

Houma-Terrebonne Regional Planning Commission

Daniel J. Babin.....Chairman
L. Arnold "Budd" Cloutier, O.D.....Vice-Chairman
Marsha Williams.....Secretary/Treasurer
Beryl A. Amedée.....Member
Richard Elfert.....Member
James A. Erny.....Member
Keith Kurtz.....Member
John Navy.....Member
W. Alex Ostheimer.....Member

AUGUST 20, 2009, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Special Meeting of June 25, 2009 and for the Regular Meeting of July 16, 2009

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); Lot 4, Square 4, Barrowtown; 2607 Isabel Street, Houma, Terrebonne Parish, Louisiana; Pearl C. Nixon, applicant
2. Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District); Lot 26, Block D, Mechanicville; 144 Samuel Street, Houma, Terrebonne Parish, Louisiana; Angela Castle, applicant

F. NEW BUSINESS:

1. Planning Approval:
Proposed church in a C-3 (Neighborhood Commercial) zoning district; 549 Andrew Street, Houma, Terrebonne Parish, Louisiana; Dularge Church, % Rev. Gilbert Parker, applicant
2. Planned Building Group:
 - a) Placement of an additional mobile home; 314 Grace Street, Terrebonne Parish, Louisiana; Paul & Debbie Lodrigue, applicants
 - b) Proposed apartment addition; 405 Westside Boulevard, Terrebonne Parish, Louisiana; Cypress Court Addendum 2, L.L.C., applicant
3. Preliminary Approvals:
 - a) Rezone from R-1 (Single-Family Residential District) to C-3 (Neighborhood Commercial District); Lot 1, Block 1, Pine Ridge Subdivision, 6548 Main Street, Terrebonne Parish, Louisiana; Paula Pontiff, applicant; and call a public hearing on said matter for September 17, 2009 at 6:00 p.m.
 - b) Rezone from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District); Lot 5, Block 3, Pontiff Subdivision, 272 Pontiff Street, Houma, Terrebonne Parish, Louisiana; Geraldine W. Callahan, % Dr. Leslie Walker & Linette Walker Boquet, applicants; and call a public hearing on said matter for September 17, 2009 at 6:00 p.m.

G. STAFF REPORT

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of July 16, 2009
2. Zoning & Land Use Commission Minutes for the Special Meeting of June 25, 2009 and for the Regular Meeting of July 16, 2009

D. APPROVE EMITTENCE OF PAYMENT FOR AUGUST 20, 2009 INVOICES AND TREASURER'S REPORT OF JULY 2009

E. COMMUNICATIONS

F. NEW BUSINESS:

1. Discussion and possible action regarding Enterprise Drive Extension as requested by Carroll Parr, Matherne Realty Partnership

G. OLD BUSINESS:

1. a) Subdivision: Burnette Place Subdivision
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Section 105, T17S-R17E, Terrebonne Parish, LA
Government Districts: Council District 1 / City of Houma Fire District
Developer: Burnette Place Subdivision, LP, % Dale C. Thompson, Sr.
Surveyor: GSE Associates, Inc.

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Survey of Tracts 10 & 11, A Redivision of a portion of property belonging to Lapeyrouse Seafood Bar & Grocery, Inc.
Approval Requested: Process D, Minor Subdivision
Location: Sections 71, 72, & 73, T20S-R18E, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: Lapeyrouse Seafood Bar & Grocery, Inc.
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

2. a) Subdivision: Plan showing Tracts 1 thru 4, A Redivision of property belonging to James H. Dupont
Approval Requested: Process D, Minor Subdivision
Location: Sections 73 & 74, T20S-R18E, Terrebonne Parish, LA
Government Districts: Council District 9 / Little Caillou Fire District
Developer: James H. Dupont
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

3. a) Subdivision: Survey & Redivision of Lots 1, 2, & 3 belonging to Howard Marcello, et al into Lots 1-A, 2-A, 3-A & 4
Approval Requested: Process D, Minor Subdivision
Location: Section 13, T17S-R16E, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Black Fire District
Developer: Howard Marcello & Curtis Marcello
Surveyor: David A. Waitz Engineering and Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application

4. a) Subdivision: Sugarland Subdivision, Addendum No. 5
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: Sections 132 & 133, T15S-R16E, Terrebonne Parish, LA
Government Districts: Council District 6 / Schriever Fire District
Developer: Development Ventures, L.L.C.
Surveyor: Milford & Associates, Inc.

