

Houma-Terrebonne Regional Planning Commission

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

SEPTEMBER 15, 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 August 18, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

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

G. NEW BUSINESS:

1. Home Occupation:
 - a) Establish a dog grooming business; 100 Windham Drive; Gina York, applicant (*Council District 7/City of Houma Fire District*)
 - b) Establish a massage therapy business; 101 Tulsa Avenue; Christine Bordelon, applicant (*Council District 7/City of Houma Fire District*)
2. Planned Building Group:
Placement of an additional building; 440 Magnolia Street; START Corporation, applicant (*Council District 2/City of Houma Fire District*)
3. Planned Unit Development:
Placement of townhomes, Proposed Lots 1-7, Block 5 & Lots 1-7, Block 6, Townhomes of Deroche Estates; Deroche Development, LLC, applicant (*Council District 5/Bayou Cane Fire District*)

H. STAFF REPORT

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 August 18, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 15, 2016 INVOICES AND TREASURER’S REPORT OF AUGUST 2016

F. COMMUNICATIONS

1. Letter from Keneth L. Rembert Land Surveyors withdrawing Process D, Minor Subdivision, for Pelican Retreat Townhomes

G. OLD BUSINES:

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

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

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Tracts A-1, A-2, B-1 & B-2 belonging to Kay Naquin Olds, et al
Approval Requested: Process A, Raw Land Division
Location: 501± Main Project Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Kay Naquin Olds
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots "5-A" & 5-B", A Redivision of Lot 5, Block 3, Wildwood Heights Subdivision belonging to Hugh R. Grimes
Approval Requested: Process D, Minor Subdivision
Location: 1751 Acadian Drive, Terrebonne Parish, LA
Government Districts: Council District 8 / City of Houma Fire District
Developer: Hugh R. Grimes
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Tract "FF-1", A Portion of Tract "FF" being a Redivision of Property of Indian Ridge Plantation, LLC, et al
Approval Requested: Process D, Minor Subdivision
Location: End of Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Indian Ridge Plantation, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Variance Request: Variance from drainage study requirement
d) Consider Approval of Said Application
4. a) Subdivision: Tracts "3-A" & "3-B", A Division of Tract 3, Being a Portion of Tract 21 of the Division of Waubun, St. George, and Isle of Cuba Plantations
Approval Requested: Process D, Minor Subdivision
Location: 131 St. George Road, Schriever, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Michael R. Macha
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Cameron Isles Business Park Unit 1
Approval Requested: Process C, Major Subdivision-Engineering
Location: Westside Boulevard Extension, Terrebonne Parish, LA
Government Districts: Council District 2 & 6 / Bayou Cane Fire District
Developer: Linton Road Company, LLC
Engineer: Delta Coast Consultants, LLC

b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
2. Revised Lots 26 & 27, Bernard Subdivision, Section 4, T17S-R17E, Terrebonne Parish, LA
3. Shift of Lot Lines between Steven Marmande and St. Michel Plantation, LLC, Section 18, T18S-R17E, Terrebonne Parish, LA
4. Tract "A-3" & Revised Tracts "A-1" & "A-2", A Redivision of property belonging to Jackie A. Marie, et al, Section 19, T18S-R18E and Sections 14, 15, & 16, T18S-R19E, Terrebonne Parish, LA
5. Revised Lots 22 & 23, Block 2, Phase 1 to Northpark, Section 6, T16S-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 AUGUST 18, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 18, 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. The Chairman welcomed Mrs. Gloria Foret back to the Commission.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr., Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Alex Ostheimer, Vice-Chairman; Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Keith Kurtz. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. 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. Mrs. Falgout moved, seconded by Mr. Kelley: “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 July 21, 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARING:**
1. The Chairman called to order the Public Hearing for an application by Deroche Development, LLC requesting to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates.
- a) Mr. Gene Milford, representing the applicant, discussed the rezoning request.
- b) Mr. Pulaski discussed the staff report and stated Staff would recommend tabling the matter because the required public hearing notice sign was not posted on site.
- c) Mr. Ostheimer moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, reopen the public hearing and table the consideration of the application to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) Proposed Lots 1-7, Block 5 and Lots 1-7, Block 6, Townhomes of Deroche Estates until the next regular meeting of September 15, 2016.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kurtz. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- G. **NEW BUSINESS:**
1. **Home Occupation:**
- a) The Chairman stated the next item on the agenda under New Business was a home occupation application by Christine Bordelon requesting to establish a massage therapy business at 602 Angelle Drive.
- b) The Chairman recognized Ms. Christine Bordelon, 101 Tulsa Drive, applicant, who indicated the home she intended to rent was rented out to another tenant and her new home would be on Tulsa.
- c) Mr. Pulaski advised her to withdraw her application and submit a new one under her new address.
- d) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, withdraw the Home Occupation request to

establish a massage therapy business at 602 Angelle Drive as per the applicant's request."

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

H. STAFF REPORT:

1. The Chairman called to order the Public Hearing with regard to the discussion and possible action with regard to revisions to the C-1 zoning district regulations.
 - a) Mr. Pulaski discussed the proposal to exclude C-1 zoning district from the zoning hierarchy and establish definitions for microbrewery/microdistillery as well as adding to the list of permitted uses in C-1 and C-2 and as a prohibited use in C-3 that was approved by the Commission at the last meeting. He discussed the desire to change the name of the C-1 district to CBD and the confusion that will cause by not having a C-1 but yet seeing C-2, C-3, etc. listed.
 - b) Discussion was held with regard to the making changes to the Zoning Ordinance as a whole in the future and looking at the name change at that time.
 - c) Mr. Ostheimer moved: "THAT the HTRPC, convening as the Zoning & Land Use Commission, authorize Mr. Pulaski choose between the two and do the one he thinks is right. *The Chairman declared the motion died due to a lack of a second.*
 - d) Mrs. Falgout moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning & Land Use Commission, leave the name of the C-1 zoning district as C-1."

