

# 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

**SEPTEMBER 18, 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 August 21, 2014

**D. COMMUNICATIONS**

**E. PUBLIC HEARINGS:**

- a) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 6522 West Main Street, Lot 1 & North ½ of Lot 3, Block 1, Luby Subdivision; Katherine Scanio, applicant (*District 3*)
- b) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); 404 Bayou Gardens Boulevard, Lots 1, 2, & 3, Block 1, Southland Woods Subdivision; Wa Kuen & Yun Lau, applicant (*District 3*)

**F. NEW BUSINESS:**

1. Parking Plan:
  - a) Creation of 61 parking spaces for proposed offices and machine shop; 936 Blimp Road; Elite Energy Services, Inc., applicant (*District 8*)
2. Planned Building Group:
  - a) Proposed offices and machine shop; 936 Blimp Road Road; Elite Energy Services, Inc., applicant (*District 8*)
  - b) Proposed office space and warehouse for ASAP Industries, Inc.; Roger McChargue Construction, LLC, applicant (*District 8*)
  - c) Proposed crematorium; Chauvin Funeral Home, Inc.; Chauvin Funeral Home, Inc., applicant (*District 2*)
  - d) Proposed boat and RV storage; Kevin Faulk, applicant (*District 6*)
3. Preliminary Hearings:
  - a) Rezone from C-3 (Neighborhood Commercial District) & C-6 (Light Commercial District) to R-1 (Single-Family Residential District); Lots 2-30, Crescent Place Subdivision (Proposed); T.P.C.G., applicant; and call a Public Hearing on said matter for Thursday, October 16, 2014 at 6:00 pm (*District 6*)
  - b) Rezone from OL (Open Land) to I-1 (Light Industrial District); 12.5± acre tract of property belonging to North Hollywood Plantation, LLC; North Hollywood Plantation, LLC, applicant; and call a Public Hearing on said matter for Thursday, October 16, 2014 at 6:00 pm (*District 6*)

**G. STAFF REPORT**

1. *Public Hearing* Discussion and possible action regarding a proposed revision to the Parish Zoning Ordinance to increase the maximum width of driveways from 30' to 36' on corner lots in R-1 districts
2. *Public Hearing* Discussion and possible action regarding a proposed revision to the Parish Zoning Ordinance to increase the required side yard setback from 15' to 20' on corner lots in R-1 districts

**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 August 21, 2014
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 21, 2014

**D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 18, 2014 INVOICES and TREASURER'S REPORT OF AUGUST 2014**

**E. COMMUNICATIONS**

**F. APPLICATIONS:**

1. a) Subdivision: Division of the Former David J. Chauvin Property belonging to Genevieve Richard Chauvin  
Approval Requested: Process D, Minor Subdivision  
Location: 1509 Dr. Beatrous Road (Theriot), Terrebonne Parish, LA  
Government Districts: Council District 7 / Bayou Dularge Fire District  
Developer: Genevieve Richard Chauvin  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
2. a) Subdivision: Sugar Pointe Commercial Park, Addendum No. 3  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: South of Valhi Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Sugar Lake, LLC  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application
3. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3, Phases A & B  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: Northeast end of Technology Lane, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: Annie 1, LLC  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
4. a) Subdivision: Lots 6A & 6B, Block 3 of Grand Caillou Heights Subdivision  
Approval Requested: Process D, Minor Subdivision  
Location: 122 Carolyn Ave. & 1966 Prospect St., Terrebonne Parish, LA  
Government Districts: Council District 1 / City of Houma Fire District  
Developer: Lester Clause, Jr.  
Surveyor: Keneth L. Rembert Land Surveyors  
  
b) Public Hearing  
c) Consider Approval of Said Application
5. a) Subdivision: Rebecca Industrial Complex, Redivision of Tract N into Tract N & Q  
Approval Requested: Process A, Re-Subdivision  
Location: 180 Rebeccas Pond Road, Schriever, Terrebonne Parish, LA  
Government Districts: Council District 2 / Schriever Fire District  
Developer: The Kenneth Wood Family, LLC  
Surveyor: T. Baker Smith, LLC  
  
b) Public Hearing  
c) Consider Approval of Said Application

6. a) Subdivision: Redivision of a tract being a portion of the remaining property belonging to Rutter Land Company, Inc. into Tract A-5 and the remaining property  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: 250' Southeast of the intersection of Olde Towne Boulevard & St. Charles Street, Terrebonne Parish, LA  
Government Districts: Council District 6 / City of Houma Fire District  
Developer: Rutter Land Co., Inc.  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
7. a) Subdivision: Palm Gardens Subdivision, Phase C  
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary  
Location: East side of Vicari Street at the intersection with Cypress Garden Drive and Christopher Drive, Terrebonne Parish, LA  
Government Districts: Council District 4 / Bayou Cane Fire District  
Developer: Cypress Gardens Development, LLC  
Surveyor: David A. Waitz Engineering & Surveying, Inc.
  - b) Public Hearing
  - c) Consider Approval of Said Application
8. a) Subdivision: Capital Commercial Development, Phase 4B  
Approval Requested: Process C, Major Subdivision-Final  
Location: Valhi Boulevard & Capital Boulevard, Terrebonne Parish, LA  
Government Districts: Council District 6 / Bayou Cane Fire District  
Developer: Terre South Investments, Inc.  
Engineer: Milford & Associates, Inc.
  - b) Consider Approval of Said Application

#### **G. STAFF REPORT**

1. Discussion and possible action with regard to the APA Louisiana Chapter Annual Planning Conference to be held January 21-January 23, 2015 in Baton Rouge, LA

#### **H. ADMINISTRATIVE APPROVALS:**

1. Redivision of Lots 2 & 3, Block 1 of Addendum No. 1 to Shane Acres Subdivision, Sections 72 & 73, T17S-R16E, Terrebonne Parish, LA
2. Redivision of Lots 8 & 9 of the Partition of the property belonging to Francois Dupre, et al, or assigns
3. Plat Showing Lot Line Shift between Lot 31R and 32R of Norby Estates Subdivision, Section 18, T18S-R18E and Section 48, T19S-R18E, Terrebonne Parish, LA
4. Property Line Shift between Lot 15 of Wright's Subdivision, 70' x 60' Lot and 77' x 150' Lot of Property belonging to Richard Lottinger, Robert Lottinger, Jr. and David Lottinger, Section 6, T17S-R17E, Terrebonne Parish, LA
5. Lot Extension, Lots LE 2-M, LE 2-N, LE 2-O, LE 2-P & Rev. Lot 1, A Redivision of Revised Lot 1, Property of GMWS, LLC, Section 4, T16S-R16E & T16S-R17E, Terrebonne Parish, LA

#### **I. COMMITTEE REPORT:**

1. Subdivision Regulations Review Committee
  - a) *Public Hearing* Discussion and possible action regarding amending the Subdivision Regulations concerning the Forced Drainage District 1-1B
  - b) *Public Hearing* Discussion and possible action regarding the proposed RV Park Regulations

#### **J. COMMISSION COMMENTS:**

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

#### **K. PUBLIC COMMENTS**

#### **L. ADJOURN**

ZLU14/17  
Dist. 3

**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: 7/10/14

Katherine Scanio  
Applicant's Name

<u>11 Cambridge Circle</u>	<u>Houma LA</u>	<u>70364</u>	
Address	City	State	Zip

<u>504-250-1764</u>	
Telephone Number (Home)	(Work)

Property owned by Wilson & Bella Deroche 100% ownership  
Interest in Ownership (Owner, etc.)

<u>6522 West Main Street</u>	<u>Houma, LA</u>	<u>70360</u>	
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)			

Zoning Classification Request:

From: <u>R1</u>	To: <u>c2 C3 KS</u>
-----------------	---------------------

Previous Zoning History: zoned by parish No                      Yes

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



## AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ ERROR. There is a manifest error in the ordinance.

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. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. See attached sheet for neighborhood uses.

## EXHIBITS REQUIRED

1. LEGAL PLAT OF PROPERTY TO BE REZONED: On the required plat, please include:
  - a. Land area to be affected;
  - b. Present zoning classification of area to be affected and zoning classification of abutting districts;
  - c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
  - d. All existing and proposed structures with supporting open facilities;
  - e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.
2. List names and addresses or property owners within three hundred (300') feet of the fronting corners of the property to be rezoned.
3. Legal Description: The legal description of only the property to be rezoned.
4. Market Information: Applicable only if the following conditions are met:
  - a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
  - b. If the proposed amendment would require more than double the area of an existing district existing totally surrounded by residential districts;
  - c. Finally, if the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. Development Schedule: Indicate a time schedule for the beginning and completion of development planned by the applicant:

*Applicant will purchase property if rezoned from R1 to <sup>C3 K9</sup> C2. 4-6 months*

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

**SIGNATURES REQUIRED**

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

*Katherine Scanio 11 Cambridge Circle, Houma, LA 70364*

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

*Terry DeRoche*  
*117 Fairmont Drive*  
*Houma, LA 70360*

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

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

**APPLICATION FEE SCHEDULE**

The City of Houma has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.263 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.

*Katherine Scanio*  
Signature of Owner or Authorized Agent



EXHIBITS:

2. REASON FOR AMENDMENT (Why this proposal complies with one or more of the checked conditions for rezoning):

CHANGE IN CONDITIONS:

The property located at 6522 West Main Street is currently zoned residential. I am proposing a zoning change from R1 to C3. If the property is successfully rezoned, I intend to purchase it, and repair/improve the building, converting it to a psychotherapy office for myself, and professional offices available for lease.

Although this parcel is zoned residential, it does front West Main St. This part of West Main St. has now become overwhelmingly used for small business purposes. A change in zoning from R1 to C3 would be in keeping with the changes that have already occurred. Keeping the original building, which is in poor condition, and improving it rather than replacing it will maintain and enhance the character of the neighborhood.

INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY:

My search over several years for suitable, affordable small professional office space has showed a severe lack of availability of this commodity. Available commercial space for lease assumes retail or warehousing, and size and cost are not feasible for a small professional office. Large bank buildings offer small spaces, but there is no visibility to the public. This project would fill a need in Terrebonne Parish for small professional offices whose business requires some visibility to make known their services to the public.

3. DEVELOPMENT SCHEDULE

If the property at 6522 West Main Street receives approval for rezoning from R1 to C3, I intend to purchase it, and that point will mark the beginning of development of the project.

Repairs, improvements will follow: Culverts installed, front parking area paved, handicapped entrance, foundation and subfloor repair, ADA modifications, and crushed limestone for rear parking area.

Completion expected within 4-6 months.



## 5. PUBLIC NEED:

The public will greatly benefit from having a wider range of small businesses available in locations that are part of their normal travel patterns. This allows the public to more efficiently seek their services and to do so without a great deal of time spent searching.

The location of this parcel next to a senior center and within walking distance of a senior housing complex make it an ideal location to meet the needs of an often disadvantaged senior population in our parish, who often have transportation problems. The general public would also be well served, as there is a public transportation bus stop, which is also within easy walking distance.

An early meeting by the applicant with the administrator of the senior center next door resulted in a very positive and welcoming response, which included an invitation to speak at various council on aging locations, including the one next door.

Since the location is on a well-travelled traffic corridor, the psychotherapy office would also be visible to the public who may not be aware of such treatments, or how to access them.

## 6. EFFECT OF THE AMENDMENT

A psychotherapy business would have a very minimal impact on the local level of traffic, since clients arrive for appointments only. Parking will be provided off-street, with 2-3 spaces fronting the building, and the remaining 6-7 spaces (or more) easily provided in the rear of the building, accessible via a side driveway. Vehicle turn arounds will also be provided off-street, so that customers are not forced to back onto the highway to exit.

Since the opening of the senior center, the area is attracting more health related businesses, (Compass Behavioral and Hospice of South Louisiana), and this would be in keeping with that trend.

A positive impact of the psychotherapy business on West Main St. would be a significant increase in awareness of the availability of effective treatments for anxiety disorders, depression, and other conditions which drain the effectiveness and productivity of many of our citizens.

TERREBONNE COUNCIL  
ON AGING INC.

T C O A ELDERLY  
HOUSING, INC.