b) Public Hearing

c) Consider Approval of Said Application

5. a) Subdivision: Survey and Division of a 45.04 acre tract being property belonging to Priya Properties, L.L.C. into Tract B and Tract C
 Approval Requested: Process D, Minor Subdivision
 Location: Section 141, T15S-R16E, Terrebonne Parish, LA
 Government Districts: Council District 2 & 4 / Schriever Fire District
 Developer: Priya Properties, L.L.C., % Dr. Raja Talluri
 Surveyor: David A. Waitz Engineering and Surveying, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Evangeline Business Park, Phase 2
 Approval Requested: Process C, Major Subdivision-Final
 Location: Sections 7, 69, & 82, T16S-R17E, Terrebonne Parish, LA
 Government Districts: Council District 4 / Bayou Cane Fire District
 Developer: Evangeline Business Park, L.L.C.
 Engineer: David A. Waitz Engineering and Surveying, Inc.
 - b) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVALS:

1. Survey of Revised Tracts 2 & 4 of a partition of former Earl Hutcherson Property, Section 59, T18S-R19E, Terrebonne Parish, LA
2. Survey of Revised Property Lines belonging to Louis J. Arceneaux, Jr., et als, Section 41, T17S-R18E, Terrebonne & Lafourche Parishes, LA
3. Survey of Revised Lots 21 thru 24, Block 1 of Addendum No. 3, Phase "A" to Terra Cane Heights Subdivision, Section 104, T17S-R17E, Terrebonne Parish, LA
4. Survey of Revised Lots 13 & 15, Block 1, Houma Brick & Box Co. Subdivision, Section 6, T17S-R17E, Terrebonne Parish, LA
5. Revised Tracts "B", "C", & "D", A Redivision of Property belonging to Willard E. Rodrigue, et al, Section 3, T17S-R18E, Terrebonne & Lafourche Parishes, LA
6. Survey of Revised Lot 25, Block 3, Addendum No. 1 to Crescent Subdivision, Section 81, T17S-R16E, Terrebonne Parish, LA
7. Plan showing Tracts "A" & "B", Property belonging to Estate of Anna C. Plauche, et al, Sections 4 & 5, T19S-R18E, Terrebonne Parish, LA
8. Division of 56.92 acres± along LA Hwy. 311 within the Rebecca Plantation, Section 10, T16S-R16E, Terrebonne Parish, LA
9. Plan showing Revised Lots 25 & 26, Cocodrie's End Subdivision, Section 86, T21S-R18E, Terrebonne Parish, LA
10. Survey of Lot 2A (Elaine Agnes Frederick) to be purchased by T.P.C.G., Section 32, T18S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORTS:

1. Subdivision Regulations Review Committee
Public Hearing
 - a) Mobile Home Park Regulations
 - (1) Conventional Mobile Home Parks
 - (2) RV Parks
 - (3) Residential Building Parks
 - b) Planned Unit Developments (PUD) Revisions
2. Comprehensive Master Plan Update Committee

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JUNE 25, 2009

- A. The Chairman called the special meeting of June 25, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 4:32 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Dr. L.A. "Budd" Cloutier and the Pledge of Allegiance led by Mr. Keith Kurtz.
- B. Upon Roll Call, present were: Mrs. Beryl Amedée; Dr. L.A. "Budd" Cloutier, Vice-Chairman; Daniel Babin, Chairman; Mr. Richard Elfert; Mr. James Erny, Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call was: None. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. **NEW BUSINESS:**
1. **Planned Building Group Approval:**
- a) The Chairman stated the next item on the agenda under new business was an application by Rene Koch requesting planning approval for a proposed modular classroom at Vandebilt Catholic High School located at 209 South Hollywood Road.
- (1) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval.
- (3) Discussion was held with regard to planned building groups and their purpose and why they are required.
- (4) Mr. Erny moved, seconded by Mr. Ostheimer: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group application for a proposed modular classroom at Vandebilt Catholic High School located at 209 South Hollywood Road."
- (5) Discussion was held with regard to sprinkler systems; whereas, the building would have to follow state fire marshal codes and regulations.
- The Chairman called for a vote on the motion offered by Mr. Erny. THERE WAS RECORDED: YEAS: Mrs. Amedée, Dr. Cloutier, Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- D. **COMMISSION COMMENTS:**
1. **Planning Commissioners' Comments:**
- a) Mr. Erny requested holding special meetings at a specified day and time on a monthly basis. The Chairman stated it wasn't their intent to have monthly special meetings and had them upon request and need by Developers.
2. **Chairman's Comments:**
- a) Mrs. Robinson used this time to inform the Commissioners of recent rezoning applications reviewed by the Terrebonne Parish Council. She stated the rezoning request for Lots 1-10 of Village Square Subdivision, 5619 Hwy. 311, and 219 Carolyn Avenue were approved and 115 Simmons Drive was denied. She stated the Commission recommended denial for 219 Carolyn Avenue, but was overturned by the Council.
- (1) Mr. Elfert questioned the Council overturning their recommendation with no discussion by the Council or reasoning why it was overturned.
- (2) Discussion was held with regard to the Chairman meeting with Council Chairwoman Arlanda Williams to request to give reasoning as a courtesy.
- (3) Discussion was held with regard to having a representative at the Council meetings to address the Planning Commission's recommendations.
- (4) Mr. Gordon stated reasoning for denials and procedures for appeals are outlined in the Subdivision Regulations but are not for zoning and suggested a change in the regulations.
- E. **PUBLIC Comments:** None.