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

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS: None.

- K. Mrs. Falgout moved, seconded by Mr. Kelley: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:25 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, Mrs. Foret, 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 AUGUST 18, 2016.

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

Dist. 5/Bayou
Cane

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



50' RIGHT
OF WAY

C/L ALMA STREET

DERRELL J. HERBERT ET AL

133.33°

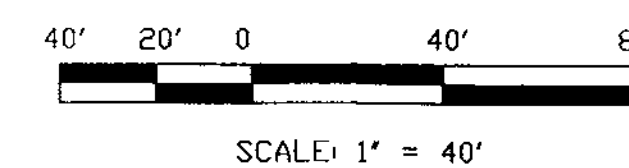
T17S
R17E
SECTION 4

28 LOTS-TOTAL

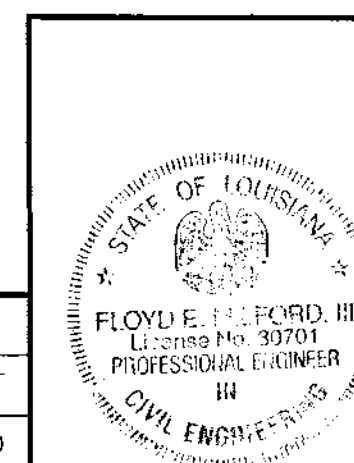
MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:  SCALE: 1" =
 DATE: 27.

JOB #	16-50	CAD #	1650-ZONING	FILE #
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25AUG16	4	REVS. PER ZONING COMMENTS	LA
26JUL16	3	PER TPCG	TL
21JULY16	2	PER TPCG	KK
DATE		REVISION	B



MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

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

SEPT 15, 2016
6pm
2nd FL GOVT TOWNS

ZLW16/11
Dist. 7/COH

Name: GINA YORK
Address: 100 WINDHAM ~~DR~~ DRIVE, HOUMA, LA 70360
Phone: (985) 872-4272 / (985) 637-9143
Application For: _____ Planning Approval ☒ Home Occupation _____
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan _____
\$50.00/plan \$10.00/application

The premises affected are situated at 100 WINDHAM DR in a
R-1 Zoning District. The legal description of the property involved in this application
is: LOT 11 CHARLES W. LAMAR, JR. SUBD.

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

Applicant's interest in the premises affected: OWNER/RESIDENT

Approximate cost of work involved: 0

Explanation of property use: DOG GROOMING

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

Ground Floor Plan and Elevations attached: ☒ Yes _____ No

Address of adjacent property owners:

1. PHILIP C. CHAUVIN, JR
102 WINDHAM ~~DR~~ DR
HOUMA, LA 70360
2. EUGENE J BOURG
119 LAMAR ST
HOUMA, LA 70360

3. _____


Signature of Applicant or Agent

(985) 872-4272
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

August 29th 2016
Date



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

ZLH16/12
Dist. 7
COH

Name: Christine Bordelon
Address: 101 Tulsa Ave. Houma, LA 70360
Phone: (985) 226-2625

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

The premises affected are situated at 101 Tulsa Ave. in a
R-1 Zoning District. The legal description of the property involved in this application
is: Lot 7 Block 8 Adden. Co
Mulberry Heights Subdivision CB 2315/688

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

Applicant's interest in the premises affected: tenant

Approximate cost of work involved: \$


Explanation of property use: Massage Therapy Business

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

Ground Floor Plan and Elevations attached: _____ Yes ☒ No

Address of adjacent property owners:

1. Francis & Mana Broussard 2. Eric Finch - 223 Country
53 Texas Dr. (103 Tulsa Ave.) Estates Dr.
Houma, LA 70360 Houma, LA 70364
3. Michael Melancon 4. Elliot & Doris Cew
51 Texas Ave. 45 Texas Ave.
Houma, LA 70360 Houma, LA 70360


Signature of Applicant or Agent

(985) 226-2625
Phone Number

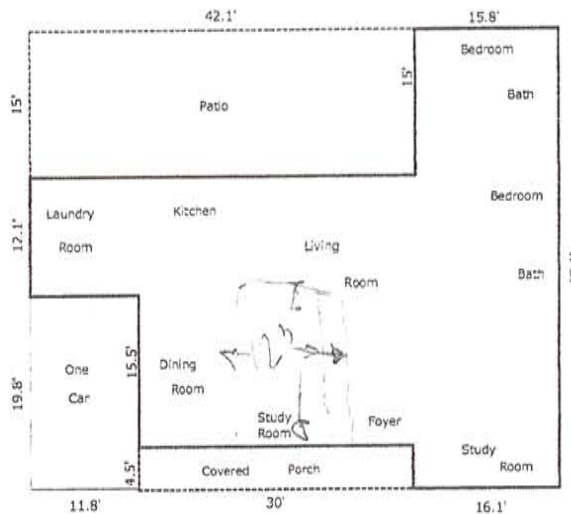
The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.

