

Houma-Terrebonne Regional Planning Commission

Robbie Liner.....	Chairman
Jan Rogers.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
Ross Burgard.....	Member
Kyle Faulk.....	Member
Rev. Corion D. Gray.....	Member
Travion Smith.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

JUNE 15, 2023, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor, Houma, Louisiana**

A • G • E • N • D • A

I. CONVENE AS THE ZONING & LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES

1. Approval of Minutes of Zoning & Land Use Commission for the Regular Meeting of May 18, 2023

E. COMMUNICATIONS

F. PUBLIC HEARING:

1. Rezone from OL (Open Land) & R-1 (Single-Family Residential) to R-1 (Single-Family Residential); 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3; Leslie Marie, applicant (*Council District 8 / City of Houma Fire*)

G. OLD BUSINESS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 122 Banks Avenue, Lot 41, Block B, Mechanicville; Freddie Johnson, applicant (*Council District 1 / City of Houma Fire*)

H. NEW BUSINESS:

1. Parking Plan:
Construction of 97 parking spaces; 1520 Martin Luther King Boulevard; Aldi, Inc., applicant (*Council District 3 / Bayou Cane Fire*)

I. STAFF REPORT

J. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments
2. Chairman Comments

K. PUBLIC COMMENTS

L. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of May 18, 2023

E. APPROVE REMITTANCE OF PAYMENT FOR THE JUNE 15, 2023 INVOICES AND THE TREASURER'S REPORT OF MAY 2023

1. Martin & Pellegrin, CPAs to present 2022 Annual Audit for ratification and acceptance

F. COMMUNICATIONS

G. OLD BUSINESS:

1. a) Subdivision: Revised Parcel 3-A & Lot 49, Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1057 Four Point Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Four Geaux Louisiana, LLC; c/o Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application

H. APPLICATIONS / NEW BUSINESS:

1. a) Subdivision: Lots 5-A & 5-B, A Redivision of Lot 5 belonging to Michael A. Fesi, II and Melissa F. Fesi
Approval Requested: Process D, Minor Subdivision
Location: 3335 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 7 / City of Houma Fire District
Developer: Melissa F. Fesi
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Lots 8-A & 8-B of Block 6, A Redivision of Lot 8 of Barrow Subdivision, Property belonging to Jyothi Chuvatta-Madhava
Approval Requested: Process D, Minor Subdivision
Location: 1404A & 1404B Memory Lane and 460A & 460B Richmond Avenue, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Emmanuel Gutierrez
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Revised Parcel 3-A & Lot 50, A Redivision of Revised Parcel 3-A belonging to Four Geaux Louisiana, LLC
Approval Requested: Process D, Minor Subdivision
Location: 1055 Four Point Road, Dulac, Terrebonne Parish, LA
Government Districts: Council District 7 / Grand Caillou Fire District
Developer: Joann Kaack
Surveyor: Keneth L. Rembert Land Surveyors
b) Public Hearing
c) Variance Request: Variance from the minimum lot size requirement
d) Consider Approval of Said Application
4. a) Subdivision: Survey and Division of Property belonging to Katherine E. Florek into Lot 1 and Lot 2
Approval Requested: Process D, Minor Subdivision
Location: 1475 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Katherine E. Florek
Surveyor: David A. Waitz Engineering & Surveying, Inc.
b) Public Hearing
c) Consider Approval of Said Application

5. a) Subdivision: Survey & Division of Property belonging to Ricky C. Melancon and Laci Melancon into Lot 1, Lot 2, & Lot 3
 Approval Requested: Process D, Minor Subdivision
 Location: 2512 South Madison Road, Montegut, Terrebonne Parish, LA
 Government Districts: Council District 9 / Montegut Fire District
 Developer: Ricky & Laci Melancon
 Surveyor: David A. Waitz Engineering & Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: A Redivision of Tract II belonging to Gail Thibodaux, now or formerly, being a portion of Lot 40 of the Waubun, St. George & Isle of Cuba Plantation Subdivision to create Tract IV and Tract V
 Approval Requested: Process D, Minor Subdivision
 Location: 620 & 622 Main Project Road, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 4 / Schriever Fire District
 Developer: Gail Thibodaux
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
7. a) Subdivision: Division of Property belonging to William J. Washam to create Tract WW-1 and Tract WW-2
 Approval Requested: Process D, Minor Subdivision
 Location: 7060 & 7064 Main Street, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Cane Fire District
 Developer: William J. Washam
 Surveyor: Leonard Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