LOT 5

LOT 4

NORTH  
HALF  
LOT 3

LOT 1

SOUTH  
HALF  
LOT 3

LOT 2

WEST MAIN STREET

OVERHEAD POWERLINE

OVERHEAD POWERLINE

R/W

N64°36'35"E-190'

N25°23'25"W-60'

S64°36'35"W-191.68'

S26°59'39"E-60.02'

WOOD FRAME RESIDENCE  
6522 WEST MAIN STREET  
(ON BLOCKS)

CONCRETE

CONCRETE

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 1/2" IRON ROD FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING POWER POLE WITH LIGHT
- x- EXISTING HOGWIRE FENCE
- ||- EXISTING CHAIN LINK FENCE

PLAN OF LOT 1 & THE NORTH HALF OF LOT 3,  
BLOCK 1 LUBY SUBDIVISION  
LOCATED IN SECTION 4, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

JULY 24, 2014

SCALE: 1" = 100'

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.



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

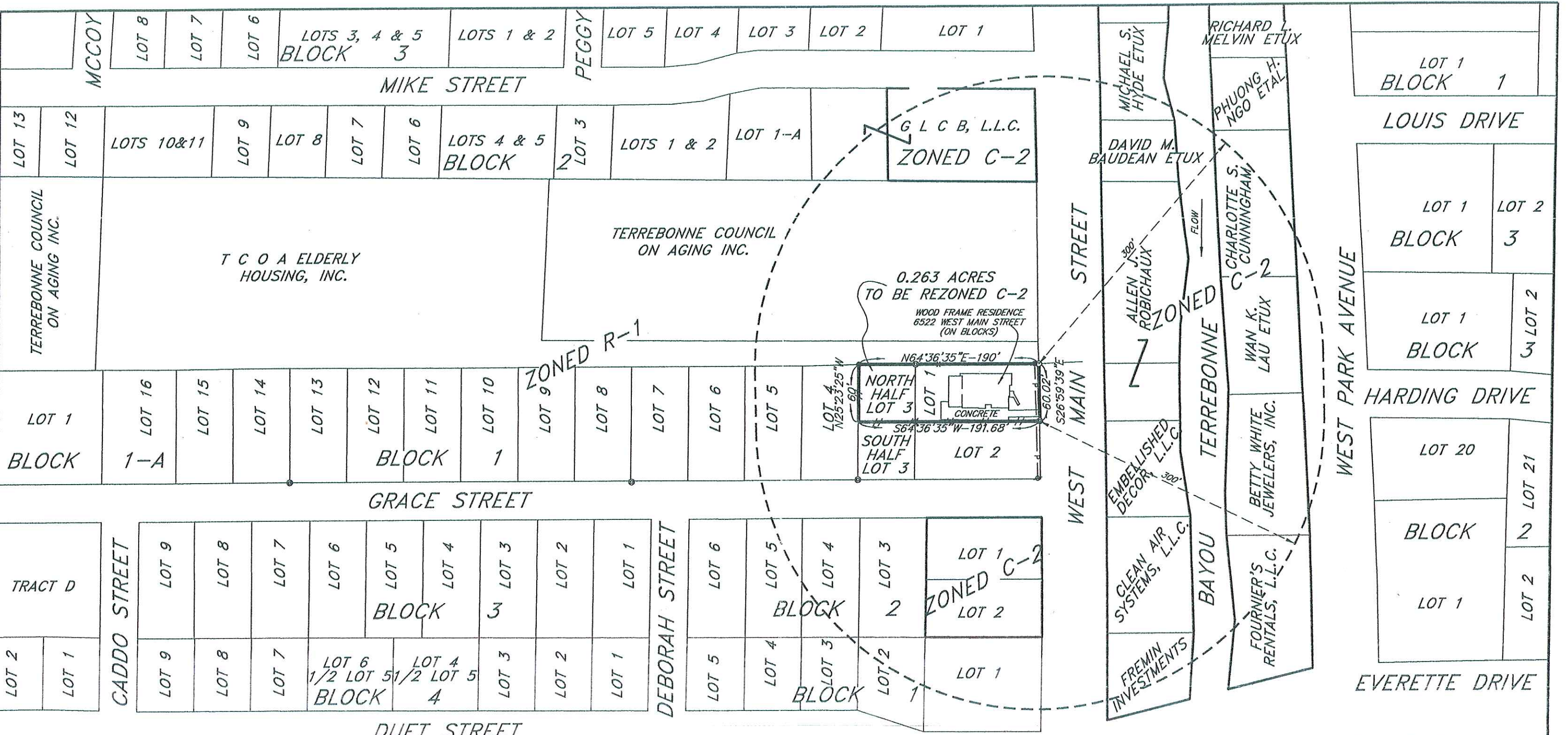
THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT  
AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED  
MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. ADVISORY  
PANEL NO. LA-R102 DOES NOT AFFECT THE PROPERTY SURVEYED.

THIS SURVEY IS BASED ON MAP RECORDED IN BOOK NO. 161, FOLIO 168 AS FILED  
IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE  
RESEARCH WAS MADE BY KENETH L. REMBERT, SURVEYORS. BEARINGS SHOWN  
HEREON ARE BASED LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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.

JOB NO. : 389 FIELD BOOK : LOOSE ADDRESS : 6522 WEST MAIN STREET CAD NAME : 6522-WEST-MAIN-PLAN  
DRAWN BY : AP PAGES : LEAF SURVEY FILE : FOLDER : LUBY SUBDIVISION





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 LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING.) F.E.M.A. ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THE PROPERTY SURVEYED.

THIS SURVEY IS BASED ON MAP RECORDED IN BOOK NO. 161, FOLIO 168 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT, SURVEYORS. BEARINGS SHOWN HEREON ARE BASED LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

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.

JOB NO. : 389 FIELD BOOK : LOOSE ADDRESS : 6522 WEST MAIN STREET AD NAME : 6522-WEST-MAIN-REZONING  
DRAWN BY : AP PAGES : LEAF SURVEY FILE : FOLDER : LUBY SUBDIVISION

- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 1/2" IRON ROD FOUND
  - ⊙ INDICATES 3/4" IRON PIPE FOUND
  - X— EXISTING POWER POLE
  - X— EXISTING POWER POLE WITH LIGHT
  - X— EXISTING HOGWIRE FENCE
  - ||— EXISTING CHAIN LINK FENCE

PLAN OF LOT 1 & THE NORTH HALF OF LOT 3,  
BLOCK 1 LUBY SUBDIVISION  
PREPARED FOR REZONING FROM R-1 TO C-2  
LOCATED IN SECTION 4, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

JULY 7, 2014

SCALE: 1" = 100'

*Keneth L. Rembert*  
KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.





Houma-Terrebonne Regional Planning Commission

Zoning & Land Use Commission

P.O. Box 1446

Houma, Louisiana 70361-1446

Phone (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: 8-4-14

WA KUEN and YUN LAU  
Applicant's Name

3025 SPRINGFIELD DRIVE, HOUMA, LA 70360  
Address City State Zip

985-209-1405  
Telephone Number (Home) (Work)

100% Ownership  
Interest in Ownership (Owner, etc.)

LOTS 1, 2 & 3, BLOCK 1 OF SOUTHLAND WOODS SUBDIVISION

Address of Property to be Rezoned & Description (Lot, Block, Subdivision)  
404 BAYOU GARDENS BLVD., HOUMA, LA 70364

Zoning Classification Request:

From: R1 To: C3

Previous Zoning History: X No Yes

If Yes, Date of Last Application:



AMENDMENT POLICY

1. REASONS FOR THIS AMENDMENT:

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

  X   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. Location 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 applications.

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.

**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):

Wa Kuen and Yun Lau, 3025 Springfield Dr., Houma, LA 70360

---

2. The undersigned is/are owner(s) and/or represents(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:

Signatures:



Wa Kuen

Yun Lau



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

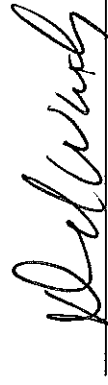
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 2.8± acres. A sum of \$ 31.30 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.

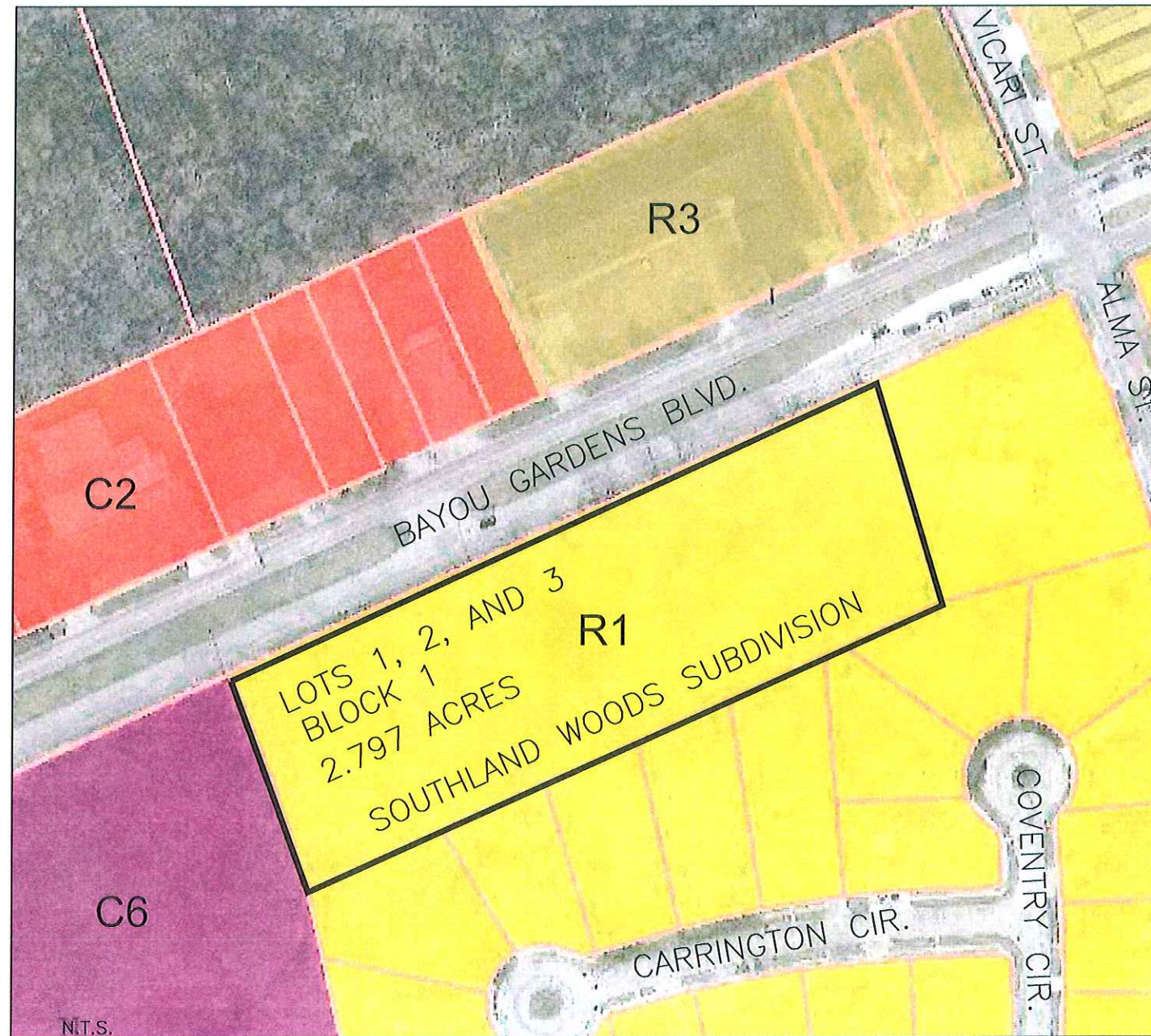


*Signature of Owner or Authorized Agent-*

**ATTACHMENT TO ZONING APPLICATION:**

**6. Effect of the Amendment:**

The nature of this application is to re-zone the area along Bayou Gardens Blvd. from R1 to C-3 prior to the development of the property.



PREPARED BY:

DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

NOTE:

THIS IS NOT A BOUNDARY MAP, AND SHALL BE USED FOR  
INFORMATIONAL PURPOSES ONLY.