★ → 
Signature of Applicant or Agent
(Frank Qiu)

29 Aug. 2016
Date

Building Sketch

Borrower/Client	Qiu/ Xiaofeng				
Property Address	101 Tulsa Avenue				
City	Houma	County	Terrebonne	State	LA Zip Code 70360
Lender	JP Morgan Chase Bank, NA				



Sketch by Aperi Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor Level	1724.6	1724.6
GAR	Carport	233.6	233.6
P/P	Covered Porch	135.0	
	Patio	631.5	766.5

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor Level			
46.1	x	15.5	714.6
4.5	x	16.1	72.5
15.0	x	15.8	237.0
12.1	x	57.9	700.6

Net LIVABLE Area

(rounded)

1725

4 Items

(rounded)

1725

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

ZLU16/13
Dist.
2 /COH

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

START Corporation
Applicant's Name

440 Magnolia Street Houma LA 70360
Address City State Zip Code

08/22/2016 / 985-879-3967
Date Telephone Number(s)

Owner
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: Industrialized Building Unit
2. Location: 440 Magnolia Street
3. Zoning District: _____
4. Total Land Area: Less than 1 acre
5. Total Number of Units: 1
6. Gross Floor Area: 12x60
7. Total Parking Spaces Provided: 10
Total Parking Spaces Required: 6
8. Approximate Cost of Work Involved: 7500.00
9. Has any previous application been made: NO x YES _____
If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

- A. Site Plan Depicting the Following:
- 1) All proposed structures and setbacks;
 - 2) Parking;
 - 3) Emergency vehicle access;
 - 4) Lighting;
 - 5) Fire hydrant locations;
 - 6) Loading areas (if applicable);
 - 7) All public and private easements and rights-of-ways;
 - 8) Driveways;
 - 9) Buffer protection (if applicable);
 - 10) Play areas (if applicable);
 - 11) Water main locations
- B. Legal Description of Subject Property
- C. Drainage Plans and Elevations
- D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

- I. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.

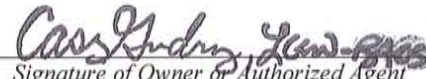
I (We) own 1 acres. A sum of 25.00 dollars is enclosed and made a part of this application.



Signature of Applicant
8-24-16

Date

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



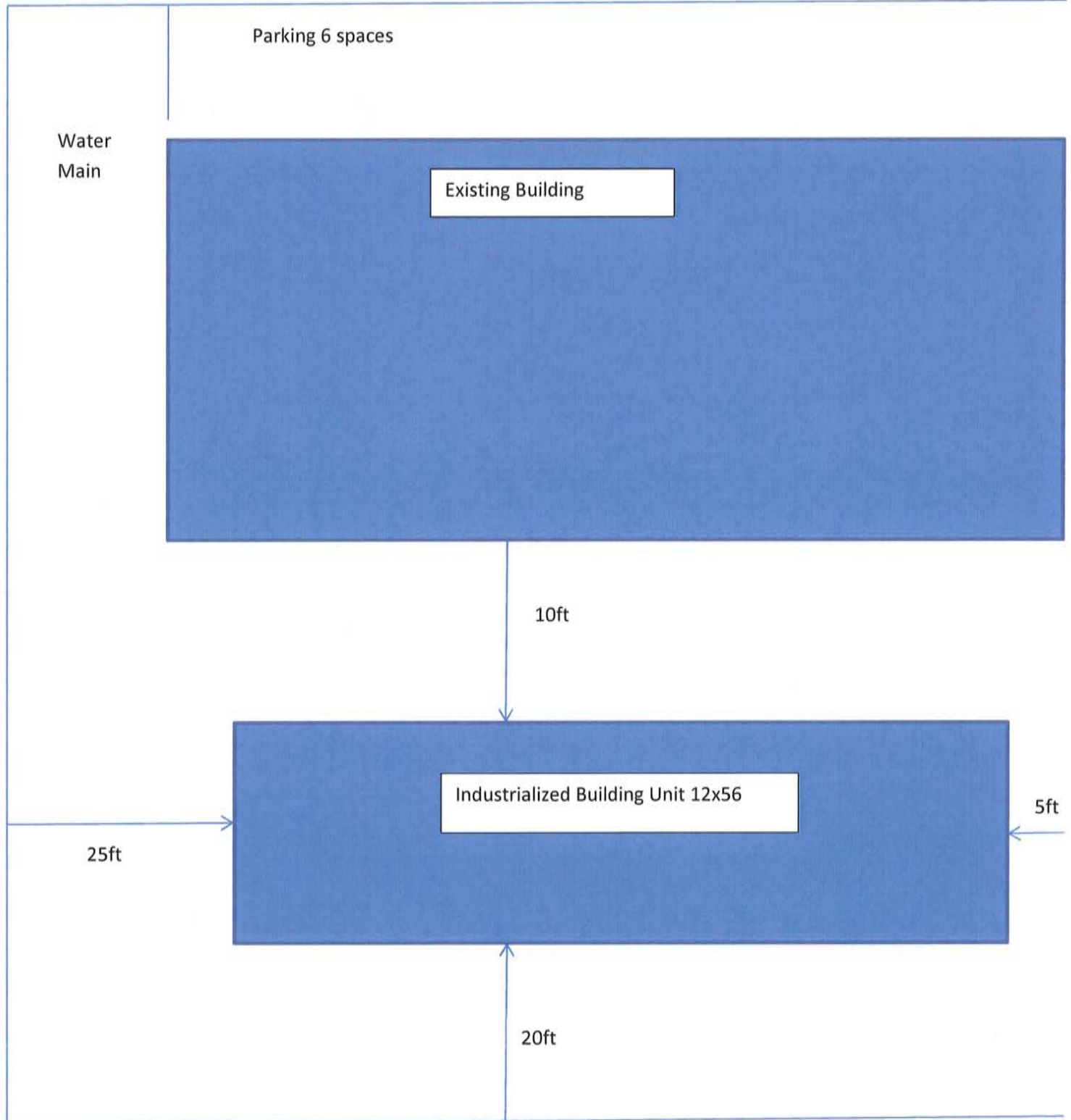
Signature of Owner or Authorized Agent
8-24-16

Date

Additional Parking 10

Magnolia St.

Kusel St.