1. Discussion and possible action regarding the ratification of the 2022 HTRPC Annual Report

J. ADMINISTRATIVE APPROVAL(S):

1. Lot Line Adjustment between Tracts of Land for T. Baker Smith, Jr., Inc., C & J Real Estate Holdings, LLC and the Terrebonne Parish Consolidated Government; Section 105, T17S-R17E, Terrebonne Parish, LA (*Industrial Boulevard / Councilman Brien Pledger, District 1 & Councilman Dirk Guidry, District 8*)
2. Line Line Shift of Lots 25 & 26, Block 1, Tall Timbers Subdivision belonging to Travis M. Buquet Family Holdings, LLC; Section 89, T16S-R17E, Terrebonne Parish, LA (*510 & 512 Bayou Gardens Drive / Councilman John Amedée, District 4*)
3. Lot Line Adjustments of Lot 1, Tract 3 and Tract 4 into Revised Lot 1, Revised Tract 3 and Revised Tract 4 belonging to Best Boat & RV Park, LLC; Section 53, T19S-R17E, Terrebonne Parish, LA (*1741 Dr. Beatrous Road / Councilman Danny Babin, District 7*)
4. Revised Lots 25 & 26, A Redivision of Lots 25 & 26, Block 10 of Acadialand Subdivision belonging to Fairchild Investments, LLC, et al; Section 105, T17S-R17E, Terrebonne Parish, LA (*2206 & 2208 Mary Hughes Drive / Councilman Dirk Guidry, District 8*)
5. Lot Line Shift between Lots 27 and 31 of the Redivision of Lots 27, 29, & 31, Block 1 to Gibson Gardens Subdivision; Section 6, T16S-R14E, Terrebonne Parish, LA (*611 & 613 Cypress Street / Councilman Darrin Guidry, District 6*)
6. Lot Line Adjustment between Rev. Tract 2A, Lot 39 & Lot 45 into Rev. 2 Tract 2A, Rev. Lot 39 & Rev. Lot 45; Section 93, T21S-R18E, Terrebonne Parish, LA (*7822, 7818, & 7816 Waterfront Drive / Councilman Dirk Guidry, District 8*)

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION
ZONING & LAND USE COMMISSION
MEETING OF MAY 18, 2023

- A. The Chairman, Mr. Robbie Liner, called the meeting of May 18, 2023 of the HTRPC, convening as the Zoning & Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Thibodeaux and the Pledge of Allegiance led by Mr. Jan Rogers.
- B. Upon Roll Call, present were: Mr. Ross Burgard; Mr. Kyle Faulk; Mr. Robbie Liner, Chairman; Mr. Jan Rogers Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Ms. Rachael Ellender, Secretary/Treasurer; Rev. Corion Gray; Mr. Travion Smith; and Mr. Barry Soudelier. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Derick Bercegeay, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *None.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Faulk moved, seconded by Mr. Rogers: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes as written, for the Zoning & Land Use Commission for the regular meeting of April 20, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Faulk. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **PUBLIC HEARINGS:**
1. The Chairman called the Public Hearing to order for the application by Freddie Johnson to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville in order to place a mobile home.
- a) Mr. Freddie Johnson, applicant, 212 Ashland Drive, discussed his request to rezone his property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Burgard: “THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing.”
- The Chairman called for a vote on the motion offered by Mr. Rogers. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend denial of the rezone application.
- e) Discussion was held regarding spot zoning and the application at the previous meeting with a similar situation, as well as speaking with the new Councilman in that area to get his thoughts on the continuous requests to rezone property in the Mechanicville area. The previous application had the same zoning district that was being requested corner to corner but that was not the case on this application.
- f) It was requested that Mr. Pulaski discuss the matter with Councilman Brien Pledger to get his thoughts.
- g) Mr. Thibodeaux moved, seconded by Mr. Faulk: “THAT the HTRPC, convening as the Zoning & Land Use Commission, continue the Public Hearing for the request to rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 122 Banks Avenue, Lot 41, Block B, Mechanicville until the next regular meeting of June 15, 2023.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Liner; **ABSENT:** Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

2. The Chairman called the Public Hearing to order for the application by John D. Stevens, Sr. to rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium) 108 & 110 Marcel Lane, Tract A-B-C-D-A.

- a) Mr. Ken Rembert, Keneth L. Rembert Land Surveyors, representing the applicant, discussed his request to rezone the property.
- b) No one from the public was present to speak on the matter.
- c) Mr. Rogers moved, seconded by Mr. Faulk: "THAT the HTRPC, convening as the Zoning & Land Use Commission, close the Public Hearing."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- d) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the rezone application.
- e) Discussion was held regarding R-3M versus R-2M for duplexes and the applicant's proposal to do townhomes similar to what he had done before on different property and the size of the lot.
- f) Discussion ensued regarding access off of Main Street and the unlikeliness of LA DOTD allowing any driveways off of the state highway.
- g) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC, convening as the Zoning & Land Use Commission, recommend approval of the request to rezone from R-1 (Single-Family Residential) to R-3M (Multi-Family Residential, Town House Condominium) 108 & 110 Marcel Lane, Tract A-B-C-D-A and forward to the Terrebonne Parish Council for final consideration."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. NEW BUSINESS

1. Parking Plan:

The Chairman called to order the application for Parking Plan Approval for the construction of 60 parking spaces at 140 Library Drive for the South Louisiana Wetlands Discovery Center.

- a) Mr. David Waitz, David A. Waitz Engineering & Surveying, Inc., representing the applicant, discussed the parking plan request.
- b) No one from the public was present to speak on the matter.
- c) Mr. Pulaski discussed the Staff Report and stated Staff would recommend approval of the Parking Plan application.
- d) Mr. Faulk moved, seconded by Mr. Thibodeaux: "THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan for the construction of 60 parking spaces at 140 Library Drive for South Louisiana Wetlands Discovery Center."