DATE: AUGUST 4, 2014

FILE: F:\DWGS\2014\14-089\ZONING MAPS.DWG

*MAP SHOWING EXISTING ZONING  
OF LOTS 1, 2, AND 3 OF BLOCK 1  
OF SOUTHLAND WOODS SUBDIVISION  
LOCATED IN SECTION 9, T16S-R17E  
TERREBONNE PARISH, LOUISIANA*

"EXHIBIT A"





## LEGEND

ZONE R1 TO ZONE C3



PREPARED BY:

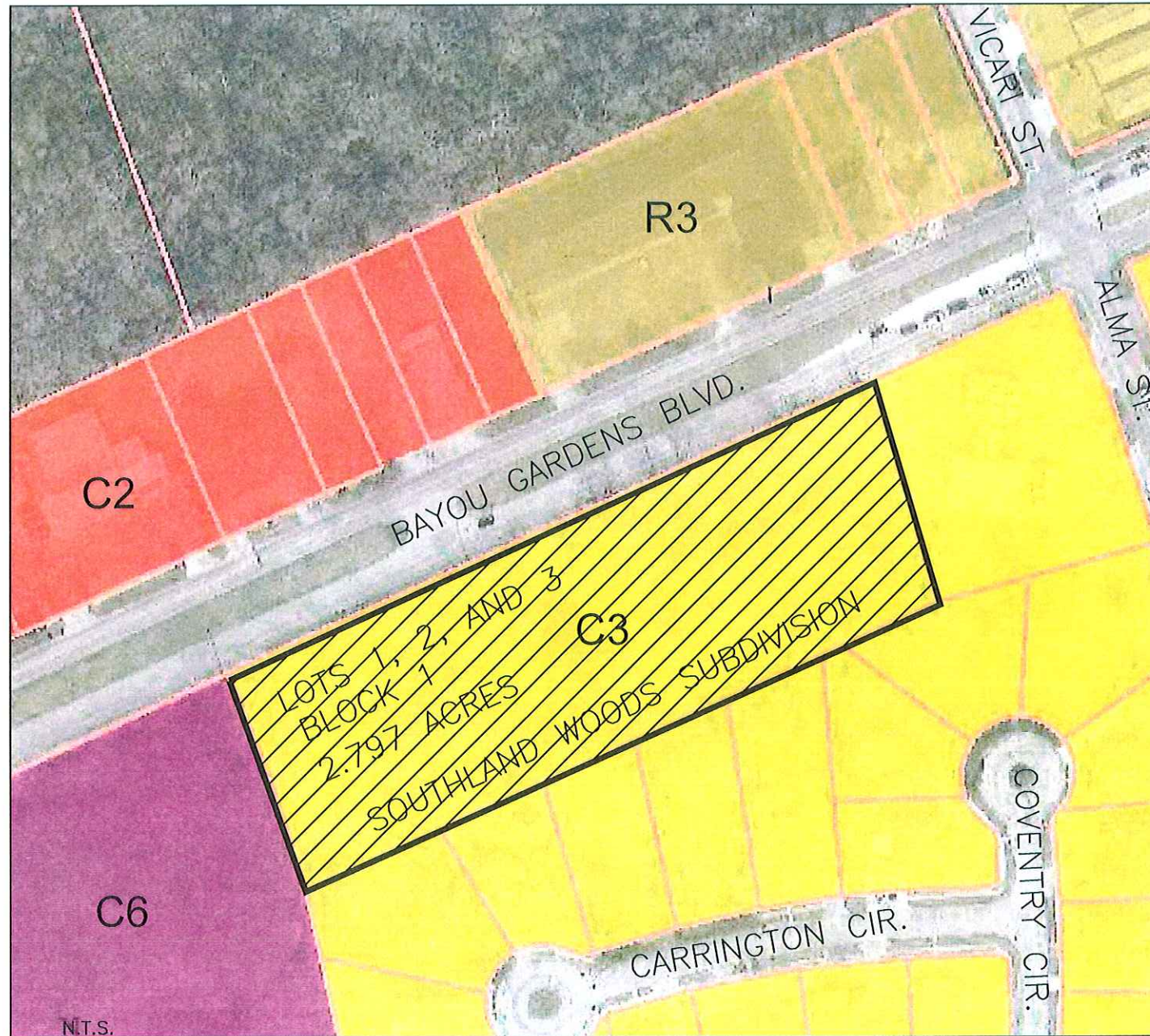
DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

NOTE:  
THIS IS NOT A BOUNDARY MAP, AND SHALL BE USED FOR  
INFORMATIONAL PURPOSES ONLY.

DATE: AUGUST 4, 2014

FILE: F:\DWGS\2014\14-089\ZONING MAPS.DWG



*MAP SHOWING PROPOSED ZONING  
OF LOTS 1, 2, AND 3 OF BLOCK 1  
OF SOUTHLAND WOODS SUBDIVISION  
LOCATED IN SECTION 9, T16S-R17E  
TERREBONNE PARISH, LOUISIANA*

"EXHIBIT B"

**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

ZLU 14/20  
Dist. B

**Zoning & Land Use Commission**  
**Application**

Name: ELITE ENERGY SERVICES, INC  
Address: 936 BLUMP RD HOUMA, LA 70363  
Phone: (985) 904-6607

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 936 BLUMP RD in a  
D-1 Zoning District. The legal description of the property involved in this application  
is: SEE ATTACHED SHEETS

Has any previous application been filed in connection with these premises? X Yes \_\_\_\_\_ No (PBG)

Applicant's interest in the premises affected: LEASEE

Approximate cost of work involved: \$ 1.1 million

Explanation of property use: OIL & GAS SERVICE INDUSTRY / MACHINE SHOP

Plot Plan attached: ✓ Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes ✓ No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes ✓ No

Address of adjacent property owners:

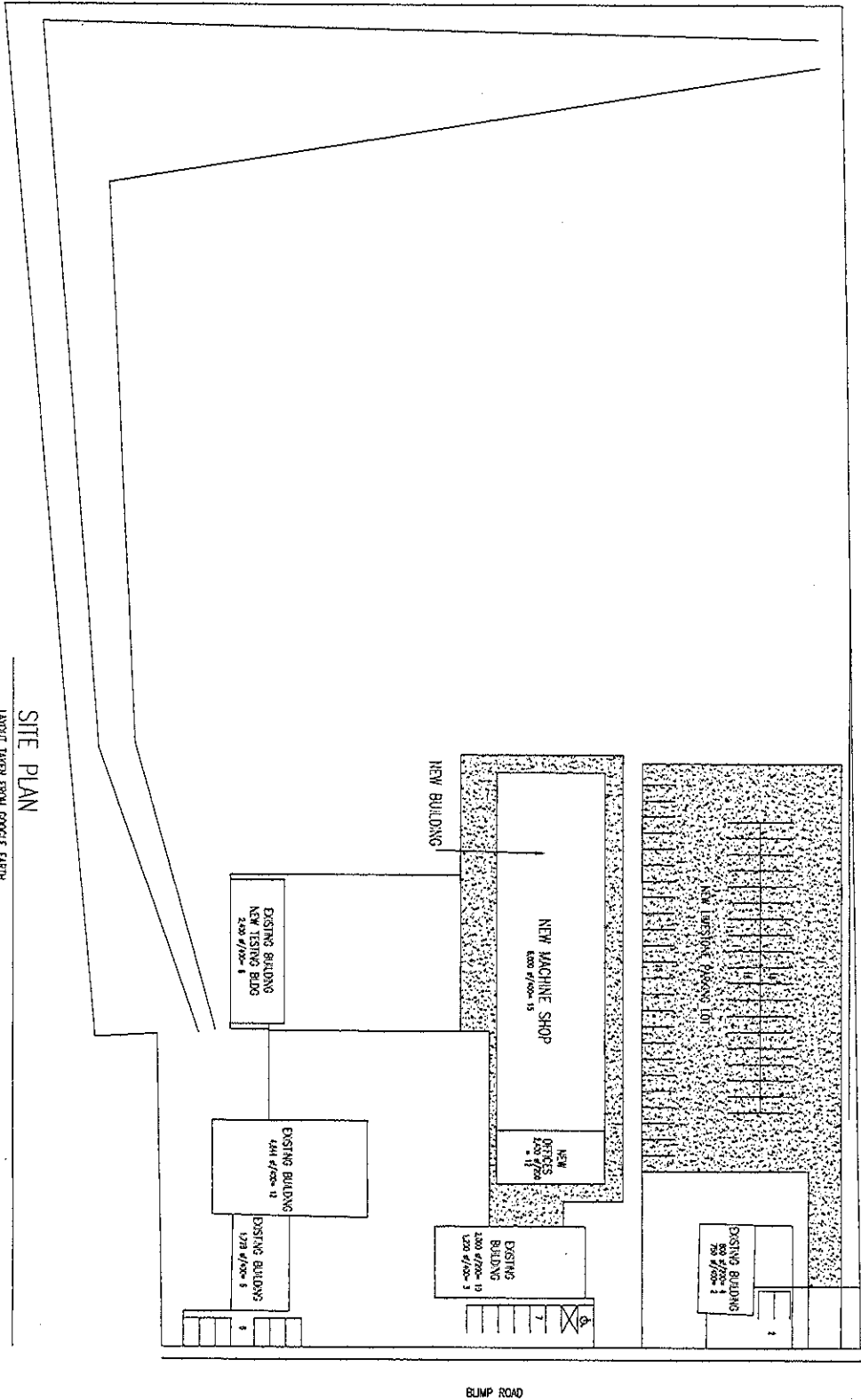
1. HOUMA AIRPORT COMMISSION 2. TPCG  
10264 E Main St.  
Houma LA 70363

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Porter J. Marable  
Signature of Applicant or Agent

\_\_\_\_\_  
Phone Number

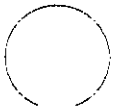
M. A. B. B.



SITE PLAN  
UNSAT TAKEN FROM GOOGLE EARTH

34 ACRES NEARBY THE LOT  
13 ACRES PARKING

THIS DRAWING IS THE PROPERTY OF B.E.T. CONSTRUCTION, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF B.E.T. CONSTRUCTION, INC.



NEW MACHINE SHOP  
ELITE ENERGY  
936 BLIMP ROAD



B.E.T. CONSTRUCTION, INC.  
P.O. BOX 5555  
THIBODAUX, LOUISIANA 70302  
PHONE NUMBER (985) 447-5754  
FAX NUMBER (985) 447-5171

ZLU14/21  
Dist. 8

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

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

ELITE ENERGY SERVICES, INC.  
Applicant's Name

936 BLIMP ROAD, HOUMA, LA 70366  
Address City State Zip Code

9/2/14 / 985-804-6607  
Date Telephone Number(s)

Curtis Marcello, Agent  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: NEW OFFICES/MACHINE SHOP
2. Location: 936 BLIMP ROAD
3. Zoning District: I-1
4. Total Land Area: 5.95 AC
5. Total Number of Units: 5
6. Gross Floor Area: 21,922 SQ FT.
7. Total Parking Spaces Provided: 69  
Total Parking Spaces Required: 69
8. Approximate Cost of Work Involved: \$1.1 million
9. Has any previous application been made: NO X YES \_\_\_\_\_

If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**PLEASE ATTACH THE FOLLOWING INFORMATION:**

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

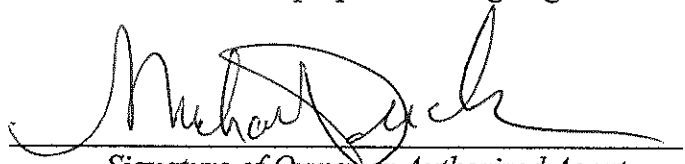
I (We) own 5.95 acres. A sum of \$ 39<sup>00</sup> dollars is enclosed and made a part of this application.