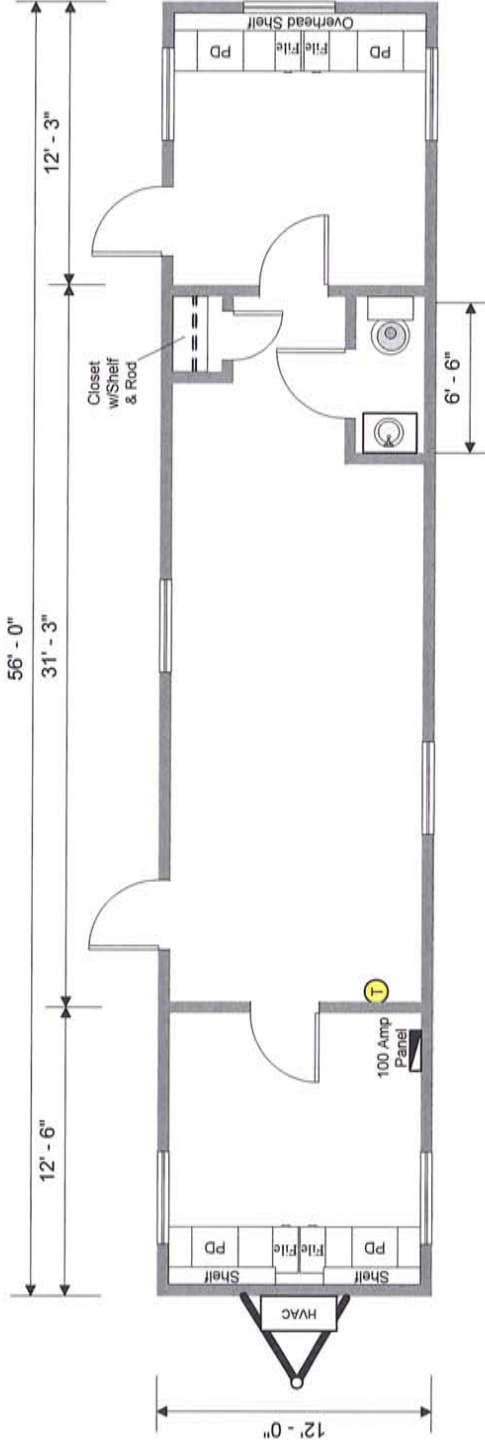


New Orleans Branch
3700 Hwy 51
LaPlace, LA 70068
Phone: 985-651-4275 Fax: 985-657-4615

Visit Us On Our Website:
www.satelliteco.com

1260 Mobile Office with Restroom 12'x56' Box Size Trailer

Contact: Sheryl Nicolay
email: sheryl@satelliteco.com



Size

- * 60' Long (including hitch)
- * 56' Box Length
- * 12' Wide
- * 8' Ceiling Height

Interior Finish

- * Paneled Walls
- * Vinyl Tile or Acrylic Floors
- * Gypsum Ceiling

Heating & A/C

- * Thermostat Controlled Electric HVAC
- * 3 Ton A/C With 15 KW Heat

Exterior

- * Aluminum Siding & Trim
- * Outrigger Frame
- * Drip Rail

Electric

- * 100 Amp Breaker Panel
- * Fluorescent Ceiling Lights

Furniture

- * Built-In Desks With File/ Pencil Drawers (2)
- * Overhead Shelf (2)
- * Coat Closet w/ Shelf & Rod

Windows/Doors

- * 46"x27" Horizontal Sliding Window (7)
- * 36"x80" Interior Door (2)
- * 26"x80" Closet Door
- * 36"x80" Vision Panel Door w/ Lock (2)

**HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
P.O. BOX 1446
HOUMA, LA 70361
(985) 873-6793**

ZLU 16/14
Dist. 5/
Bayou Cane
Fire

**APPLICATION FOR
PLANNED UNIT DEVELOPMENT**

Pamela D. Russo/Deroche Development, LLC

Owner/Developer's Name

187 Regal Row

Address

Houma

City

LA

State

70360

Zip Code

8/29/2016

Date

985-856-6479

Telephone Number(s)

50%

Interest in Ownership (owner, etc.)

5

Council District

PROJECT INFORMATION:

1. Name of Project: Townhomes of Deroche Estates
2. Applicant/~~Agent~~'s Name & Address: Floyd E. Milford, III
1538 Polk Street, Houma, LA 70360
3. Project Location: Derusso Street
4. Zoning District: R-1 to R-2
5. Total Land Area: 3.2 Acres
6. Total Number of Units: 28
7. Total Parking Spaces Provided: 56
8. Design Type: ☒ Townhouses ☐ Condominiums ☐ Zero Lot Line/Cluster Housing

PLEASE ATTACH THE FOLLOWING INFORMATION:

- 1) Site Plan depicting the following:
 - a) Name of proposed development;
 - b) Name of Developer;
 - c) Stamp and signature of registered architect or engineer on each page of plans;
 - d) Vicinity map;

- e) Date, scale, and north arrow;
- f) Boundary of entire tract to be developed;
- g) Major existing roads and streets;
- h) Proposed street names, lot and block numbers;
- i) Alignments with existing streets and rights-of-ways;
- j) Description of proposed improvements, materials, typical street cross-sections, etc.;
- k) Final alignments of streets and sewerage;
- l) Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m) Location of utilities, light standards, and fire hydrants;
- n) Method of sewage disposal;
- o) Profiles of all streets;
- p) Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;
- q) Open areas to be set aside for special purposes, with dimensions;
- r) Off-street parking, driveways, curb cuts;
- s) Screen planting and/or proposed fencing; and
- t) Areas of special flood hazard zones as specified by FEMA.

APPLICATION FEE SCHEDULE

The fee for **Planned Unit Development** application procedure shall be **\$500.00** per the Terrebonne Parish Code of Ordinances, Chapter 28-118(a)(4).