- F. Dr. Cloutier moved, seconded by Mrs. Williams: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 5:00 p.m.”

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

Daniel J. Babin, 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’S SPECIAL MEETING OF JUNE 25, 2009.

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

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF JULY 16, 2009

- A. The Chairman called the meeting of July 16, 2009 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:05 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by Mr. Alex Ostheimer and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Daniel Babin, Chairman; Mr. Richard Elfert; Mr. James Erny; Mr. Keith Kurtz; Mr. John Navy; Mr. Alex Ostheimer; and Mrs. Marsha Williams, Secretary/Treasurer. Absent at the time of Roll Call were: Mrs. Beryl A. Amedée and Dr. L.A. Cloutier, Jr., O.D., Vice-Chairman. Also present were Patrick Gordon, Director and Jennifer Robinson, Senior Planner, Department of Planning & Zoning; and Laddie Freeman, Legal Advisor.
- C. Mr. Erny moved, seconded by Ms. Williams: "THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, of the Zoning and Land Use Commission for the regular meeting of June 18, 2009."

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

- D. COMMUNICATIONS: None.

The Chairman recognized Councilman Alvin Tillman, District 1 and Mr. Roosevelt Thomas and Mr. Rickie Pitre of the Terrebonne Parish School Board in the audience.

- E. PUBLIC HEARINGS:

1. The Chairman call to order the public hearing for the application by Mid-City Court Properties, L.L.C. to rezone from R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) 102-222 Mid City Court, Terrebonne Parish, Louisiana.

- a) Mr. Galen Bollinger, Charles L. McDonald Land Surveyors, representing Mr. & Mrs. Franklin Bishop discussed the location and request for rezoning.
- b) No one was present from the public to speak.
- c) Mr. Navy moved, seconded by Mrs. Williams: "THAT the public hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Navy. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée and Dr. Cloutier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Discussion was held with regard to the extension of the mobile home park and the matter being approved by the Planning Commission at that time.
- f) Mr. Erny moved, seconded by Mr. Elfert: "THAT the HTRPC, convening as the Zoning and Land Use Commission, approve the application to rezone from R-1 (Single-Family Residential District) and C-3 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) 102-222 Mid City Court, Terrebonne Parish, Louisiana."
- g) Discussion was held with regard to the existing gravel road's narrow width.

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

2. The Chairman call to order the public hearing for the application by Doyle Properties, Inc., c/o Brad Doyle to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) Lot 1-B, Block 3, Daigle Place Subdivision, Sections 6, 7, & 98, T17S-R17E, Houma, Terrebonne Parish, Louisiana.

- a) The Chairman stated he received a call from Mr. Doyle who stated he would not be able to attend the meeting to represent his application.
- b) No one was present from the public to speak.
- c) Mr. Ostheimer moved, seconded by Mrs. Williams: "THAT the public hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Elfert, Mr. Erny, Mr. Kurtz, Mr. Navy, Mr. Ostheimer, and Mrs. Williams; NAYS: None; ABSTAINING: Mr. Babin; ABSENT: Mrs. Amedée and Dr. Cloutier. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- d) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval of the rezoning request.
- e) Mr. Erny moved, seconded by Mr. Ostheimer and Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, approve the application to rezone from C-3 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) Lot 1-B, Block 3, Daigle Place Subdivision, Sections 6, 7, & 98, T17S-R17E, Houma, Terrebonne Parish, Louisiana."