  
\_\_\_\_\_  
Signature of Applicant

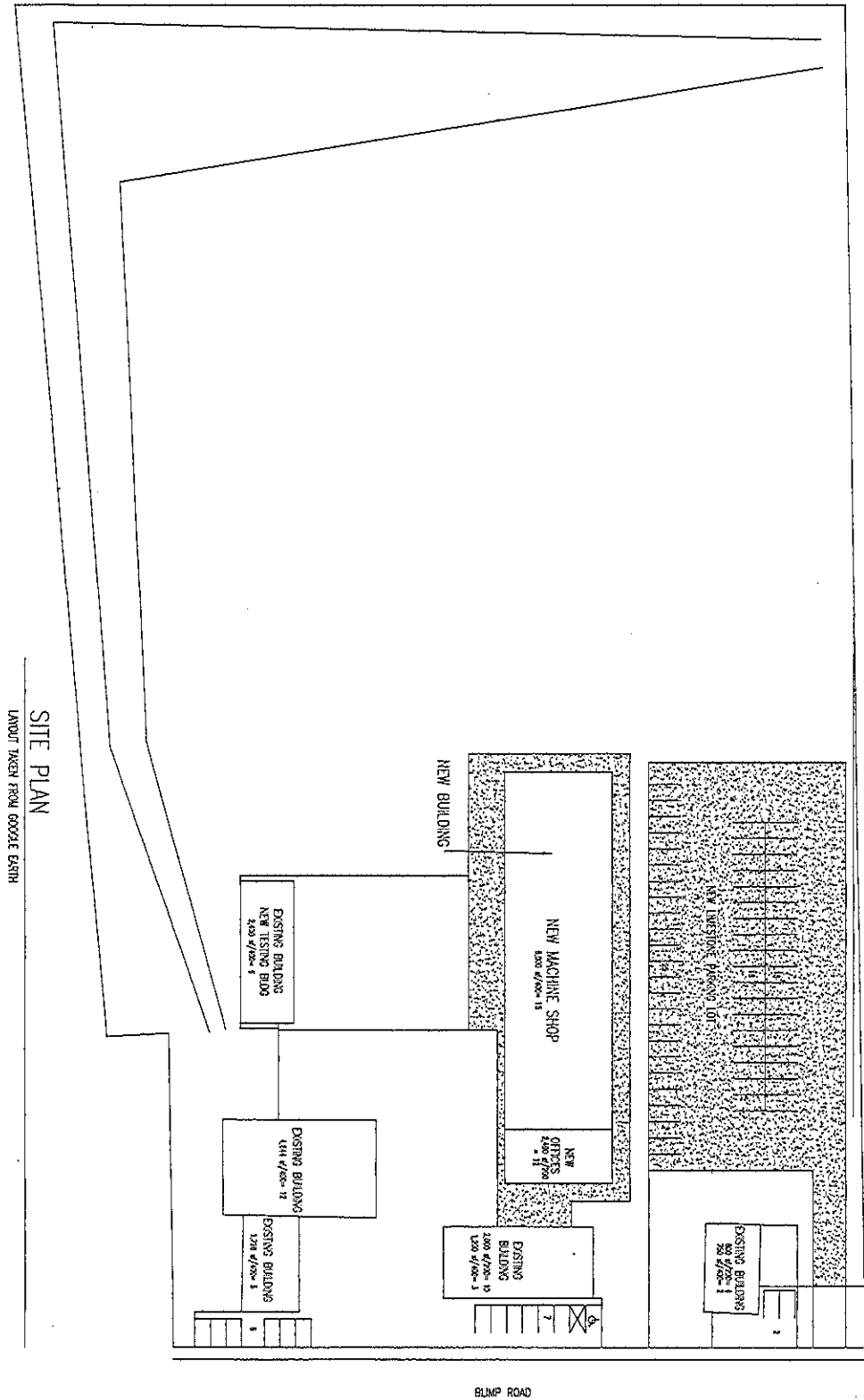
9/2/14

\_\_\_\_\_  
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

\_\_\_\_\_  
Date



1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO THE CENTER OF THE BUILDING.  
3. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE BUILDING.  
4. ALL DIMENSIONS ARE TO THE INTERIOR OF THE BUILDING.  
5. ALL DIMENSIONS ARE TO THE CENTER OF THE BUILDING.  
6. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE BUILDING.  
7. ALL DIMENSIONS ARE TO THE INTERIOR OF THE BUILDING.  
8. ALL DIMENSIONS ARE TO THE CENTER OF THE BUILDING.  
9. ALL DIMENSIONS ARE TO THE EXTERIOR OF THE BUILDING.  
10. ALL DIMENSIONS ARE TO THE INTERIOR OF THE BUILDING.

PROJECT NUMBER  
DRAWING NUMBER  
DATE  
BY  
REVISION DATE  
DRAWN BY  
SHEET NO.

NEW MACHINE SHOP  
ELITE ENERGY  
936 BLIMP ROAD



B.E.T. CONSTRUCTION, INC.  
P.O. BOX 5558  
THIBODAUX, LOUISIANA 70052  
PHONE NUMBER (885) 447-5764  
FAX NUMBER (885) 447-3171

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

2/14/22  
Dist. 8

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

Roger McChargue Construction, LLC  
Applicant's Name

136 Technology Lane, Gray, LA 70359  
Address City State Zip Code

8/28/14, (985)879-3010 cell (985)637-0162  
Date Telephone Number(s)

Contractor  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: ASAP Industries, Inc.
2. Location: 908 Blimp Road, Houma, LA 70363
3. Zoning District: I-1 (light industrial)
4. Total Land Area: 15 acres
5. Total Number of Units: 6
6. Gross Floor Area: Office space: 14,000 s.f. Shop: 88,000 s.f. Warehouse: 10,000 s.f.
7. Total Parking Spaces Provided: 200  
Total Parking Spaces Required: \_\_\_\_\_
8. Approximate Cost of Work Involved: \$ 6,000,000
9. Has any previous application been made: NO X YES \_\_\_\_\_  
If Yes, please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PLEASE ATTACH THE FOLLOWING INFORMATION:**

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own 15 acres. A sum of \$74 dollars is enclosed and made a part of this application.

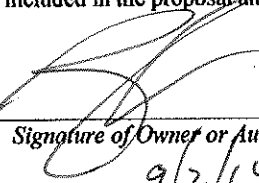


Signature of Applicant

29 AUGUST 2014

Date

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



Signature of Owner or Authorized Agent

9/2/14  
Date



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

ZLU 14/23  
Dist. 2

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

Chauvin Funeral Home by Marti Murphy  
Applicant's Name

5899 Hwy 311 Houma La. 70360  
Address City State Zip Code

8/28/14 , 985-868-2536 318-471-5951  
Date Telephone Number(s)

Sec. Treas / owner  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: Chauvin Crematorium
2. Location: 5899 Hwy 311, Houma2, 70360
3. Zoning District: Commercial C-2
4. Total Land Area: 4.002 acres
5. Total Number of Units: 2
6. Gross Floor Area: 1,200 NEW + 13,500 EXST.
7. Total Parking Spaces Provided: 2 NEW + 63  
Total Parking Spaces Required: SAME - EXST'G
8. Approximate Cost of Work Involved: 420,000
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

need B. Legal Description of Subject Property

C. Drainage Plans and Elevations

need D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre 25<sup>00</sup> + (3) 3<sup>50</sup>  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own 4.000 acres. A sum of 35<sup>50</sup> dollars is enclosed and made a part of this application.

Martin Murphy  
Signature of Applicant  
8/28/14  
Date

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

Stan D. Murphy  
Signature of Owner or Authorized Agent  
8/28/14  
Date

COMM LOT(S) 36970 MISC. 66700  
2 LOTS

TAXABLE ASSESSED VALUE: 103,670

CONSOLIDATED MILLAGE 69.14M 7,167.74

SPECIAL DIST. MILLAGE 25.87M 2,681.94

TOTAL TAXES DUE FOR 2013 9,849.68

PHYSICAL LOCATION:  
5899 HIGHWAY 311

----- PROPERTY DESCRIPTION -----

ON THE LEFT DESCENDING BANK OF LITTLE  
BAYOU BLACK. BOUNDED ABOVE BY SOUTHDOWN  
SUGARS, INC. BOUNDED BELOW BY NEW ROAD  
AND BARATARIA CANAL. IRREGULAR SHAPED  
LOT 396.96' FRONT ON STATE HWY. 79.  
ALSO BATTURE LOT FACING THEREON,  
LOCATED IN SECTION 101 T17S R17E AND  
SHOWN ON PLAT RECORDED CB 218/526.  
CB 1438/738

WARD: R-02 ACCOUNT NBR: 10015-0100 NAME: MURSIN COMPANY, INC.

TOTAL TAX DUE FOR 2013: 9,849.68

PAY THIS AMOUNT BY: DECEMBER 31, 2013

PAY ONLINE AT: [www.tpsa.net](http://www.tpsa.net)

If applicable, consult mortgage company before paying.

BY LAW YOUR TAX IS DELINQUENT ON DECEMBER 31st. THE LAW REQUIRES  
INTEREST BE CHARGED AS FOLLOWS: A FLAT RATE OF ONE PER CENT (1%)  
PER MONTH ON DELINQUENT AD VALOREM TAXES.

FOR INFORMATION ON YOUR ASSESSED VALUE, HOMESTEAD EXEMPTION, OR  
CHANGE OF ADDRESS CONTACT:

LONEY GRABERT, ASSESSOR (985) 876-6620

FOR AMOUNT OF TAX AND/OR INTEREST OWED CONTACT:

PROPERTY TAX DEPARTMENT

HOUMA (985) 857-0230 THIBODAUX (985) 446-5661

IF A RECEIPT IS REQUESTED, ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE  
ALONG WITH YOUR PAYMENT

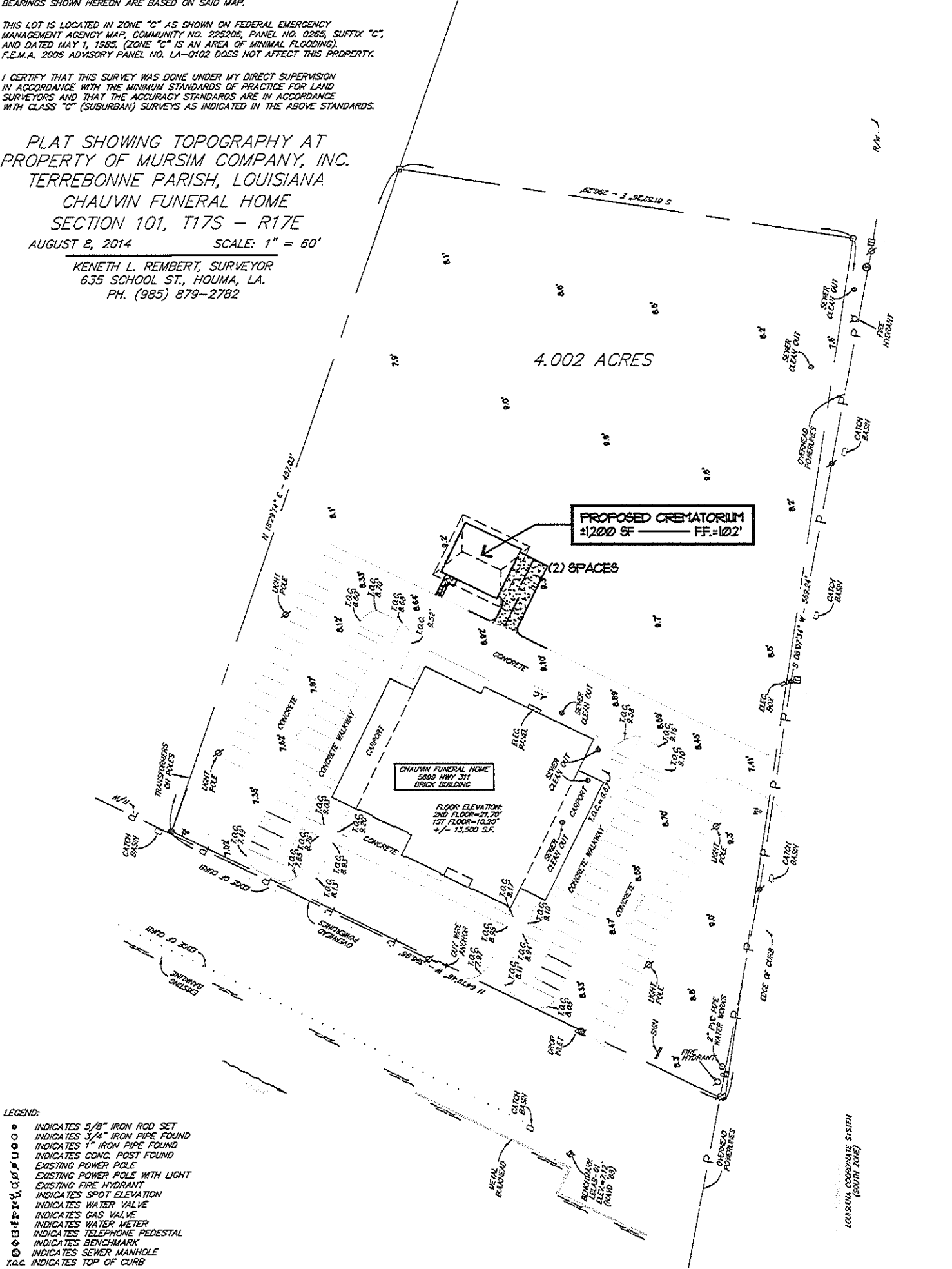
THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH ENTITLED "MAP SHOWING SURVEY OF TRACT OF LAND LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 9, 1955. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-0102 DOES NOT AFFECT THIS PROPERTY.

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.

