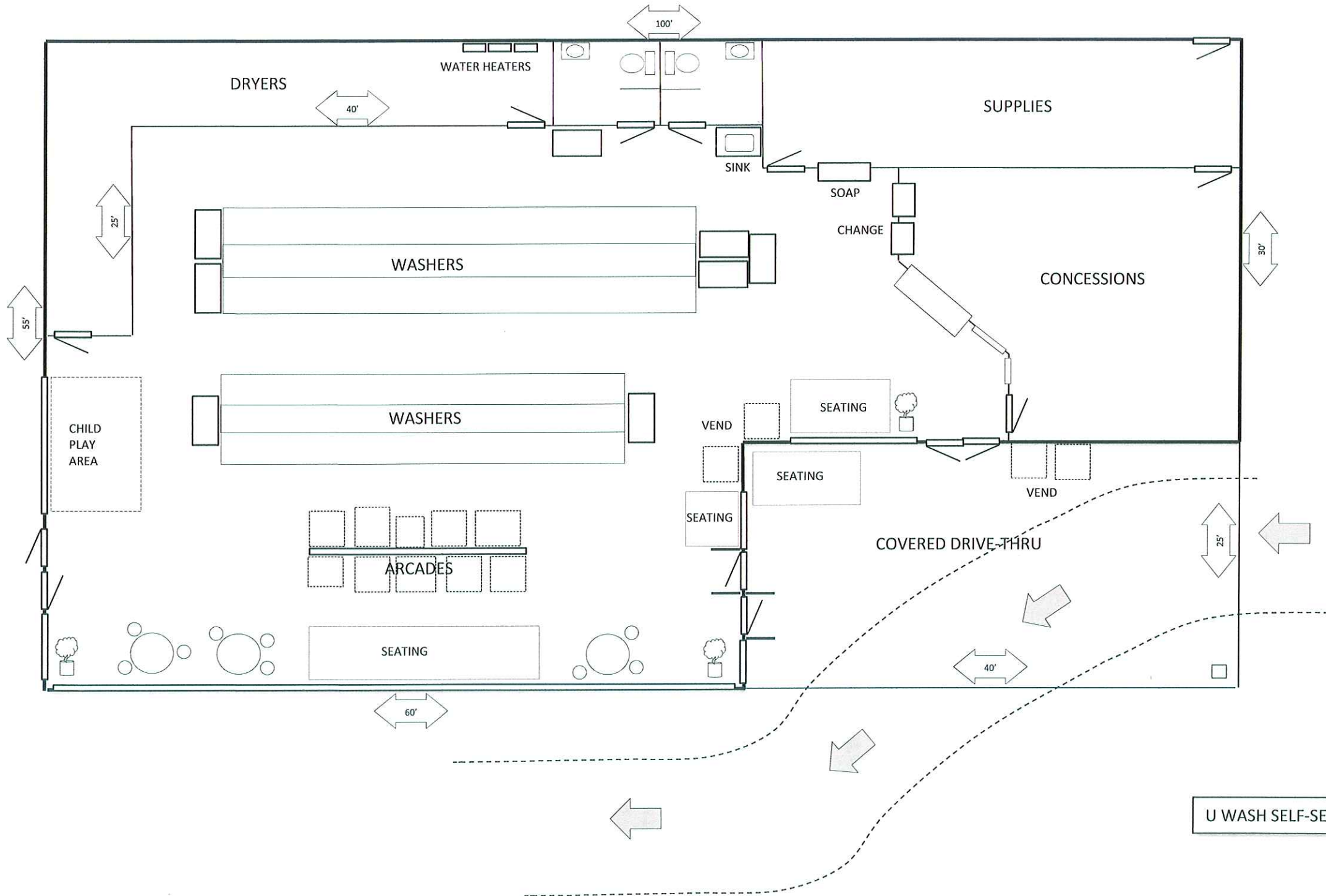




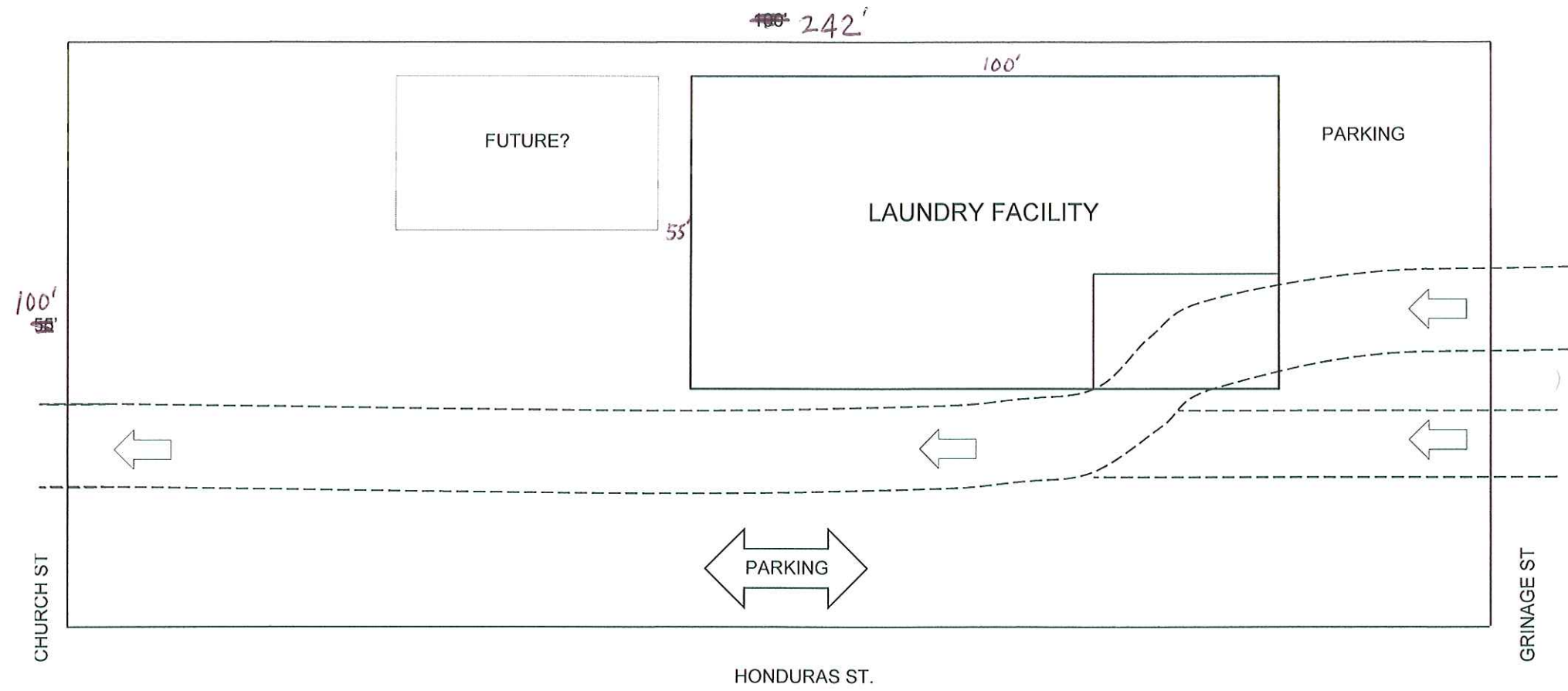


MASONRY

U WASH SELF-SERVICE LAUNDRY



U WASH SELF-SERVICE LAUNDRY



U WASH SELF-SERVICE LAUNDRY



ZLUI14/12

**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: Chief Todd Dufrene (Houma Fire Dept.)

Address: 600 Wood St Houma, LA. 70360

Phone: 985-873-6391

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

The premises affected are situated at 2104 Morris St. in a R1 Zoning District. The legal description of the property involved in this application is: SEE ATTACHMENT

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

Applicant's interest in the premises affected: Build TRAINING FACILITY

Approximate cost of work involved: \$250,000

Explanation of property use: TRAINING FACILITY

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

Ground Floor Plan and Elevations attached: X Yes          No

Address of adjacent property owners:

1. 301 Plant Rd.  
TPCG

2. 2101 East Tunnel  
Houma Fire Dept.