Application Fees Attached: \$ 500

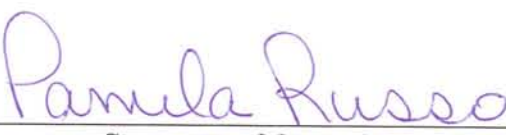
I, Floyd E. Milford, III, certify that this application including the attached date to be true and correct.



 Signature of Applicant
 8-29-2016

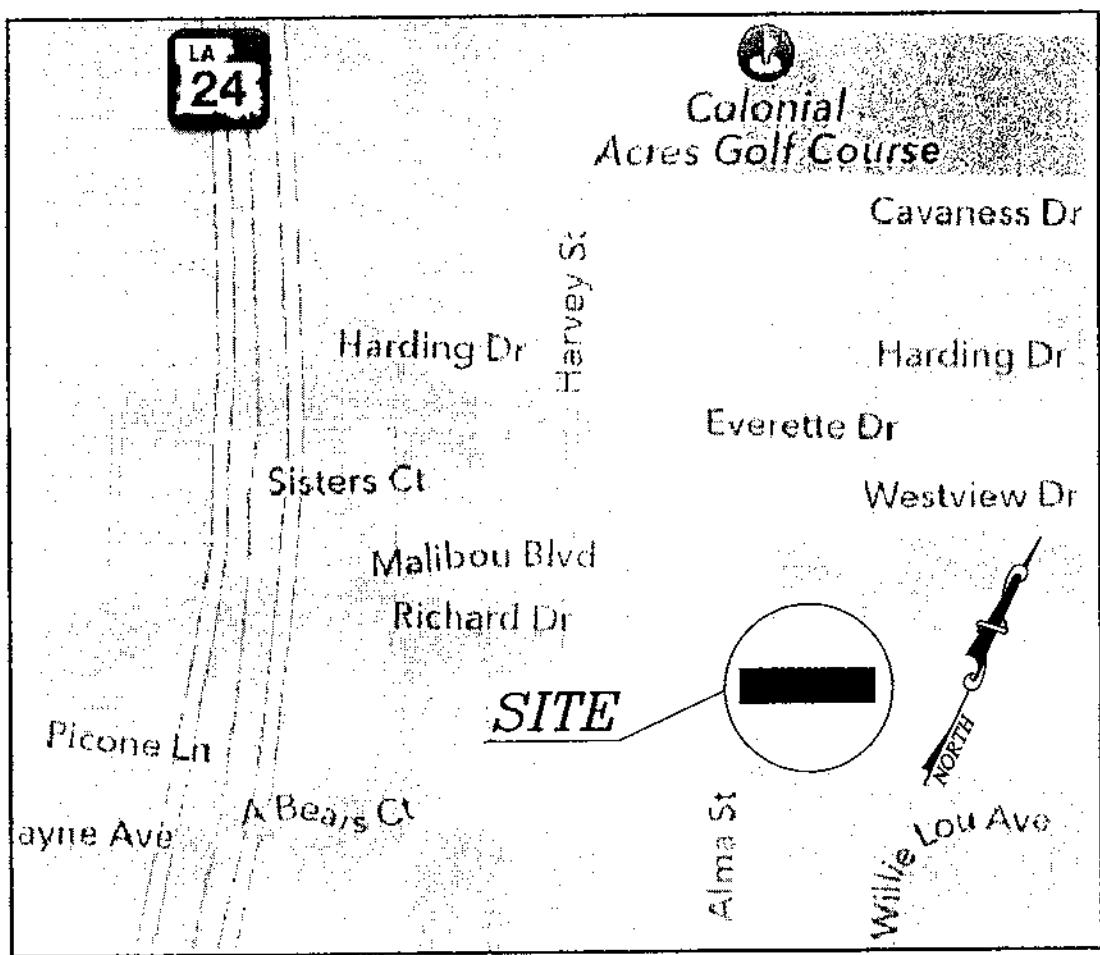
 Date

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



 Signature of Owner/Developer
 8-25-2016

 Date



VICINITY MAP

BLOCK 3

EXISTING
DEROCHE
ESTATES

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

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NOS. 335037 & 668135 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 11, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2005 ADVISORY PANEL NO. LA-R102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 5'.

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

SURVEYOR'S SIGNATURE:
SURVEYOR'S NAME: KENNETH L. REMBERT, PROFESSIONAL LAND SURVEYOR
FIRM: KENNETH L. REMBERT LAND SURVEYORS
REGISTRATION NUMBER: 311