PLAT SHOWING TOPOGRAPHY AT  
PROPERTY OF MURSIM COMPANY, INC.  
TERREBONNE PARISH, LOUISIANA  
CHAUVIN FUNERAL HOME  
SECTION 101, T17S - R17E  
AUGUST 8, 2014 SCALE: 1" = 60'

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782



- LEGEND:
- INDICATES 5/8" IRON ROD SET
  - INDICATES 3/4" IRON PIPE FOUND
  - INDICATES 1" IRON PIPE FOUND
  - INDICATES CONC. POST FOUND
  - EXISTING POWER POLE
  - EXISTING POWER POLE WITH LIGHT
  - EXISTING FIRE HYDRANT
  - INDICATES SPOT ELEVATION
  - INDICATES WATER VALVE
  - INDICATES GAS VALVE
  - INDICATES WATER METER
  - INDICATES TELEPHONE PEDESTAL
  - INDICATES BENCHMARK
  - INDICATES SEWER MANHOLE
  - T.O.C. INDICATES TOP OF CURB

J. C. Bridges, Architect  
931 Highway 494, Natchitoches, LA 71457  
318.352.9375 LA Lic #3021

SITING LAYOUT & ZONING INFORMATION FOR PROPOSED CREMATORIUM  
CHAUVIN FUNERAL HOME  
MURSIMCO, INC.  
5899 HIGHWAY 311  
TERREBONNE PARISH, HOUMA, LA 70360

PN: 14-112

PZ-1

08/28/2014

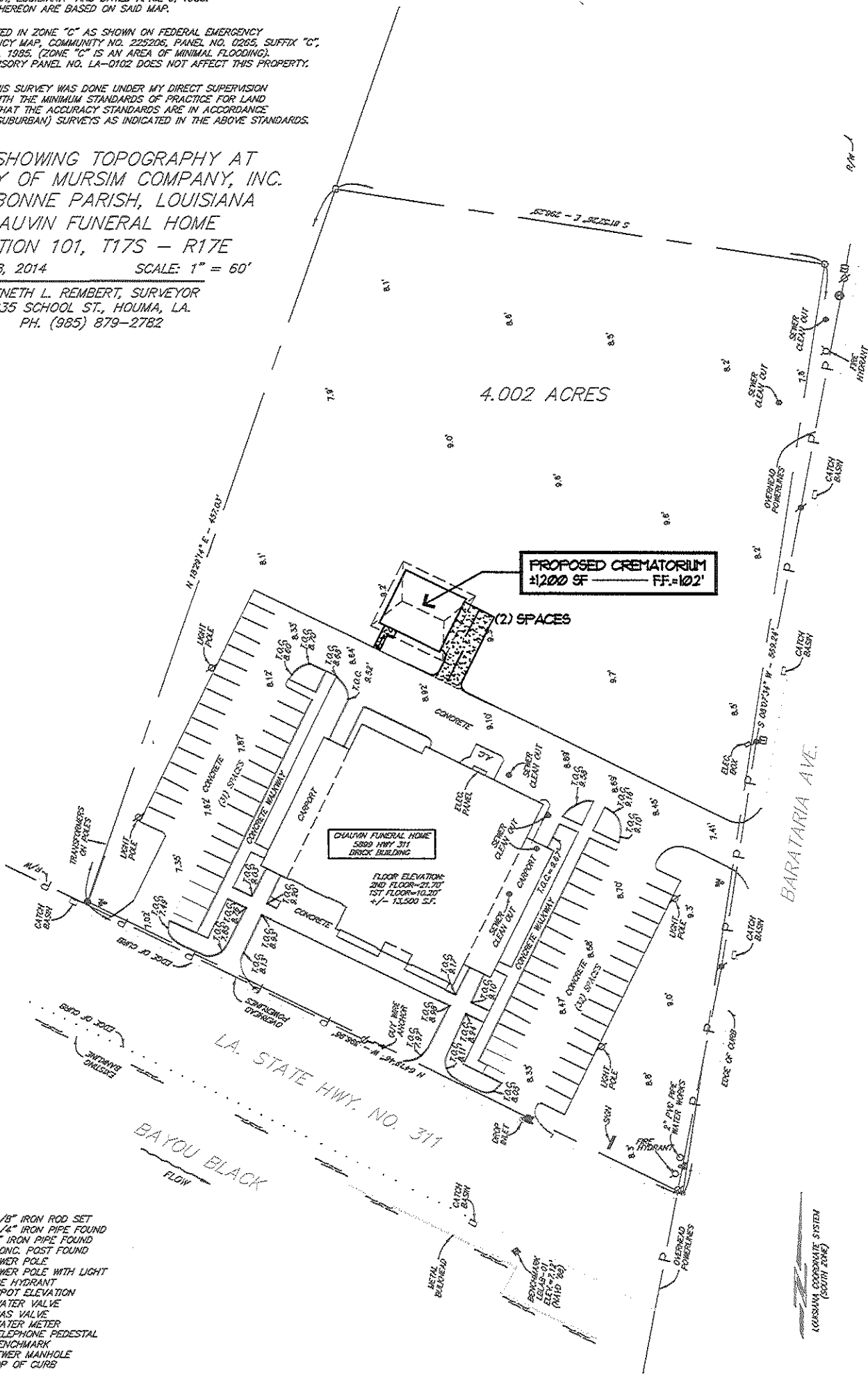
THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH ENTITLED "MAP SHOWING SURVEY OF TRACT OF LAND LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED APRIL 9, 1955. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY.

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.

PLAT SHOWING TOPOGRAPHY AT  
PROPERTY OF MURSIM COMPANY, INC.  
TERREBONNE PARISH, LOUISIANA  
CHAUVIN FUNERAL HOME  
SECTION 101, T17S - R17E  
AUGUST 8, 2014 SCALE: 1" = 60'

KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.  
PH. (985) 879-2782



J. C. Bridges, Architect  
931 Highway 494, Natchitoches, LA 71457  
318.352.9375 LA Lic #3021

SITING LAYOUT & ZONING INFORMATION FOR PROPOSED CREMATORIUM  
CHAUVIN FUNERAL HOME  
MURSIMCO, INC.  
5899 HIGHWAY 311  
TERREBONNE PARISH, HOUMA, LA 70360

PN: 14-112  
PZ-1  
08/28/2014



*Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission*

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

ZW14/25  
Dist. 6

APPLICATION FOR  
PLANNED BUILDING GROUP APPROVAL

Kevin Faulk  
Applicant's Name

106 Lansdown Dr. Houma LA 70360  
Address City State Zip Code

9/9/2014 , (985) 209-9495  
Date Telephone Number(s)

OWNER (FUTURE)  
Interest in Ownership (owner, etc.)

**PROJECT INFORMATION:**

1. Name of Project: BEST BOAT & RV STORAGE LLC
2. Location: 5270 HWY 311 HOUMA, LA 70360
3. Zoning District: I-1
4. Total Land Area: 1.147 AC
5. Total Number of Units: 3 (27 STORAGE UNITS)
6. Gross Floor Area: 17,700 SQ FT.
7. Total Parking Spaces Provided: 27  
Total Parking Spaces Required: /
8. Approximate Cost of Work Involved: \$934,000
9. Has any previous application been made: NO 2 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; - will give all Emergency Entities
- 4) Lighting; code to front gate Keypad
- 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

LOT 17 SECTION 102 T17S-R17E

C. Drainage Plans and Elevations

SEE ATTACHED

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

**APPLICATION FEE SCHEDULE:**

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own 1.147 acres. A sum of \$25 dollars is enclosed and made a part of this application.

Keri Faulk

Signature of Applicant

9-9-14

Date

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

Volu Montenegro

Signature of Owner or Authorized Agent

9-8-14

Date

Kevin Faulk  
106 Lansdown Dr.  
Houma, LA 70360  
September 9, 2014

TPCG Zoning and Land Use Commission

Houma, LA 70360

Dear Committee Members:

The following is a brief summary of the scope of project in which we are asking for approval. Best Boat and RV Storage, LLC will be a 27 unit boat and RV storage facility located at 5270 Highway 311, Houma, Louisiana. It is a low impact development (i.e. noise, daily usage) which should cause no concern for adjacent landowners. Due to low daily usage it shall have no high impact to traffic on Highway 311 corridor. The property currently has a buffer at rear of property separating existing lot from adjacent neighborhood. Development will be completely fenced and gated with an electronic key pad. Security cameras and illumination will provide additional security for its tenants. The interior will be all concrete for convenience of customers. The project has been approved by the State Fire Marshall's Office. This project is not asking for any variances and will adhere to all overlay restriction guidelines. We kindly ask for your consideration in approving our project in order to move forward.

Sincerely,

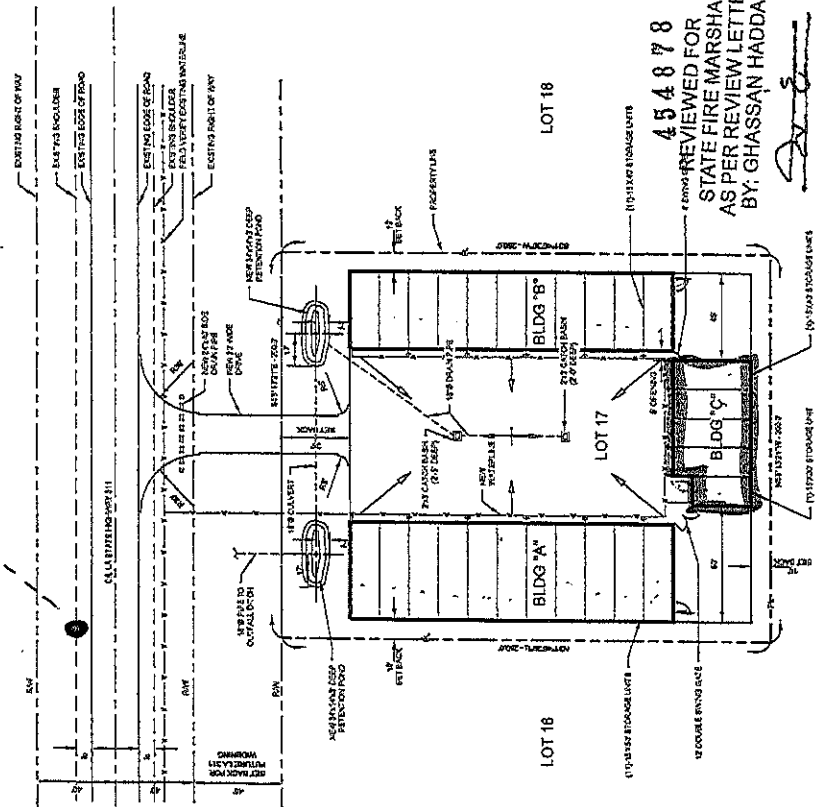
Kevin and Lacie Faulk  
Owners of Best Boat & RV Storage, LLC



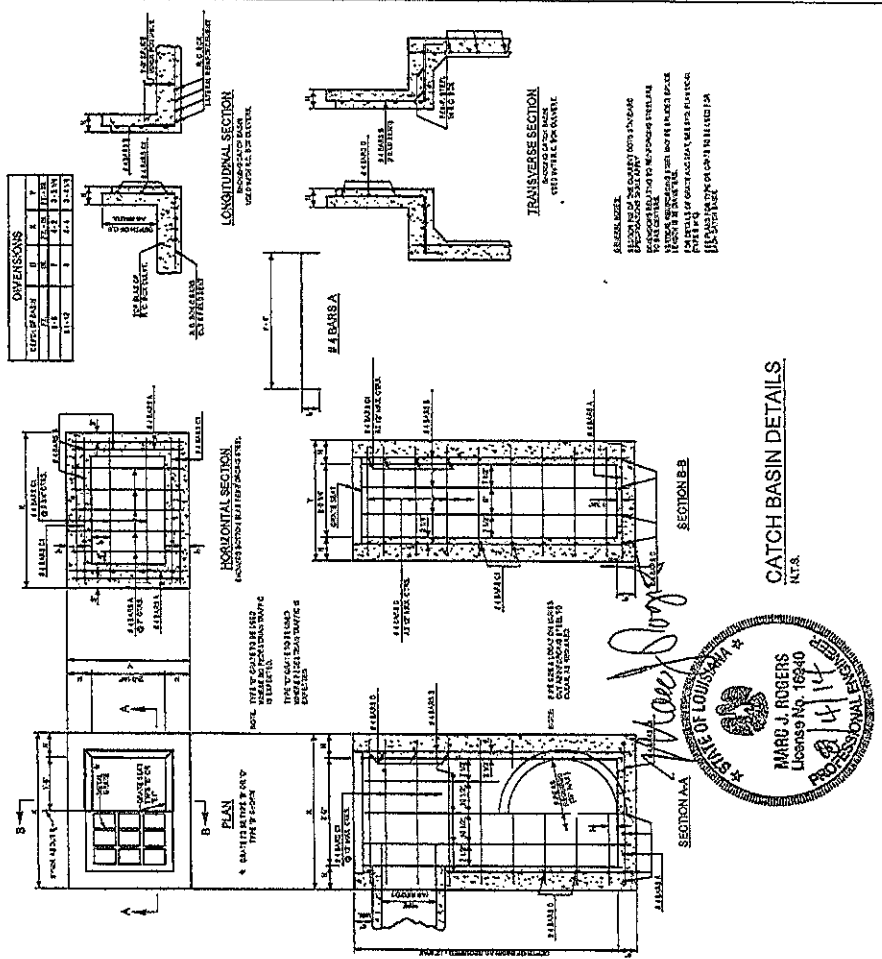
LEGEND	
+	POINTER
□	CATCH BASIN (NOT TO SCALE)
---	WATERLINE
---	STORM DRAINAGE PIPE
---	DRAINAGE ALLEY

SEE VESTIBULE DURING CONSTRUCTION

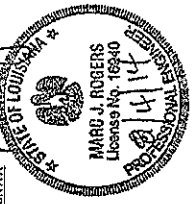
Fire Hydrant



454878  
REVIEWED FOR  
STATE FIRE MARSHAL  
AS PER REVIEW LETTER  
BY: GHASSAN HADDAD



DIMENSIONS	
PLAN	1' = 1' 0"
SECTION	1' = 1' 0"
SECTION	1' = 1' 0"
SECTION	1' = 1' 0"



CATCH BASIN DETAILS  
N.T.S.