3. 2121 East Tunnel  
ENTERBY

Todd Dufrene  
Signature of Applicant or Agent

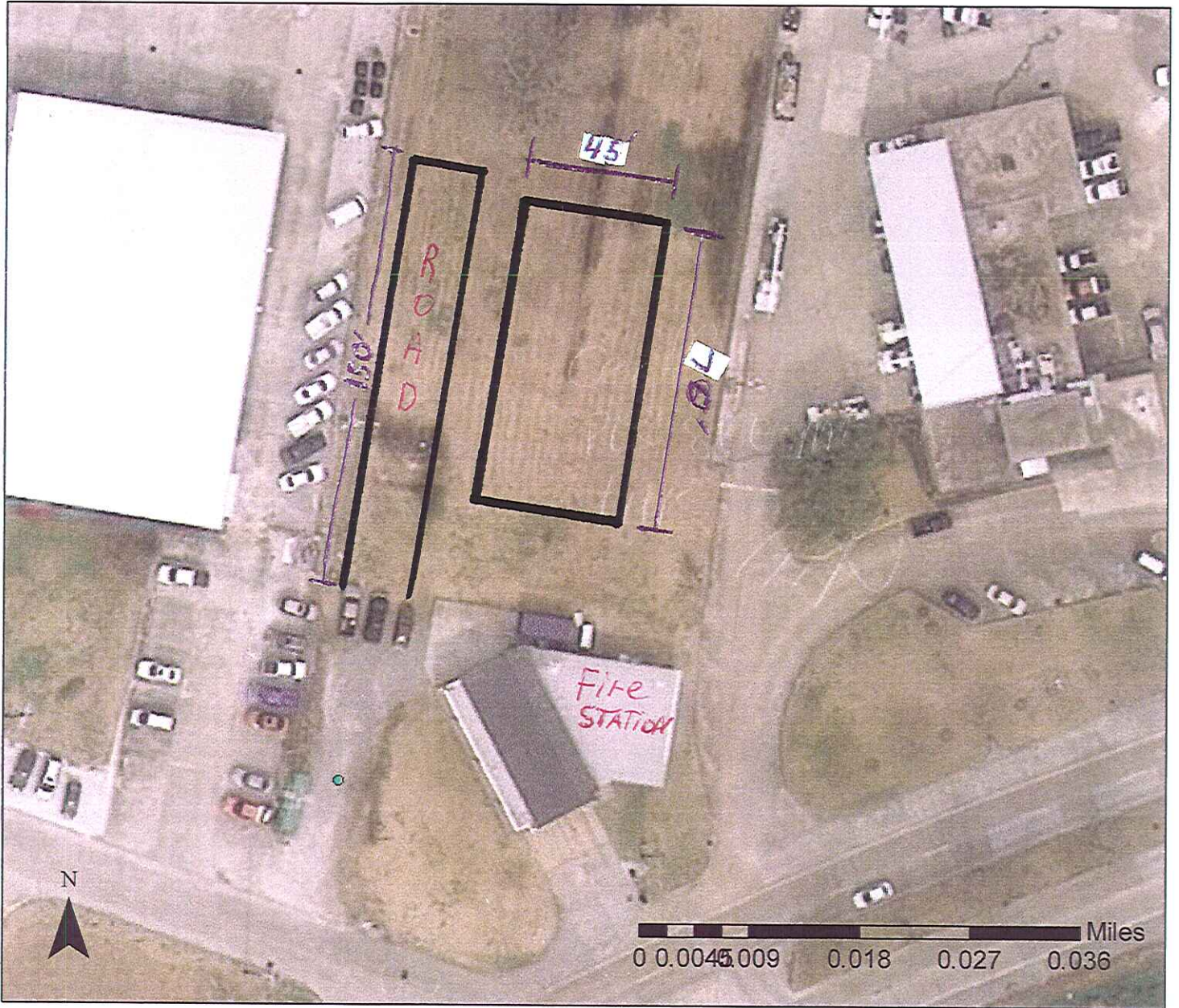
873-6391  
Phone Number

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

Todd Dufrene  
Signature of Applicant or Agent

4-28-14  
Date





**Legend**

- CAPITAL OUTLAY*
- Training Field \$ 139,000
  - Fire Hydrants \$ 75,000
  - Communication EQ. \$ 122,000
- 
- \$ 336,000

*10" 70'x45'*  
*3,150 SF cement*  
*150' Road*  
*Road + pad*  
*\$ 45,000 to \$50,000*