The Chairman called for a vote on the motion offered by Mr. Faulk. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

- a) Mr. Rogers moved, seconded by Mr. Burgard: "THAT the HTRPC, convening as the Zoning & Land Use Commission, call for a Public Hearing for an application by Leslie Marie to rezone from OL (Open Land) and R-1 (Single-Family Residential) to R-1 (Single-Family Residential) 773 East Woodlawn Ranch Road, Lot 13, Block 2, Woodlawn Ranch Acres, Add. No. 3 for Thursday, June 15, 2023 at 6:00 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender,

Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

H. STAFF REPORT: None.

I. COMMISSION COMMENTS:

1. Zoning & Land Use Commissioners' Comments: None.
2. Chairman's Comments: None.

J. PUBLIC COMMENTS: None.

K. Mr. Rogers moved, seconded by Mr. Burgard: "THAT there being no further business to come before the HTRPC, convening as the Zoning & Land Use Commission, the meeting be adjourned at 6:21 p.m."

The Chairman called for a vote on the motion offered by Mr. Rogers. THERE WAS RECORDED: YEAS: Mr. Burgard, Mr. Faulk, Mr. Rogers, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Liner; ABSENT: Ms. Ellender, Rev. Gray, Mr. Smith, and Mr. Soudelier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Robbie Liner, Chairman
Zoning & Land Use Commission

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

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF MAY 18, 2023.

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

ZLU / D

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. *SEE ATTACHED SHEET*

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. *SEE ATTACHED SHEET*

4. MARKET INFORMATION: Applicable only if the following conditions are met:

- n/a*
- 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.

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- 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. *n/a*
- 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. *SEE ATTACHED SHEET*
- 7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment. *n/a*

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):

Leslie & Sandra Marie
4211 Country Drive Bourg LA 70343

- 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:

X Leslie Marie

- 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 2.49 acres. A sum of \$30.23 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.

Leslie Marie *Leslie Marie*
 Signature of Owner or Authorized Agent

Reason for Amendment:

The property zoning doesn't permit the set back of home on open land.

I (Leslie Marie), Spouse (Sandra Marie), property owners 773 East Woodlawn Road are requesting rezoning to place primary residence further toward the rear of the property. This will balance the use of the property, give the property more of a scenic view in relation to the depth of the property, and makes of a better positioning of the home. It also gives more privacy from neighboring properties, as well as in my opinion a more beautifying effect on the property. It does not affect any other property within the area. I am hoping to get favorable consideration of the change as I know that it will enhance the site.

Development Schedule:

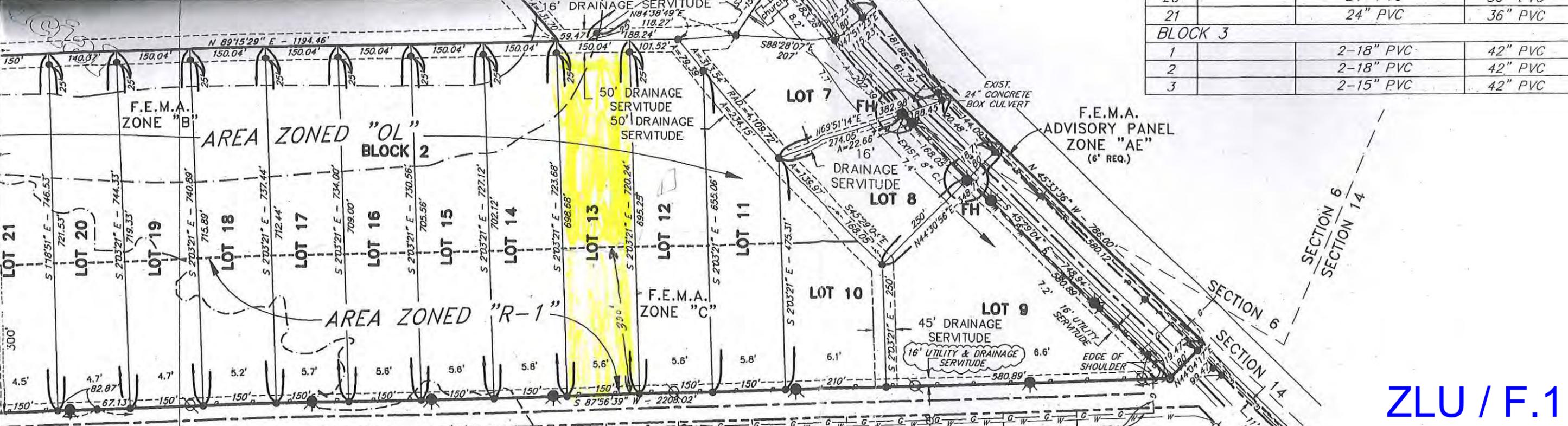
Development could commence 12 months after approval of application.

Effect Of Amendment:

The effect of the amendment should have only positive implications toward making the surrounding land uses more marketable in the future. I don't see any negatives of this change as it only effects the property in question and other surrounding property owners are not affected, which makes of a greater fairness to all.

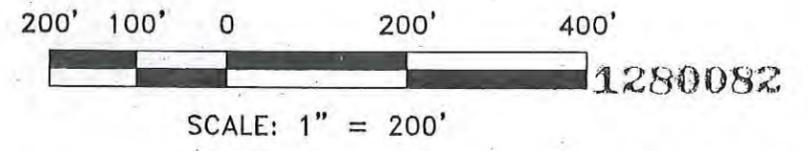
1280082

20	27" PVC	30" PVC
21	24" PVC	36" PVC
BLOCK 3		
1	2-18" PVC	42" PVC
2	2-18" PVC	42" PVC
3	2-15" PVC	42" PVC



ZLU / F.1

NAVD 88



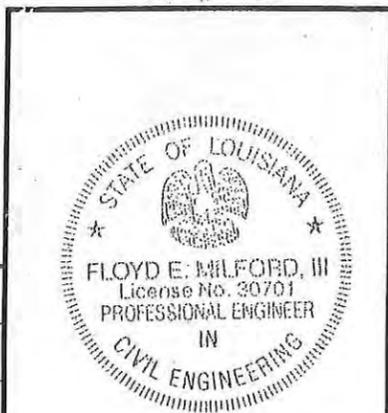
29 LOTS - TOTAL
 13 COMMERCIAL LOTS
 15 RESIDENTIAL LOTS
 1 CHURCH LOT