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

F. NEW BUSINESS:

1. Home Occupation:

a) The Chairman stated the next item under new business was an application by Reed & Lynette Callahan requesting home occupation approval for proposed cooking classes in an R-1 (Single-Family Residential District) located at 310 Wildwood Drive.

- (1) The Chairman recognized Mrs. Lynette Callahan, 310 Wildwood Drive, who discussed her request for a home occupation. She stated she would hold cooking classes for 6-12 year olds in her home.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval.
- (3) Discussion was held with regard to parking; whereas, the students would be dropped off and picked up.
- (4) Mr. Navy moved, seconded by Mr. Erny: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the home occupation application for proposed cooking classes in an R-1 (Single-Family Residential District) located at 310 Wildwood Drive."
- (5) Discussion was held with regard to parking and enforcement; whereas, Staff stated it would be complaint-driven.

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

2. Planned Building Group Approval:

a) The Chairman stated the next item under new business was an application by LeGrace Properties, L.L.C. requesting planned building group approval for two (2) additional duplexes to be located at 388E, 388F, 388G, & 388H Monarch Drive.

- (1) The Chairman recognized Mr. James L. Brown, Sr., 167 Kingswood Drive, who discussed his request for planned building group approval.
- (2) Mrs. Robinson discussed the Staff Report and stated Staff recommended approval.

- (3) The Chairman recognized Ms. Janice Bellow, 213 Rhonda Street, who inquired about the request and access to the duplexes.
- (4) Discussion was held with regard to zoning, play area, and adjacent property.
- (5) Mr. Gordon suggested showing both lots on the plat, along with the other apartments including the play area.
- (6) Mr. Erny moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning & Land Use Commission, approve the planned building group approval for two (2) additional duplexes to be located at 388E, 388F, 388G, & 388H Monarch Drive as per Mr. Gordon's suggestion; submittal of a revised plat illustrating both lots, all structures on both lots, and the play area on the second lot."

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

3. Preliminary Hearings:

- a) Mr. Navy moved, seconded by Mrs. Williams: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to Rezone from R-1 (Single-Family Residential District) to R-3 (Multi-Family Residential District) Lot 4, Square 4, Barrowtown; 2607 Isabel Street, Houma, Terrebonne Parish, Louisiana; Pearl C. Nixon, applicant; and call a public hearing on said matter for Thursday, August 20, 2009 at 6:00 p.m."

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

- b) Mrs. Williams moved, seconded by Mr. Navy: "THAT the HTRPC, convening as the Zoning and Land Use Commission, call a public hearing to Lot 26, Block D, Mechanicville; 144 Samuel Street, Houma, Terrebonne Parish, Louisiana; Angela Castle, applicant; and call a public hearing on said matter for Thursday, August 20, 2009 at 6:00 p.m."

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

G. STAFF REPORT: None.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS:

1. The Chairman recognized Ms. Debbie Bourq, 503 Bayou Gardens Drive, who read a statement regarding zoning regulations, subdivision regulations, and the master plan.
 - a) Mr. Gordon stated that they will be holding public hearings with regard to the update to the master plan and would welcome Ms. Bourq to participate and offer her input. Staff got Ms. Bourq's number and stated they would call her on the date and time of the public hearing.
 - b) Mr. Elfert invited Ms. Bourq to also attend their Subdivision Regulations Review Committee meeting to be held on August 4, 2009 where some of her issues would be discussed.

J. Mrs. Williams moved, seconded by Mr. Kurtz: “THAT there being no further business to come before the Zoning and Land Use Commission, the meeting be adjourned at 6:50 p.m.”

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

Daniel J. Babin, 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 JULY 16, 2009.

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

CITY OF HOUMA ZONING COMMISSION
P.O. BOX 6097
HOUMA, LA 70361
(985)873-6563

ZLU09/23
Dist. 1

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: 6/24/09

Pearl Carvin Nixon
Applicant's Name

2607 Isabel Street Houma LA 70363
Address City State Zip

985-226-5509
Telephone Number (Home) (Work)

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

2607 Isabel Street Houma LA 70363
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: _____

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

AS SOON AS APPROVED APPLICANT WILL ORDER.