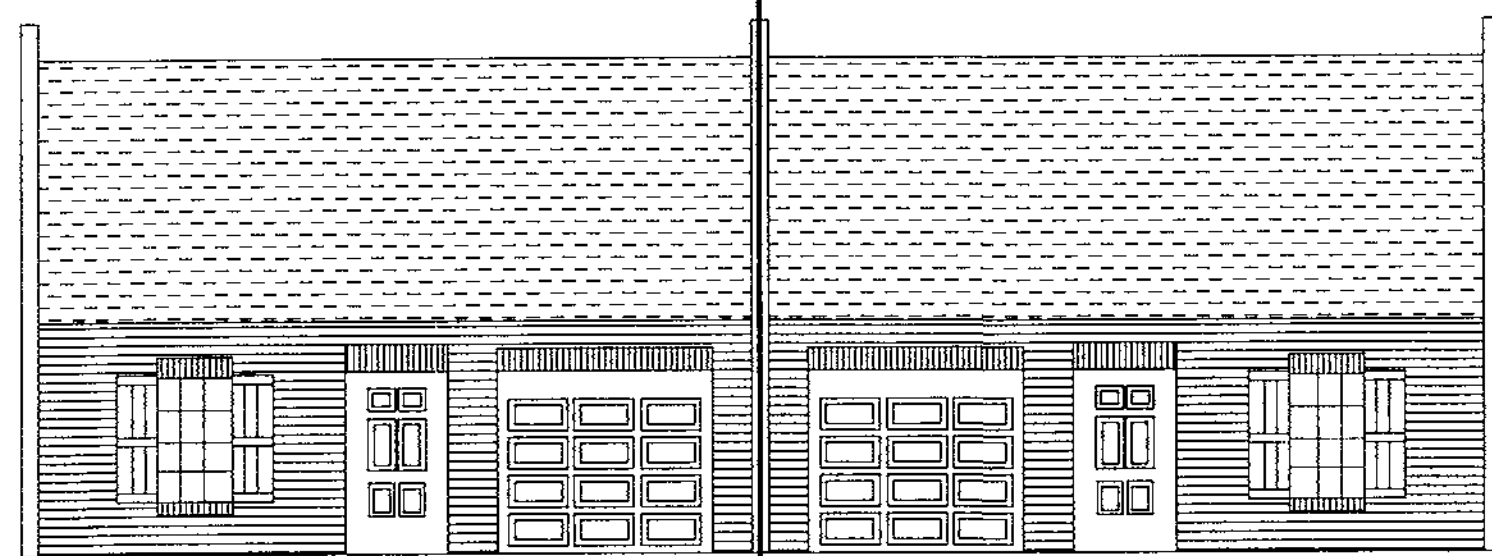
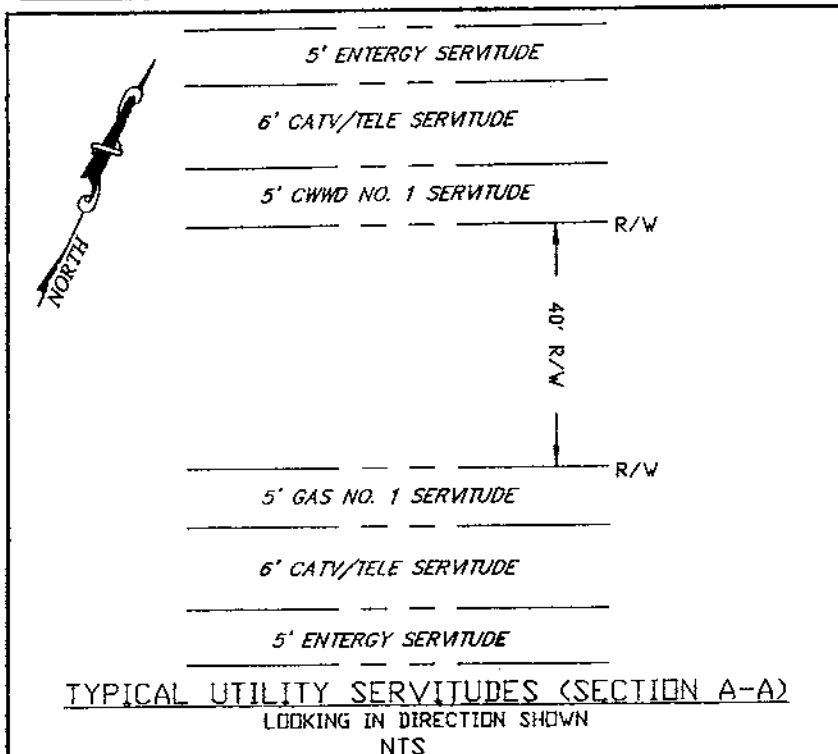
DEDICATION OF STREETS AND SERVITUDES
THE STREETS AS DESIGNATED ON THIS SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR UNDERGROUND UTILITIES AND PUBLIC PASSAGE, ONLY THE FEE IN THE LAND BEING RESERVED, AND THE PARISH OF TERREBONNE SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID STREETS FOR THE CONVENIENCE OF THE PUBLIC.

THE SERVITUDES AS INDICATED ON THE PRIVATE LOTS AND THE STREET RIGHTS-OF-WAY AS SHOWN ARE HEREBY DEDICATED FOR THE USE OF CONSTRUCTING, OPERATING AND MAINTAINING UTILITIES AND OR DRAINAGE STRUCTURES, THE FEE IN THE LAND BEING RESERVED BY THE PROPERTY OWNER.

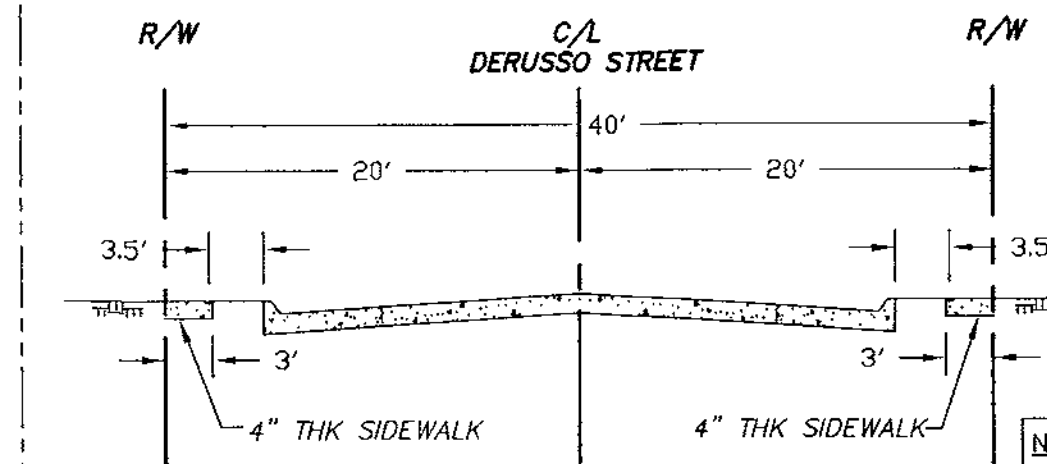
AUTHORIZED OWNER

APPROVED AND ACCEPTED THIS DATE
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