FINAL PLAT 768
 INDIVIDUAL SEWER
 LAND USE: COMMERCIAL &
 SINGLE-FAMILY RESIDENTIAL
 SUBDIVISION PLAN Map 12,840

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 80d NAIL SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3' INDICATES SPOT ELEVATION (BASED ON NAVD '88, EPOCH 2004)
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT ON EXISTING POWER POLE
- ⊙ BRASS DISK IN CONCRETE AT ELEVATION 8.13' N.A.V.D.

DATE	REVISION	BY
29MAY07	REVISIONS TO SERVITUDE	LAT
15FEB07	REVISIONS PER TPCG COMMENTS	TLK



WOODLAWN RANCH ACRES ADDENDUM NO. 3
WALTER LAND COMPANY - DEVELOPER
SECTIONS 6, 18 & 19, T17S-R18E,
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY: *[Signature]*

DRAWN: BKW
 CHK'D.: F.E.M. III
 SCALE: 1" = 200'
 DATE: 8SEPT06

JOB # 05-46 CAD # 0546-SD_FINAL_ACAD14

1280082

***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: 3/8/2023

Cedric Johnson, Freddie
Applicant's Name

212 Ashland Dr. Houma LA 70363
Address City State Zip

(985) 209-5496 303-5383
Telephone Number (Home) (Work)

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

122 Banks Ave.
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

122 Banks Avenue; Lot 41, Block B, Mechanicville

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: ✓ No _____ Yes

If Yes, Date of Last Application: n/a

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

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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):

Freddie D. Johnson 50% owner
Raymond L. Ruffin 50% owner

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:

X Freddie D. Johnson
X

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 < 1 acres. A sum of \$2500 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.

X Freddie D. Johnson
Signature of Owner or Authorized Agent

1. Reasons For This Amendment

Change in Conditions

Over the past few decades, numerous properties in the Mechanicville Subdivision have either undergone similar rezonings or have legal, nonconforming structures on them, in particular mobile homes. For many residents, mobile homes are the only affordable housing option. In 2020, TPCG Staff at the request of the Councilman and based on a recommendation by the Zoning & Land Use Commission applied to rezone all of the R-1 lots within Mechanicville to R-2. At the public hearing, several residents spoke in opposition and the Zoning & Land Use Commission recommended that the application be denied and let proposed rezones happen on a case-by-case basis.

2. Limitations On Proposed Amendments

No properties adjacent to 122 Banks Ave. are currently zoned R-3 (Multi-Family Residential) nor does the property meet the minimum size requirement for a new district.

3. Development Schedule

Immediately after approval, if granted.

4. Market Information

N/A

5. Public Need

There is a need for more affordable housing (i.e. mobile homes) in the community particularly after the destruction from Hurricane Ida.

6. Effect of Amendment

Many properties in this subdivision have legal, nonconforming mobile homes existing and this change would not alter the aesthetics with the addition of another mobile home.

7. Error

N/A

122 Banks Avenue
 Lot 41, Block B, Mechanicville

Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential)

Cedric Johnson, Applicant

Freddie



ZLU / F.1

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1b - PETERSEN ALUM. - #CEDAR 397C0290 SPRAY CODE - AT NICHIIA TOWERS A1c- GRANITE - AT EIFS	SEE SPEC FOR ADDITIONAL INFO
A2	BASE BID (BRICK 'A') SPEC-BRICK CONCRETE MASONRY VENEER	4Wx8Hx16L CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "85X DARK CHOCOLATE" A3- BRIGHT SILVER A3g - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3g - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A8	NOT USED		
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHIIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603; STARTER CHAIN - PART 26031062 BY SYSTEC
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	REF DETAIL 9/A601 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	16" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507; SEE 1/A121 FOR OVERFLOW SCUPPER SIZE
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM	ANODIZED ALUMINUM	RE: DWG A601 & A602

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A24	NOT USED		
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DWG C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #CEDAR 397C0290 SPRAY CODE	SEE SPEC FOR ADDITIONAL INFO
A29	DRYVIT SYSTEMS, INC EXTERIOR INSULATION FINISH SYSTEM	SANDPEBBLE FINE DPR COLOR # 104 DOVER SKY	SEE SPEC FOR ADDITIONAL INFO
A30	NOT USED		
A31	NICHIIHA CONTROL JOINT WITH "H" CLIP		
A32	3/4" ESTHETIC EIFS "V" GROOVE		
A33	EIFS EXPANSION JOINT		MAX 75' OC
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F.; SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F.; BREAK ROOM WINDOW @ 10'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNECT	FACTORY FINISH	SEE ELEC DWGS
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIIHA PANEL JOINTS C: ALIGN NICHIIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS

Issued:	Date:
A Owner Review	02/03/23
B Permit Set	02/03/23
C Bid Set	02/03/23
D	
E	

Revisions:	Date:
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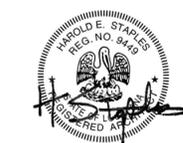
SGA Design Group, p.c.