NOTES

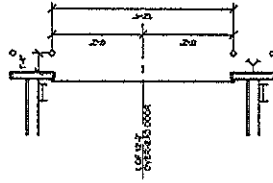
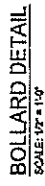
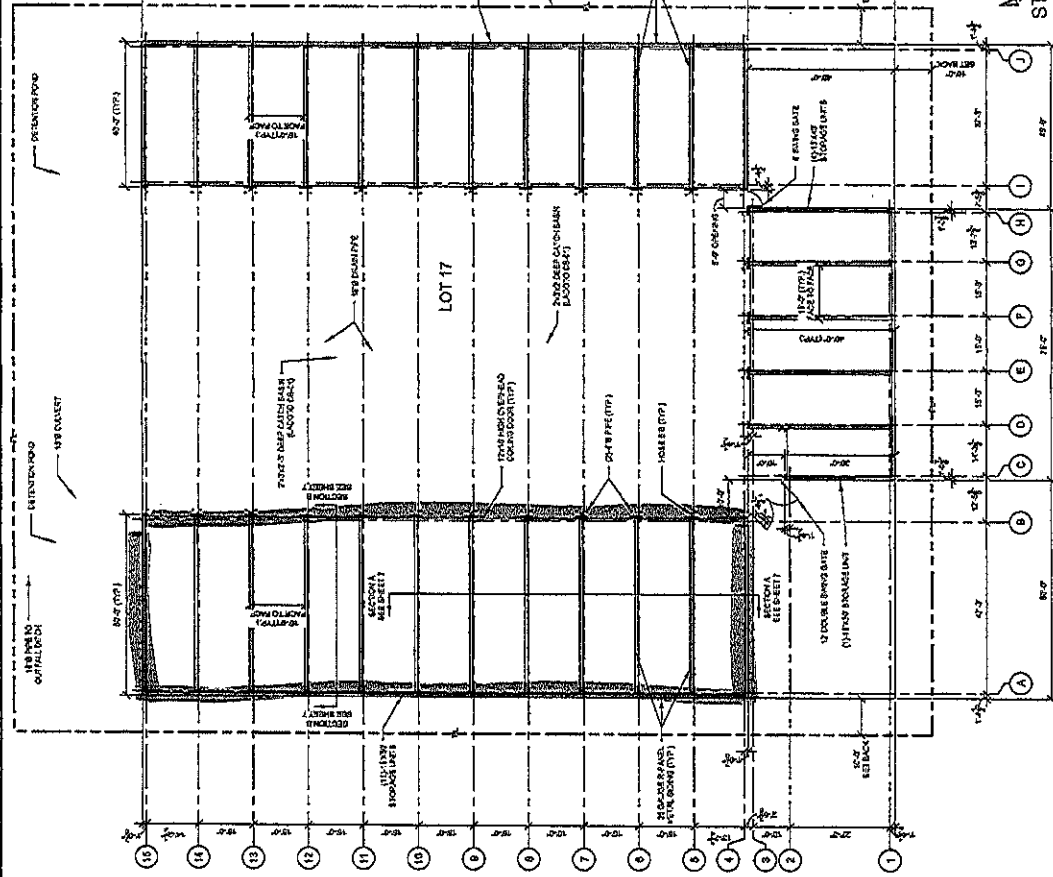
REV.	DATE	BY	DESCRIPTION
1	08/24/14	GH	ISSUED FOR PERMIT

TBS  
T. BAKER SMITH



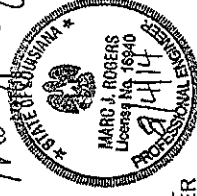
DATE	12/20/14	30302	4010 PALMDR
DESIGN NAME	PROJECT OF PROPOSED CONSTRUCTION OF A NEW 100' X 100' X 10' RAMP AND DATE OF SUBMITTAL		
SHEET NO.	4	OF	10

SITE & DRAINAGE PLAN  
BEST BOAT & RV STORAGE  
LOT 17, HOLLYWOOD INDUSTRIAL PARK



**TYP. LAYOUT OF 4"Ø BOLLARD**  
SCALE: 1/4" = 1'-0"

Maer/Boyd



4-4  
15  
8  
4  
REVIEWED  
STATE FIRE  
AS PER REVIEW  
BY: GHASSAN

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

[illegible]

**T. BAKER SMITH**

## FLOOR PLAN

**BEST BOAT & RV STORAGE**  
LOT 17, HOLLYWOOD INDUSTRIAL PARK

DATE	7/26/2014	JOB NO.	5 FLOOR PLAN/REVISION
DRAWING NAME	PROTECTION PROTECTION		
SPEC DATE	NACH 11/25/12, DATTAR NACH 11/25/12		
SEC DATE	11/25/12, DATTAR NACH 11/25/12		
SHEET NO.	5	OF	10





2L114/19  
Dist. 6

***Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission***

*P.O. Box 1446*

*Houma, Louisiana 70361-1446*

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

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: JULY 29, 2014

TPCG  
Applicant's Name

PO BOX 2768 HOUMA LA 70361  
Address City State Zip

(985) 873-6568  
Telephone Number (Home) (Work)

N/A  
Interest in Ownership (Owner, etc.)

LOTS 2-30 CRESCENT PLACE SUBDIVISION  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

**Zoning Classification Request:**

From: C-3 & C-6 To: R-1

Previous Zoning History: \_\_\_\_\_ No X Yes

If Yes, Date of Last Application: 11/30/07



**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):

---



---

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 \_\_\_\_\_ acres. A sum of \_\_\_\_\_ 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



**Crescent Place Subdivision – Lots 2-30 Zoning Amendment from C-3 & C-6 to R-1  
Proposed Rezone Narrative**

**REASONS FOR THE AMENDMENT:**

Currently, a portion of the subject property is zoned C-3 and a portion is zoned C-6.

The Zoning Regulations state that in order to rezone property, one of the following conditions must apply:

1. *Error.*
2. *Change in conditions.*
3. *Increase in need for sites for business or industry.*
4. *Subdivision of land.*

TPCG Staff believes that this proposal complies with items 2 and 4.

Change in Conditions - In April 2008, a zoning amendment was approved to change the zoning from C-3 & C-4 to C-6 on Lots 4-12 of the proposed Savanne Road Car Wash (formerly Captain's Court Subdivision) which was primarily a commercial subdivision with some multi-family. Since that time, a new single-family residential subdivision application (Crescent Place Subdivision) has been submitted to the HTRPC and received Final Approval on July 17, 2014 pending completion of associated punch list items.

Subdivision of Land –While the proposed development may carry subdivision covenants that prohibit commercial activity, the Zoning and Land Use Commission has requested that Staff submit an application to amend the zoning district to comply with the land use.

**LIMITATIONS ON PROPOSED AMENDMENTS:**

There is no minimum size requirement for new R-1 districts.

**DEVELOPMENT SCHEDULE:**

As described above, the proposed subdivision is near completion and will be submitted to the Parish Council for acceptance. Once accepted by Council, lots may be sold and building permits may be issued.

**MARKET INFORMATION:**

n/a

**PUBLIC NEED:**

By amending the zoning district from commercial to single-family residential (R-1), the property owners are ensured that the allowed uses, setbacks and height restrictions are in keeping with the residential character of the subdivision.

**EFFECT OF AMENDMENT:**

Adjacent land uses are single-family residential, light commercial and neighborhood commercial so the proposed amendment is compatible with the surrounding uses and zoning districts.

07/29/14

---



1) LOT LINE SHIFT  
REDIVISION OF TRACT 2, REVISED TRACT 3,  
AND REVISED TRACT 4 INTO TRACT 2-A,  
TRACT 3-A, AND TRACT 4-A  
LOCATED IN SECTIONS 81 AND 94, T17S-R16E  
TERREBONNE PARISH, LOUISIANA  
DATED: JANUARY 29, 2007  
BY: DAVID A. WAITZ  
ENGINEERING AND SURVEYING, INC.

2) REDMISION OF PROPERTY BEING A PORTION  
OF TRACT 3, OF CRESCENT PLANTATION  
LOCATED IN SECTION 81, T17S-R16E,  
TERREBONNE PARISH, LOUISIANA  
PREPARED BY: T. BAKER SMITH & SON, INC.  
DATED: JULY 11, 1998  
ENTRY NO. 1027548

3) REDIVISION OF TRACTS 2 & 3 BEING LOTS WITHIN A PORTION OF TRACT 3, LOT A, OF CRESCENT PLANTATION LOCATED IN SECTION 81, T17S-R16E, TERREBONNE PARISH, LOUISIANA  
PREPARED BY: T. BAKER SMITH & SON, INC.  
ENTRY NO. 1029781

4) LOT LINE ADJUSTMENT  
SURVEY OF REVISED TRACT 3 AND REVISED TRACT 4  
CRESCENT PLANTATION LOCATED IN SECTION 81,  
T17S-R16E, TERREBORNE PARISH, LOUISIANA  
PREPARED BY: KENETH L. REMBERT  
DATED: OCTOBER 18, 2001  
REVISED: NOVEMBER 28, 2001

ENTRY NO. 1110061

5 CRESCENT PARK SUBDIVISION - PHASE A  
LOCATED IN SECTIONS 81 & 94, T17S-R16E,  
TERREBONNE PARISH, LOUISIANA  
PREPARED BY: DAVID A. WAITZ  
DATED: MARCH 4, 2008

NOTE: THE SEWER TREATMENT DISCHARGE FOR  
LOTS 2 THRU 17 SHALL DRAIN TO THE ROADSIDE DRAINAGE

NOTE: THESE LOTS HAVE A REAR DRAINAGE SERVITUDE WHICH WILL BE MAINTAINED BY THE TERREBOUNE PARISH CONSOLIDATED GOVERNMENT. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES IN ACCORDANCE WITH THE FINAL GRADING & DRAINAGE PLAN FOR THIS DEVELOPMENT.

FEMA FLOOD ZONE AND HAZARDS  
THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING  
FEMA MAP COMMUNITY PANEL NUMBER 225206 0430 C DATED: MAY 1, 1985  
TERREBONNE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-R100  
DATED: FEBRUARY 23, 2006 FLOOD ZONE: NO CHANGE A.B.F.E. = NO CHANGE

**CERTIFICATIONS**

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYING AND MEASURING THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO DISCONTINUOUS LINES OR ANY PROPERTY LINES EXCEPT AS SHOWN

APPROVED: David A. [Signature] Reg. No. 4744

NOTE:  
THIS FLAT DOES NOT PURPORT TO SHOW ALL  
EASEMENTS, SERVITUDES AND/OR RIGHTS-OF-WAY  
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS FLAT DOES NOT PURPORT TO SHOW ALL  
UNDERGROUND UTILITIES AND/OR PRELINES  
THAT MAY OR MAY NOT EXIST ON THIS PROPERTY.  
THIS FLAT WAS PREPARED WITHOUT THE BENEFIT  
OF A COMPLETE ABSTRACT AND TITLE OPINION.