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:

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

Pearl Carvin Nixon

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;

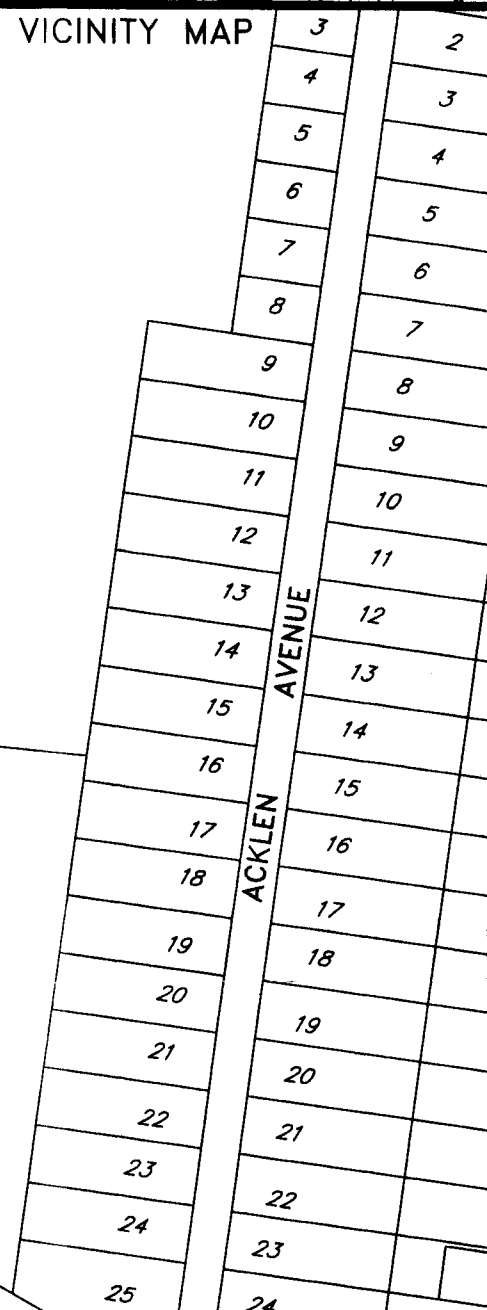
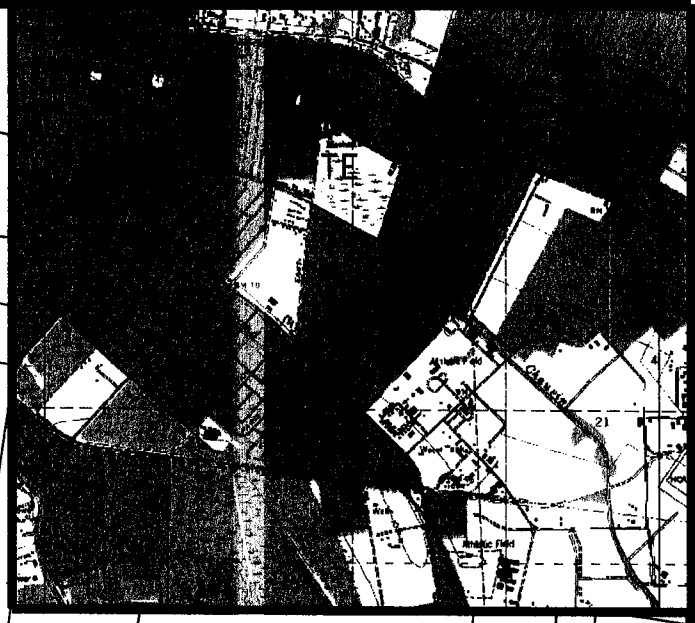
Maximum Charge - \$100.00

I (We) own 7200 sq. ft. acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent



THIS LOT IS LOCATED IN ZONE "C", AN AREA OF MINIMAL FLOODING.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DIMENSIONS MAY VARY SLIGHTLY WHEN SURVEYED.

MAP SHOWING LOT 4 BLOCK 4 OF BARROWTOWN SUBD TO BE REZONED FROM ZONE R-1 TO ZONE R-3 LOCATED IN SECTION 8, T17S-R17E, TERREBONNE PARISH, LOUISIANA

JUNE 23, 2009

SCALE: 1" = 200'

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

ZLU 09/24
Dist. 1

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: 6/19/09

Applicant's Name: Angela Castle

Address: 144 Samuel Street City: Houma State: LA Zip: 70363

Telephone Number (Home): (985) 857-9929 (Work): (985) 873-4058

Interest in Ownership (Owner, etc.): Olivia Castle Lot 26

Address of Property to be Rezoned & Description (Lot, Block, Subdivision): 144 Samuel Street of Block 'D' of Mechanicville

144 Samuel Street

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: 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.

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.