1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

APPROVED
By Ken Deroche at 4:19 pm, May 10, 2023

DRAWN BY: ED
REVIEWED BY: GT

Seal



02/03/2023

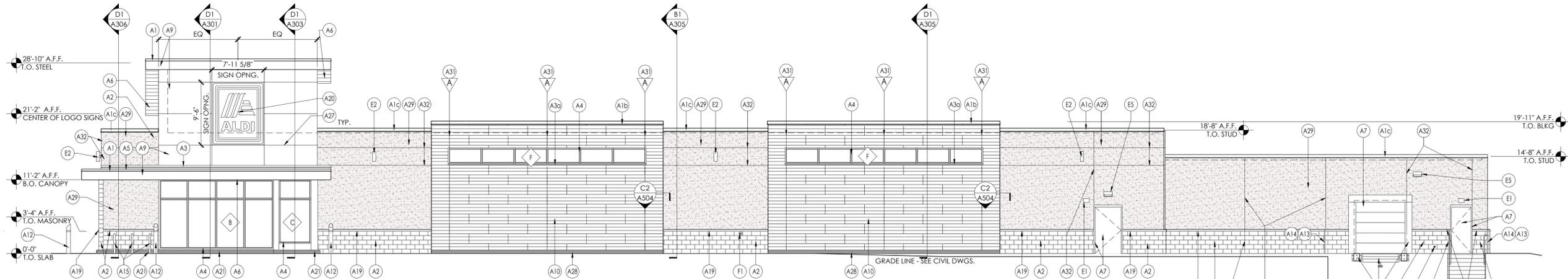
ALDI Inc.
30800 County Road 49
Loxley, AL 36551
(251) 336-3500

ALDI Inc. Store #: 91
Houma, LA
1520 Martin Luther King Blvd
Houma, LA 70360
Terrebonne Parish
Project Name & Location:

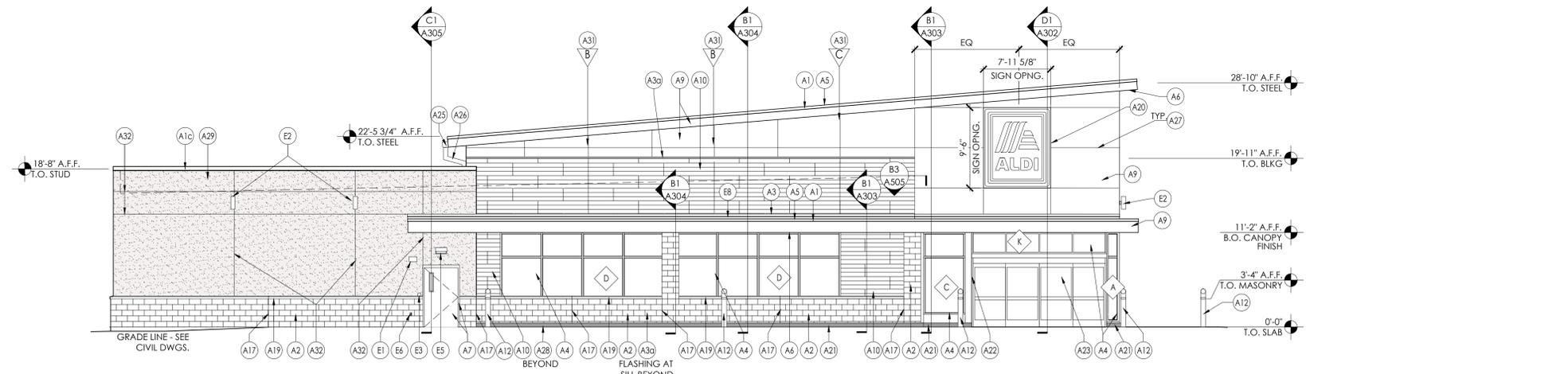
Exterior Elevations
Drawing Name:

Date: 02/03/23
Type: LHSDV7ER
Drawn By: A-201
Scale: As Noted

Project No.
22133313
Drawing No.



2 Front Elevation
SCALE: 1/8" = 1'-0"



1 Side Elevation
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

PLOTTED: 1/26/2023 3:04 PM

ZLU / H.1

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1b- PETERSEN ALUM - # CEDAR 397C0290 SPRAY CODE - AT NICHHA TOWERS A1c- GRANITE - AT EIFS	SEE SPEC FOR ADDITIONAL INFO
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Issued:	Date:
A Owner Review	02/03/23
B Permit Set	02/03/23
C Bid Set	02/03/23
D	
E	

Revisions:	Date:
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f: 918.587.8601
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APPROVED
By Ken Deroche at 4:19 pm, May 10, 2023