DEDICATION:

THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN, REPAIR, ELECTRICAL, COMMUNICATION, GAS, SEWER & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TEBBINGBORO PARISH CONSOLIDATED GOVERNMENT SOUTH CENTRAL BELL AND THE CITY OF HUNTER OVER AND IN ALL THOSE CERTAIN STREETS AND SERVITUDES AS NAMED HEREIN AND/OR, WHICH SHOW ON THIS PLAN, SUBMISSION NO. 1, BELONGING TO THE UNDERSIGNED FREE TOWNSHIP OF SAID STREET RIGHT-OF-WAY AND SERVITUDES IS EXPRESSLY RETAINED. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: SAVANNE ROAD PROPERTIES, L.L.C.

APPROVE AND ACCEPTED THIS DATE \_\_\_\_\_ BY THE HOUMA  
TERREBONNE REGIONAL PLANNING COMMISSION.

APPROVED BY: \_\_\_\_\_  
FOR: \_\_\_\_\_

## APPROVALS

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Proposed Zoning Amendment from Existing C-3 and C-6 to R-1  
of Lots 2-30 in Crescent Place Subdivision**

CURVE	ARC	RADIUS	CIPIVE	CIPIVE
A	25.17	16.00	627.705 59 E	22.65
B	22.07	16.00	612.581 55 E	22.60
C	18.97	16.00	597.457 51 E	22.55
D	23.90	16.00	627.193 05 E	26.40
E	25.06	16.02	632.700 56 E	25.15
F	14.12	15.00	582.56 35 S	12.00
G	18.02	15.00	592.15 54 W	12.00
H	14.12	15.00	582.56 35 S	12.00
I	41.00	60.00	626.211 68 W	38.34
J	66.00	100.00	626.35 57 E	53.20
K	20.00	141.00	608.2 29 E	19.94
L	52.41	63.00	645.63 15 E	63.70
M	8.00	10.00	576.66 35 S	7.94
N	18.64	16.00	577.66 35 S	17.54

FINAL PLAT

CRESCENT PLACE SUBDIVISION  
SAVANNE ROAD PROPERTIES, L.L.C.—DEVELOPER  
LOCATED IN SECTIONS 81 & 94, T17S—R16E,  
TERREBONNE PARISH, LOUISIANA

**DAVID A. WAITZ**  
ENGINEERING AND SURVEYING, INC.  
Civil Engineers & Professional Land Surveyors  
Thibodaux, Louisiana

DESIGNED: DAW	DRAWN: JED	WROTE: JED
CHECKED: DAW	CHECKED: DAW	CHECKED: JED
DATED: SEPTEMBER 30, 2013            FILE: P:\DWGS\2013\07-204\PLANS\T-204-1\T-204-1-13.TWO            JOB NO: 07-204		



2014/24  
Dist. 6

***Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission***

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING – NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: August 26, 2014

North Hollywood Plantation, LLC

Applicant's Name

<u>521 South Hollywood Road</u>	<u>Houma</u>	<u>LA</u>	<u>70360</u>
<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>

<u>985-868-3300</u>	
<u>Telephone Number (Home)</u>	<u>(Work)</u>

Owner

Interest in Ownership (Owner, etc.)

A Portion of Property Belonging to North Hollywood Plantation, LLC

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

in Sections 85 & 86, T17S-R17E, Terrebonne Parish, Louisiana

**Zoning Classification Request:**

From: Open Land (OL) To: Light Industrial (I-1)

Previous Zoning History: X No                      Yes

If Yes, Date of Last Application: N/A

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

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

\_\_\_\_\_ **ERROR.** There is a manifest error in the ordinance.

\_\_\_\_\_ **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.

  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):

Susan Lake LLC + North Hollywood Plantation, LLC.  
Rodney L Burns

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:

Same

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

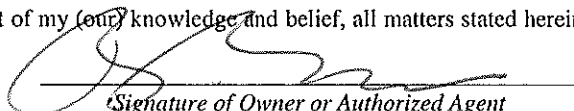
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 12.5 acres. A sum of \$65.25 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**  
**A PORTION OF PROPERTY BELONGING TO NORTH HOLLYWOOD**  
**PLANTATION IN SECTIONS 85 & 86, T17S-R17E**  
**HOUMA, LOUISIANA**

LEGAL DESCRIPTION OF PROPERTY

Tract 2 "Survey of a 400.000 acre tract located in Sections 84, 85, 86, 87 & 102, T17S-R17E and Section 74, T17S R16E". Less drill site #3 sold Pelto Oil Co. (CB 858/343). Less 11.88 acres more/less sold Gilbert Hebert, etal (CB 869/256). Less 7 acres sold Waterland U.S.A., INC. (CB 945/669). Less 22.44 acres sold to Sugar Pointe, L.L.C. (CB 1627/136). Less tracts 1 & 2 sold to Sugar Pointe L.L.C. (CB 1677/282). Less tract containing 30.535 more or less, sold to Sugar Pointe, L.L.C. (CB 1701/393). Less tracts 1, 2 & 3 sold to sugar pointe, L.L.C. (CB 1721/91). Less Sugar Pointe Industrial Park Adden.#1 sold to Sugar Pointe L.L.C. ( CB 1780/812 & CB 1783/640). Less Sugar Pointe Industrial Park, Adden. #2, Phase A & B, less Sugarwood Subd., Adden. #3 Phase A, B & C sold to Sugar Pointe, L.L.C. (CB 1824/223). Less tract sold to Sugar Pointe, L.L.C. (CB 1888/140). Less tract containing 12.642 acres sold to Sugar Lake, L.L.C. (CB 1974/481). Less tract containing 6.07 acres sold to Sugar Lake L.L.C. (CB 1974/490). Less tract containing 9.105 acres sold to Sugar Lake, L.L.C. (CB 2176/343). Less tract O-N-Q-R-S-T-O sold to Terrebonne Parish Consolidated Government. (CB 2254/125. CB 1967/585).

REASON FOR ADMENDMENT

The subject property owner is requesting a rezoning classification from Open Land (OL) to Light Industrial (I-1) so that they can develop the subject property. Please refer to "Exhibit A" attached hereon.

DEVELOPMENT SCHEDULE

If approved for rezoning, the developer is applying to the Houma Terrebonne Regional Planning Commission for approval of the conceptual design of the subdivision and is planning to extend its development of Equity Blvd. across Valhi Blvd. onto the subject site.

MARKET INFORMATION

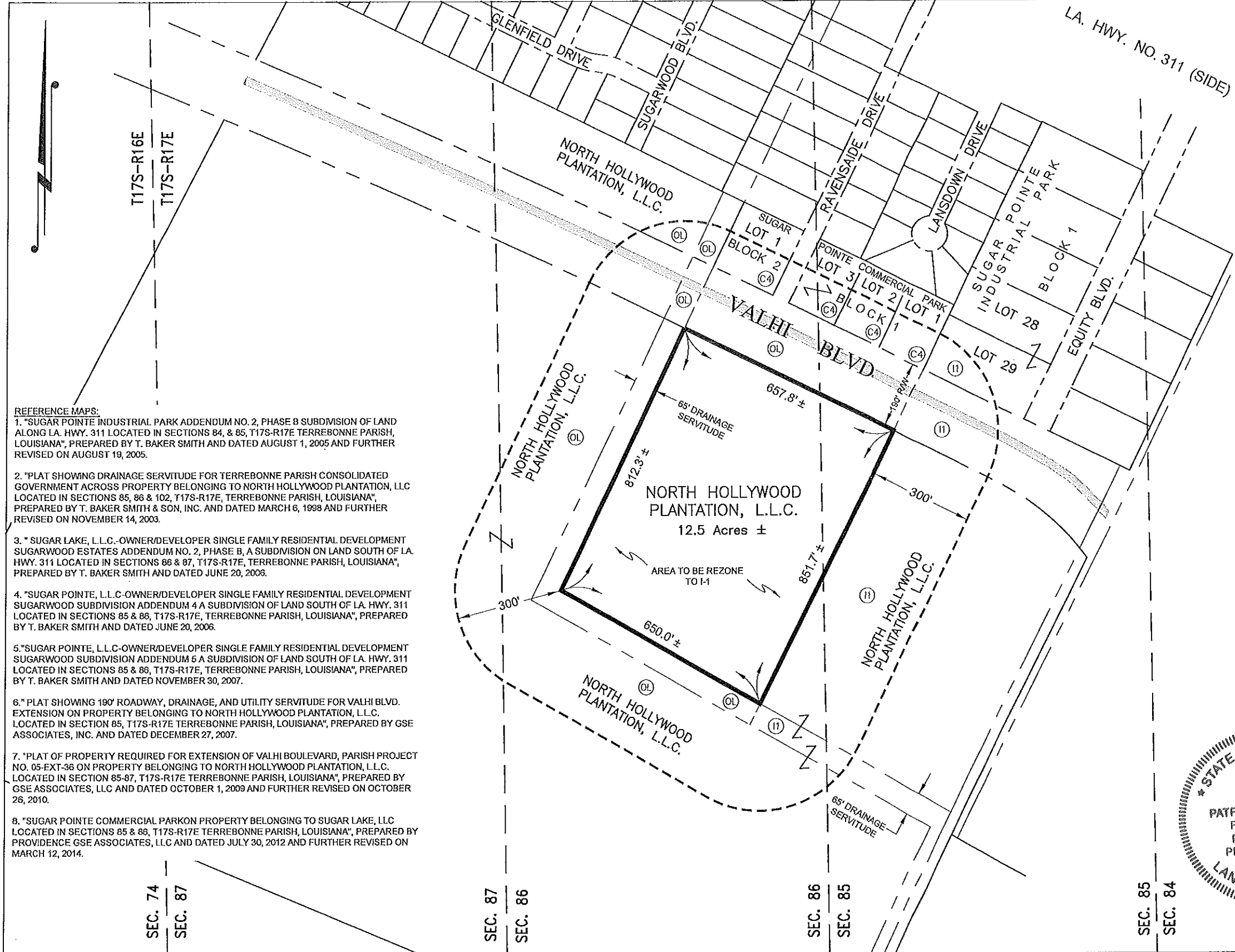
The market area description is the expansion of the existing Sugar Pointe Industrial Park previously built by the developer, consisting of Equity Blvd. from HWY 311 to Valhi Blvd. The developer would like to extend Equity Blvd. to offer the existing and new businesses room to grow and expand in the area. The demand is evident and the developer has sold all existing lots and has a current demand for lots.

### PUBLIC NEED

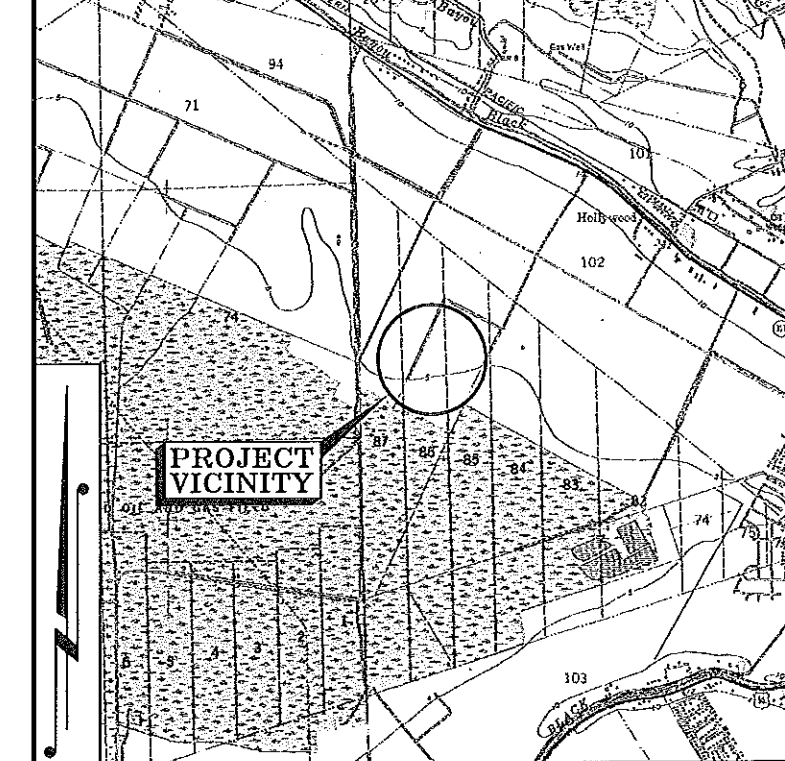
The change in zoning classification is necessary for the growing need of industrial development in the immediate area and desirable for the economic growth of the community. Additionally, the subject property is currently vacant. The developer has already constructed Equity Blvd. from Hwy. 311 to Valhi Blvd. All of the existing lots have been sold. The need is immediately desirable.