FOR

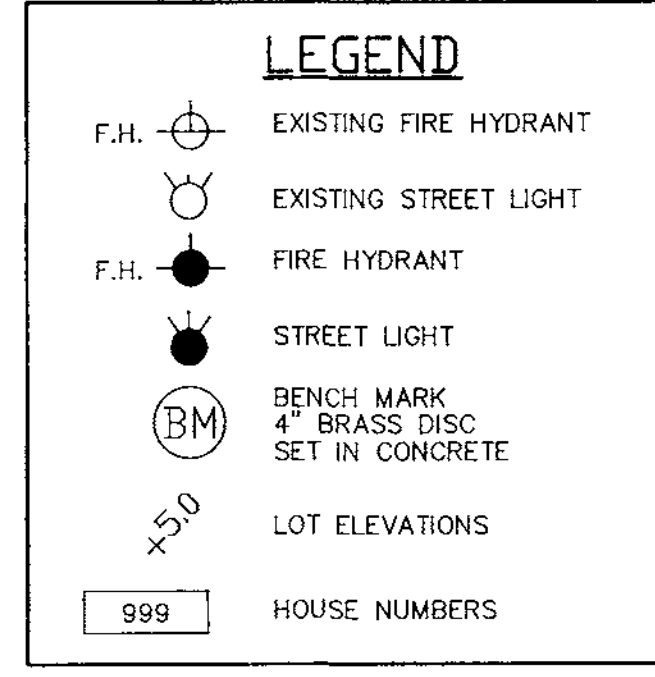


NTS

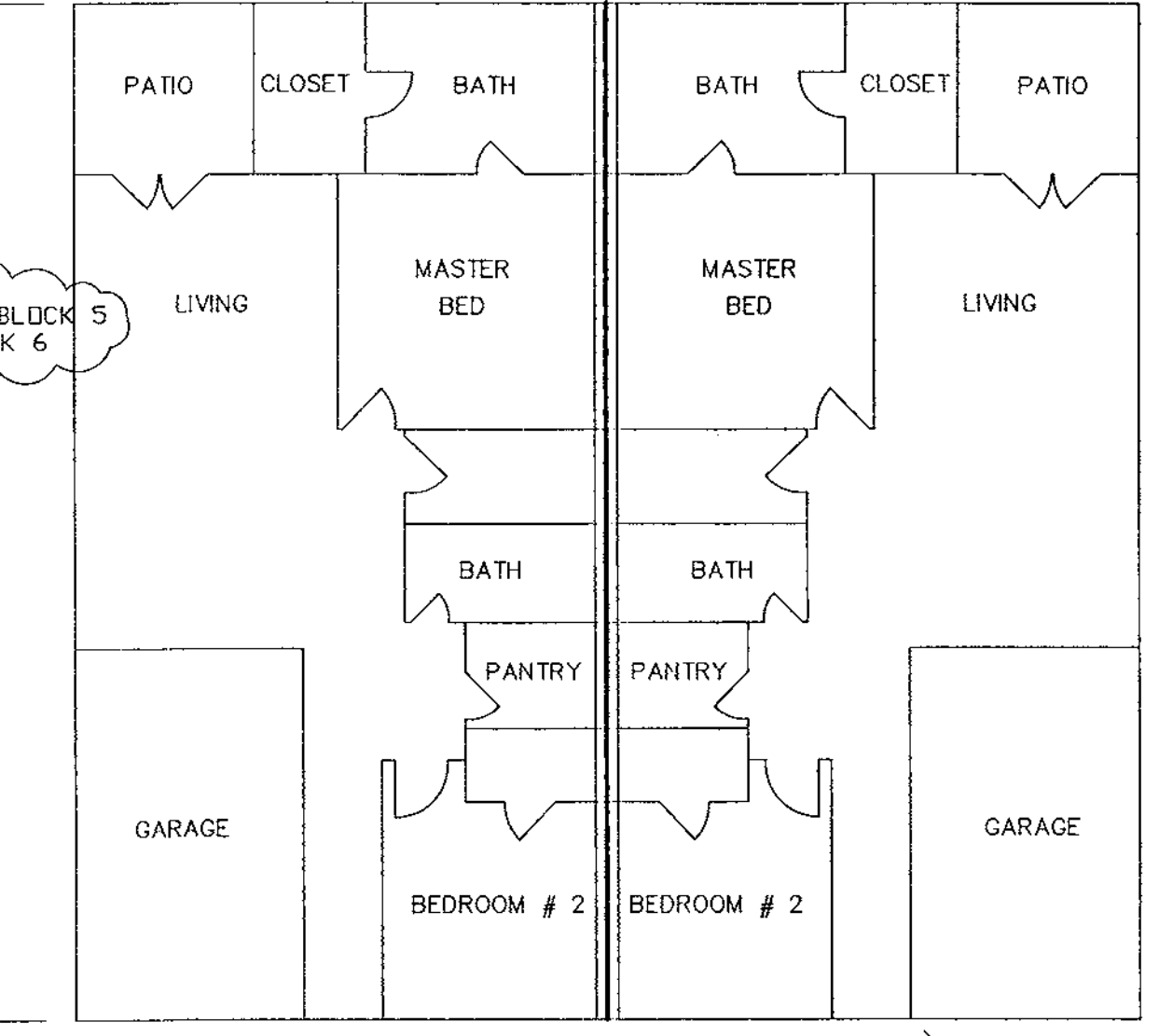


ZONING REQ'D SIDEWALK
NTS

NOTE: NO STRUCTURES, FILL OR OBSTRUCTIONS SHALL BE LOCATED WITHIN ANY DRAINAGE EASEMENT OR DELINEATED FLOOD PLAIN AREA WITHOUT PRIOR APPROVAL OF GRANTEE OF EASEMENT OR DELINEATED FLOOD PLAIN AREA