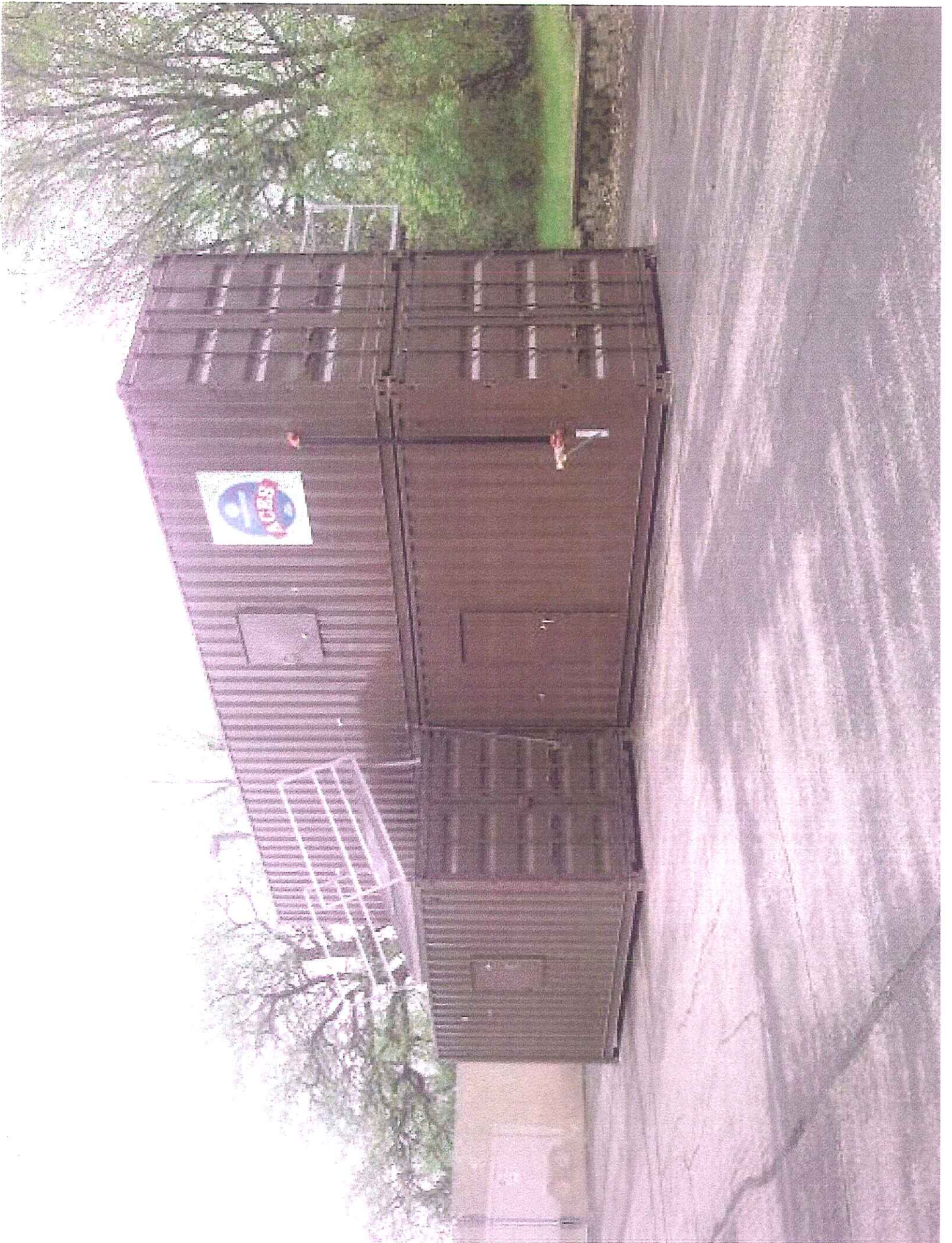


TERREBONNE PARISH  
 CONSOLIDATED GOVERNMENT

P.O. Box 2768 \* Houma, LA 70361  
 Phone: (985) 873-6708

Disclaimer:  
 Maps are for reference only and do not have survey or engineering accuracy. Information must be field verified.















Tower  
\$ 60,000