DRAWN BY: ED
REVIEWED BY: GT

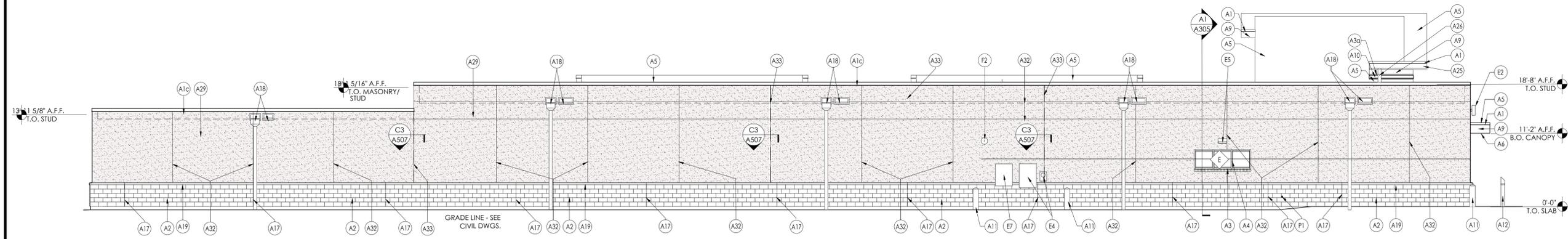
Seal

ALDI Inc.
30800 County Road 49
Loxley, AL 36551
(251) 336-3500

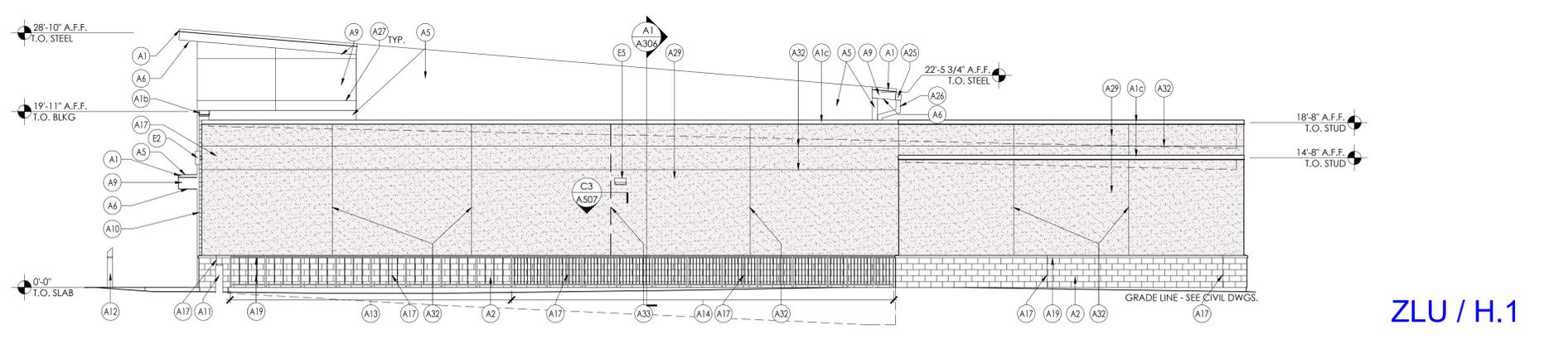
ALDI Inc. Store #: 91
Houma, LA
1520 Martin Luther King Blvd
Houma, LA 70360
Terrebonne Parish
Project Name & Location:

Exterior Elevations
Drawing Name: ZLU / H.1

Date:	02/03/23	Project No.	22133313
Type:	LHSDV7ER	Drawn By:	A-202
Scale:	As Noted	Drawing No.:	



2 Rear Elevation
SCALE: 1/8" = 1'-0"



1 Side Elevation
SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL

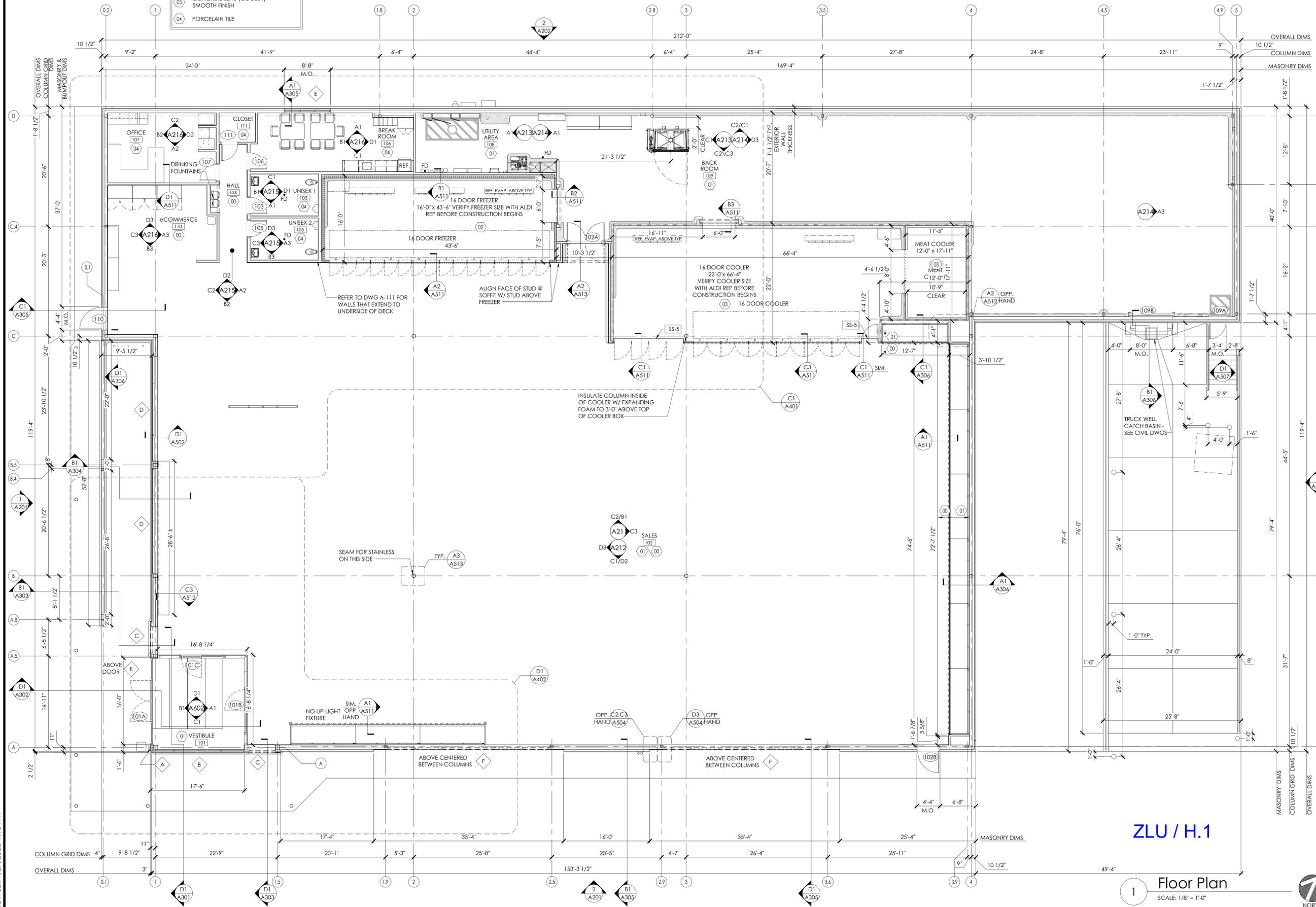
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FLOOR FINISH SCHEDULE