### EFFECT OF ADMENDMENT

The effects of rezoning the subject property from Open Land (OL) to Light Industrial (I-1) would be minimal to the surrounding area because there are multiple commercial and industrial lots in the immediate area and the proposed development does not encumber any residential lots within the 300' buffer zone.



- REFERENCE MAPS:
1. "SUGAR POINTE INDUSTRIAL PARK ADDENDUM NO. 2, PHASE B SUBDIVISION OF LAND ALONG LA. HWY. 311 LOCATED IN SECTIONS 84, & 85, T17S-R17E TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH AND DATED AUGUST 1, 2005 AND FURTHER REVISED ON AUGUST 19, 2005.
  2. "PLAT SHOWING DRAINAGE SERVITUDE FOR TERREBONNE PARISH CONSOLIDATED GOVERNMENT ACROSS PROPERTY BELONGING TO NORTH HOLLYWOOD PLANTATION, L.L.C. LOCATED IN SECTIONS 85, 86 & 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH & SON, INC. AND DATED MARCH 6, 1998 AND FURTHER REVISED ON NOVEMBER 14, 2003.
  3. "SUGAR LAKE, L.L.C.-OWNER/DEVELOPER SINGLE FAMILY RESIDENTIAL DEVELOPMENT SUGARWOOD ESTATES ADDENDUM NO. 2, PHASE B, A SUBDIVISION ON LAND SOUTH OF LA. HWY. 311 LOCATED IN SECTIONS 86 & 87, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH AND DATED JUNE 20, 2006.
  4. "SUGAR POINTE, L.L.C.-OWNER/DEVELOPER SINGLE FAMILY RESIDENTIAL DEVELOPMENT SUGARWOOD SUBDIVISION ADDENDUM 4 A SUBDIVISION OF LAND SOUTH OF LA. HWY. 311 LOCATED IN SECTIONS 85 & 86, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH AND DATED JUNE 20, 2006.
  5. "SUGAR POINTE, L.L.C.-OWNER/DEVELOPER SINGLE FAMILY RESIDENTIAL DEVELOPMENT SUGARWOOD SUBDIVISION ADDENDUM 5 A SUBDIVISION OF LAND SOUTH OF LA. HWY. 311 LOCATED IN SECTIONS 85 & 86, T17S-R17E, TERREBONNE PARISH, LOUISIANA", PREPARED BY T. BAKER SMITH AND DATED NOVEMBER 30, 2007.
  6. "PLAT SHOWING 190' ROADWAY, DRAINAGE, AND UTILITY SERVITUDE FOR VALHI BLVD. EXTENSION ON PROPERTY BELONGING TO NORTH HOLLYWOOD PLANTATION, L.L.C. LOCATED IN SECTION 85, T17S-R17E TERREBONNE PARISH, LOUISIANA", PREPARED BY GSE ASSOCIATES, INC. AND DATED DECEMBER 27, 2007.
  7. "PLAT OF PROPERTY REQUIRED FOR EXTENSION OF VALHI BOULEVARD, PARISH PROJECT NO. 05-EXT-36 ON PROPERTY BELONGING TO NORTH HOLLYWOOD PLANTATION, L.L.C. LOCATED IN SECTION 85-87, T17S-R17E TERREBONNE PARISH, LOUISIANA", PREPARED BY GSE ASSOCIATES, LLC AND DATED OCTOBER 1, 2009 AND FURTHER REVISED ON OCTOBER 26, 2010.
  8. "SUGAR POINTE COMMERCIAL PARK ON PROPERTY BELONGING TO SUGAR LAKE, LLC LOCATED IN SECTIONS 85 & 86, T17S-R17E TERREBONNE PARISH, LOUISIANA", PREPARED BY PROVIDENCE GSE ASSOCIATES, LLC AND DATED JULY 30, 2012 AND FURTHER REVISED ON MARCH 12, 2014.



VICINITY MAP  
SCALE: 1" = 4,000'

- LEGEND:
- OL DENOTES ZONE OL
  - I-1 DENOTES ZONE I-1
  - C-4 DENOTES ZONE C-4



THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" HAS NO BASE FLOOD REQUIREMENT). F.E.M.A. ADVISORY PANEL NO. LA-Q101 PLACES THE SUBJECT PROPERTY IN ZONE A HAVING AN ADVISORY BASE FLOOD ELEVATION OF 6')

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: *Patrick M. Haley*  
PATRICK M. HALEY  
LA LAND SURVEYOR, REG. NO. 5121

NOTES:

THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS CREATED FOR THE EXCLUSIVE USE OF THE TERREBONNE PARISH PLANNING AND ZONING DEPARTMENT.

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



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

SCALE: 1" = 300'		
REV. NO: 00	REV. DATE: -/-/-	REV. BY: --
REVISION DESCRIPTION:		
--		

DRAWN BY: PMH	APPROVED BY: PMH
DATE: 8/20/2014	JOB NO: 2014.0799
DRAWING NAME: REZONE.DWG	
PROJECTION: PROJECTION	
GEO. DATUM:   VERT. DATUM:	
GRID UNITS: US SURVEY FEET	
SHEET NO: 1	OF 1

PLAN PREPARED FOR REZONING  
FROM OPEN LAND (OL) TO LIGHT INDUSTRIAL (I-1)  
BEING A PORTION OF PROPERTY BELONGING TO  
NORTH HOLLYWOOD PLANTATION, L.L.C.  
LOCATED IN SECTIONS 85 & 86, T17S-R17E  
TERREBONNE PARISH, LOUISIANA



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

---

### MEMORANDUM

**To:** Dr. Budd Cloutier, Chairman  
Houma-Terrebonne Regional Planning Commission

**From:** Chris Pulaski, Senior Planner & Zoning Administrator  
Planning & Zoning Department

**Date:** June 5, 2014

**Re:** Discussion on increasing maximum width of driveways on R-1 corner lots

---

Since 2011, there have been five (5) variance requests approved by the Houma Board of Adjustment for an increase in the maximum driveway width from 30' (most of the increases to 36' and one to 42') to allow for a 2-car carport and attached storage shed for new residential construction on a corner lot in an R-1 district. The inclusion of a 2-car carport with an attached shed is a trend that we are likely to continue to see. Given the recreational activities of the area (namely hunting and fishing), buyers of this type and size residence are looking for a place to park two vehicles and still have secured storage for other items such as boats, yard equipment, bikes and other recreational gear. In some cases, the driveway on this corner lot is directly across from the driveway on the corner lot across the street however there are instances where the driveway is across from the front of houses.

Staff feels that the Subdivision Regulations and HTRPC should consider amending the zoning ordinance to allow for a 36' maximum driveway width for corner lots whose driveways are directly across from another residential driveway. I have attached a aerial photo as Exhibit A to demonstrate.

Please feel free to contact me at (985) 873-6568 or at [cpulaski@tpcg.org](mailto:cpulaski@tpcg.org) with any questions concerning this matter.

cc: HTRPC, Subdivision Regulations Review Committee  
Mr. Patrick Gordon, Planning & Zoning Department Director  
Council Reading File



Exhibit A



b. Two (2) one-directional driveways (minimum twelve (12) feet wide),

and must comply with all other requirements. Where two (2) drives are provided for one (1) frontage, the distance between drives measured along the right-of-way line shall not be less than:

Use	
Minimum Distance Between Drives	
(feet)	
Residential	12
Nonresidential	40

Normally not more than two (2) drives shall be provided to any single property frontages or business establishment. When more than two (2) are necessary to facilitate operations, the minimum distance between drives shall be increased to one hundred (100) feet. In the case of a corner property with frontage on two (2) or more streets and requiring driveways on more than one (1) frontage, the minimum distance between two (2) drives on one (1) frontage may be reduced to seventy-five (75) feet but must meet all other requirements.

(3) The driveway width should be adequate to handle properly the anticipated volume and type of traffic and shall conform within the range of dimensions below, measured at the narrowest point parallel to right-of-way.

Driveway Width		
(feet)		
Use	Minimum	Maximum
Residential	10	30
<b>Residential corner lots at intersections</b>	<b>10</b>	<b>36</b>
Nonresidential one-directional use	12	20
Nonresidential two-directional use	18	35

(4) Radius of curves at the junction of a driveway and the street pavement must not be greater than the frontage boundary line clearance and shall be developed within the following dimensions:

	Curve Radius (feet)		
Use	Desirable	Minimum	Maximum
Residential	2	5	10
Nonresidential	5	10	30



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



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

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

---

### MEMORANDUM

**To:** Dr. Budd Cloutier, Chairman  
Houma-Terrebonne Regional Planning Commission

**From:** Chris Pulaski, Senior Planner & Zoning Administrator  
Planning & Zoning Department

**Date:** June 5, 2014

**Re:** Discussion on side yard setback increase for corner lots in R-1 districts

---

The current side yard setback for corner lots in R-1 districts is 15'. In most cases, the back of the sidewalk is the property line which leaves 15' for a car to park in the driveway. When you consider that most drivers park 2-3 feet away from the side of the house/garage door and the depth of a typical parking stall is 18-20 feet, which means that cars and trucks are blocking most if not all of the sidewalk which is a violation of Parish Ordinance 22-11.

Staff feels that the Subdivision Regulations and HTRPC should consider amending the zoning ordinance to allow for a 20' side yard setback for corner lots in R-1 districts. This may result in slightly wider corner lots, but that is typical of single-family subdivision development. I have attached an aerial photo as Exhibit A to demonstrate.

Please feel free to contact me at (985) 873-6568 or at [cpulaski@tpcg.org](mailto:cpulaski@tpcg.org) with any questions concerning this matter.

cc: HTRPC, Subdivision Regulations Review Committee  
Mr. Patrick Gordon, Planning & Zoning Department Director  
Council Reading File

Exhibit A



ARTICLE IV. SUPPLEMENTARY REGULATIONS

approval of the board of adjustment in order that such board may set such reasonable terms and conditions as may be necessary for the protection of adjacent property and uses.

- (b) *Excess height.* In any district any main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located, provided that each required front, side and rear yard is increased one (1) foot for each foot of such excess height, and provided further, that where no front yard is required, the part of the structure exceeding the height specified for the district shall be set back from the vertical planes of all street lines one (1) foot for each two (2) feet of such excess height.
- (c) *Compensating bulk and open space.* To permit variety in the shape and bulk of structures in any district, part of a main structure may be erected or altered to a height in excess of that specified for the district in which the structure is located without increasing the yards or creating the setback as required above, provided a volume of space at least equal to the volume of space occupied by the structure exceeding the height limit is provided and kept open below the height limit; it is intended that such open space below the height limit shall compensate for the excessive bulk above the height limit, and to this end, both the excess bulk and the compensating open space shall be provided on the same building site.
- (d) *Accessory structures.* No accessory structure shall exceed the height of the main structure.

(City Code 1965, App. A, art. IV, § C; Ord. No. 7350 § I, 9-12-07)

**State law reference—** Planning for the height of buildings, R.S. 33:106.

**Sec. 28-74. Supplementary yard regulations.**

The following regulations shall apply in all districts as established in Article III of this chapter:

- (a) *Front yard depth.* In any residential district, any building site lying between two (2) building sites adjacent thereto and having dwellings erected upon them on the effective date of the ordinance from which this section derives shall have a front yard equal in depth at least to the average depth of the front yards of the building sites adjacent thereto; provided however, that no front yard shall be less than twenty (20) feet in depth, and no front yard shall be required to be more than thirty (30) percent of the depth of the building site.
- (b) *Side yard at abutting districts.* Where the side line (and rear line, in the case of a corner lot) of a building site in a business or an industrial district, except a C-4 District, abuts upon the side line of a building site in any residential district, there shall be provided on the building site lying in the business or industrial district and adjacent to the residential district a side yard (and rear yard, in the case of a corner lot) not less than twenty-five (25) feet in width. No part of the side yard required herein shall be used for a building or for any purpose other than landscaping; provided, however, that if screen planting at least eight (8) feet in height is provided and maintained, then as much as twenty (20) feet of the required side yard may be used for parking or other open air purposes not detrimental to the purpose of protection of the adjacent residential district.
- (c) *Corner building site.* In any district a corner building site having to its rear a building site facing toward the intersecting or side street shall have provided on the intersecting or side street side of the corner building site a side yard having width equal at least to the depth of the front yard required for a structure on the building site to the rear of the corner building site; provided, however, that this regulation shall not be applied to reduce the buildable width of the corner building site to less than thirty (30) feet nor require a side yard of more than fifteen (15) feet except in the case of an R-1 District where the required side yard shall be twenty (20) feet for lots in subdivisions approved after Month/Day/Year.