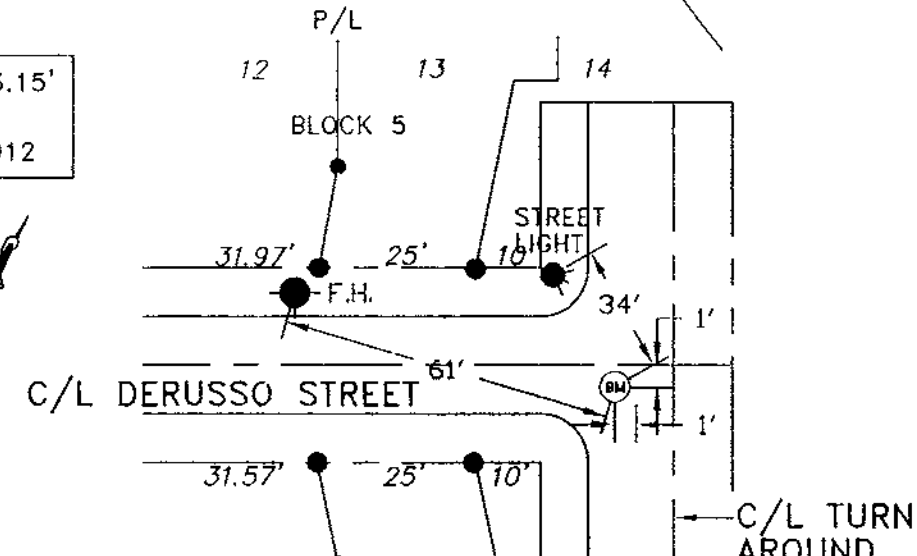


TYPICAL LOTS 1,2,13,14 BLOCK 5
LOTS 13 & 14, BLOCK 6



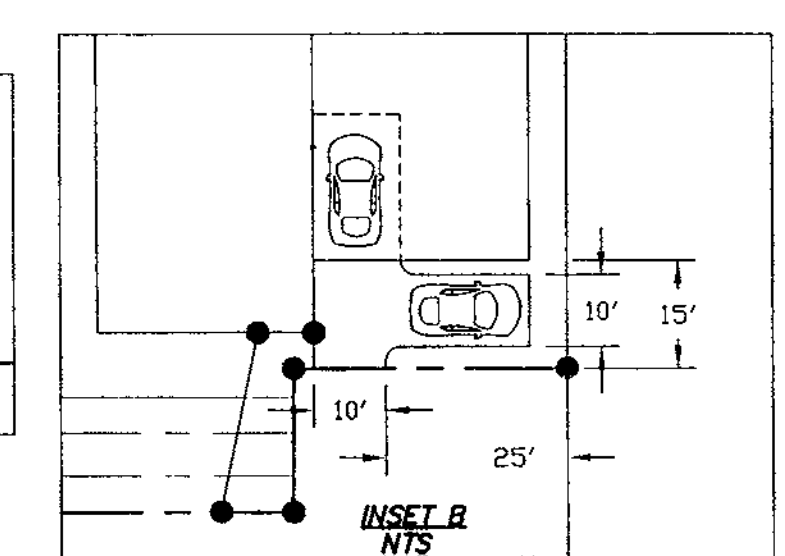
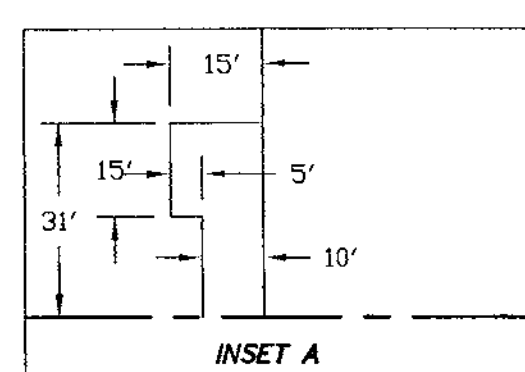
EXIST 61" DRAINAGE SERVITUDE

BM ELEVATION: 3.15'
DATE: 28SEPT15
DATUM: NAVD 2012



COUNCIL DISTRICT 6	
SEWER	TPCG
ELEC.	ENTERGY
CABLE	COMCAST
FIRE	BAYOU CANE
ZONED	R-2
GAS	ATMOS

BM DETAIL
N.T.S.



T17S
R17E
SECTION 4

T17S
R17E
SECTION 9A

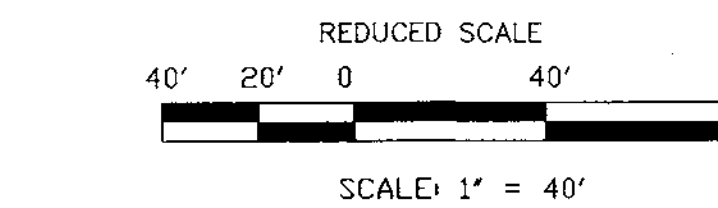
DRAINAGE: SUB-SURFACE
SEWER: COMMUNITY
LAND USE: RESIDENTIAL
MINOR SUBDIVISION

28 LOTS-TOTAL

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

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS
HOUMA, LOUISIANA

APPROVED BY:
JOB # 16-50
CAD # 1650-MSD
FILE #



DATE	REVISION	BY
23AUG16	PER ZONING COMMENTS	LAT
19AUG16	PER	TLD
26JUL16	PER TPCG	TLD
21JUL16	PER TPCG	LAT
15JUL16	PER TPCG	TLD