00	MAGNETIC VINYL TILE (MVT-1) SYSTEM OVER CONC. SLAB - OWNER PROVIDED
01	CONCRETE SLAB - SMOOTH FINISH
02	CONCRETE SLAB (FREEZER)- MEDIUM BROOM FINISH
03	CONCRETE SLAB (COOLER) - SMOOTH FINISH
04	PORCELAIN TILE

- NOTES:**
- REFER TO DRAWING A-603 FOR COLOR/ FINISH/ MATERIAL SCHEDULES.
 - ALL PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (IE. CLEAR)
 - PROVIDE BLOCKING AS NEEDED FOR ALL WALL MOUNTED ITEMS
 - FLAT STEEL IS REQ'D AT MERCH. FIXTURES COORD LOCATIONS W/ ALDI REP.
 - REFER TO DRAWING A-603 FOR INTERIOR METAL STUD INFORMATION

(X) INDICATES COLUMN DESIGNATION



Issued:	Date:
A Owner Review	02/03/23
B Permit Set	02/03/23
C Bid Set	02/03/23
D	
E	

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APPROVED
By Ken Deroche at 4:19 pm, May 10, 2023

DRAWN BY: ED
REVIEWED BY: GT



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Project Name & Location:

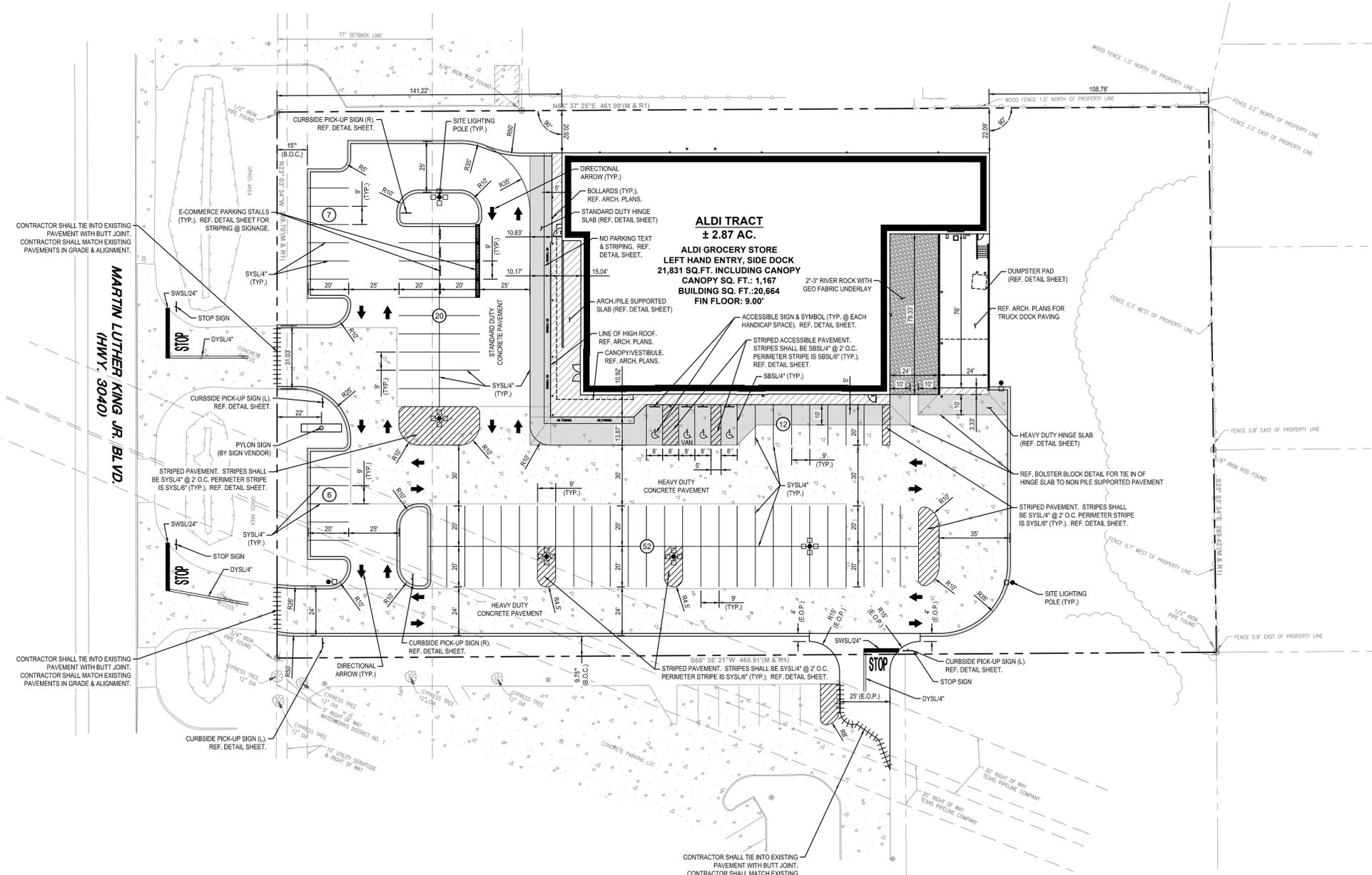
Floor Plan

Drawing Name: ZLU / H.1
Date: 02/03/23
Type: LHSDV7ER
Drawn By: A-101
Scale: As Noted

Project No. 22133313
Drawing No.

PLOTTED: 1/27/2023 1:13 PM

Z:\2020\20-285\CIVIL\CADD\20-285 C-1 SITE.DWG



- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
 - ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
 - PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 11/3/2021 BY DUPLANTIS DESIGN GROUP.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF PYLON SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
 - PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
 - CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-IN CONNECTIONS TO THEIR FACILITIES.
 - ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO OUTSIDE FACE OF BUILDING.
 - THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE SITE SPECIFIC GEOTECHNICAL REPORT.
 - ALL NECESSARY PERMITS & APPROVALS GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
 - ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
 - ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
 - ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
 - THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE X, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 2252060265C DATED MAY 1, 1985.

- SITE LAYOUT NOTES:**
- SITE AREA = 42.87 ACRES.
 - DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI ARE 3 FEET UNLESS NOTED OTHERWISE.
 - SEE DRAWING C-4 THROUGH C-7 FOR DETAILS.
 - DIMENSIONS MARKED WITH AN ASTERISK (*) ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY & SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.

SITE ANALYSIS	
ALDI BUILDING	20,664 S.F.
PARKING	97 SPACES
RATIO	4.69 / 1,000 S.F.

AREA ANALYSIS	
ALDI TRACT	± 2.87 ACRES

LEGEND - STRIPING

SWSL4*	- SINGLE WHITE SOLID LINE / 4" WIDE
SWDL4*	- SINGLE WHITE DASHED LINE / 4" WIDE
DYSL4*	- DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL4*	- SINGLE YELLOW SOLID LINE / 4" WIDE
SBSL4*	- SINGLE BLUE SOLID LINE / 4" WIDE
SYSL6*	- SINGLE YELLOW SOLID LINE / 6" WIDE
SBSL6*	- SINGLE BLUE SOLID LINE / 6" WIDE
SWSL24*	- SINGLE WHITE SOLID LINE / 24" WIDE
SWSL8*	- SINGLE WHITE SOLID LINE / 8" WIDE

EXISTING LEGEND

	BARRICADE POST
	CANOPY SUPPORT
	DRAIN MANHOLE
	ELEVATION POINT
	FIRE HYDRANT
	FOUND PROPERTY CORNER
	GAS METER
	GAS RISER
	GAS SERVICE NO METER
	GAS UTILITY MARKER
	GAS VALVE
	GAS VENT
	LIGHT POLE
	POWER DROP
	POWER JUNCTION BOX
	POWER TRANSFORMER
	SEWER CLEANOUT
	SEWER LIFT STATION
	SEWER MANHOLE
	SEWER PUMP
	SIGN POLE
	TELEPHONE PEDESTAL
	TEMPORARY BENCHMARK
	TRAFFIC SIGN
	TREE
	WATER METER
	WATER VALVE

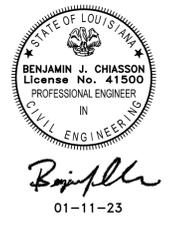
LEGEND - NEW IMPROVEMENTS

	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	STANDARD DUTY HINGE SLAB
	HEAVY DUTY HINGE SLAB
	ARCHITECTURAL/PILE SUPPORTED PAVEMENT
	2-3' RIVER ROCK
	BUILDING
	CURB & GUTTER
	PARKING SPACES
	SITE LIGHTING POLES
	DIRECTIONAL ARROWS
	BUTT JOINT

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SITE PLAN

SCALE IN FEET



ALDI GROCERY STORE
 1520 MARTIN LUTHER KING BLVD
 HOUMA, LOUISIANA 70364
 FOR ALDI INC. MT. JULIET DIVISION



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.	20-285
ISSUE FOR PERMIT	01/11/2023
CHECKED BY	NLM
DRAWN BY	GJP
SHEET NAME	C-1