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:
-

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:
-

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

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 ,

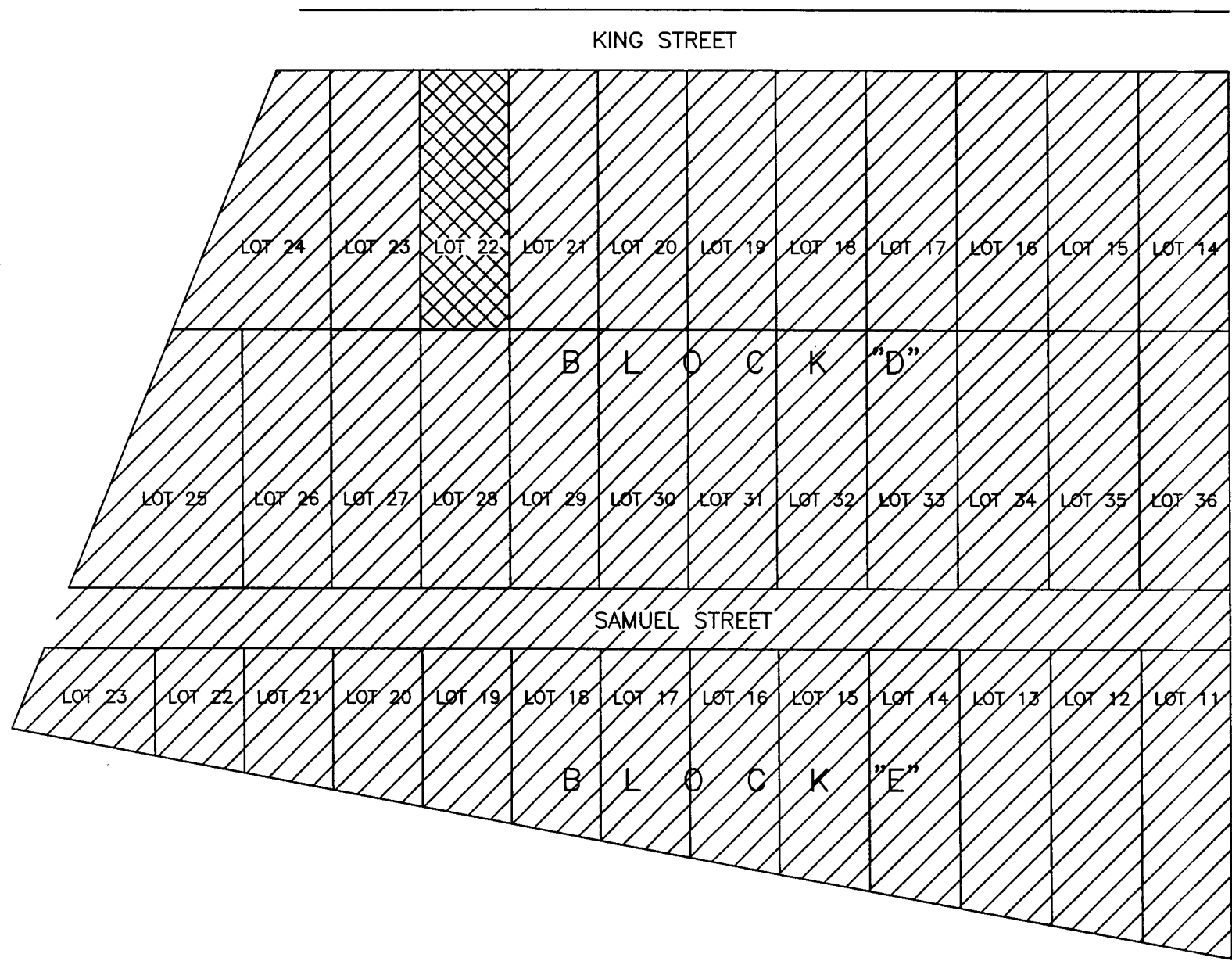
I (We) own .24 acres. A sum of \$ 25.00 dollars is enclosed and made a part of this application.



DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.



Signature of Owner or Authorized Agent



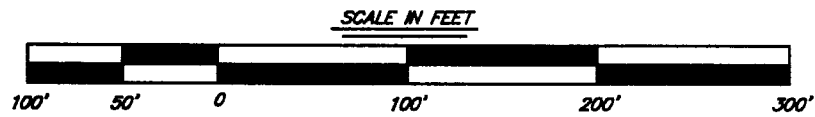
 EXISTING ZONE R1
 EXISTING ZONE R3

OWNER: ANGELA CASTLE
 144 SAMUEL STREET
 HOUMA, LOUISIANA 70363

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

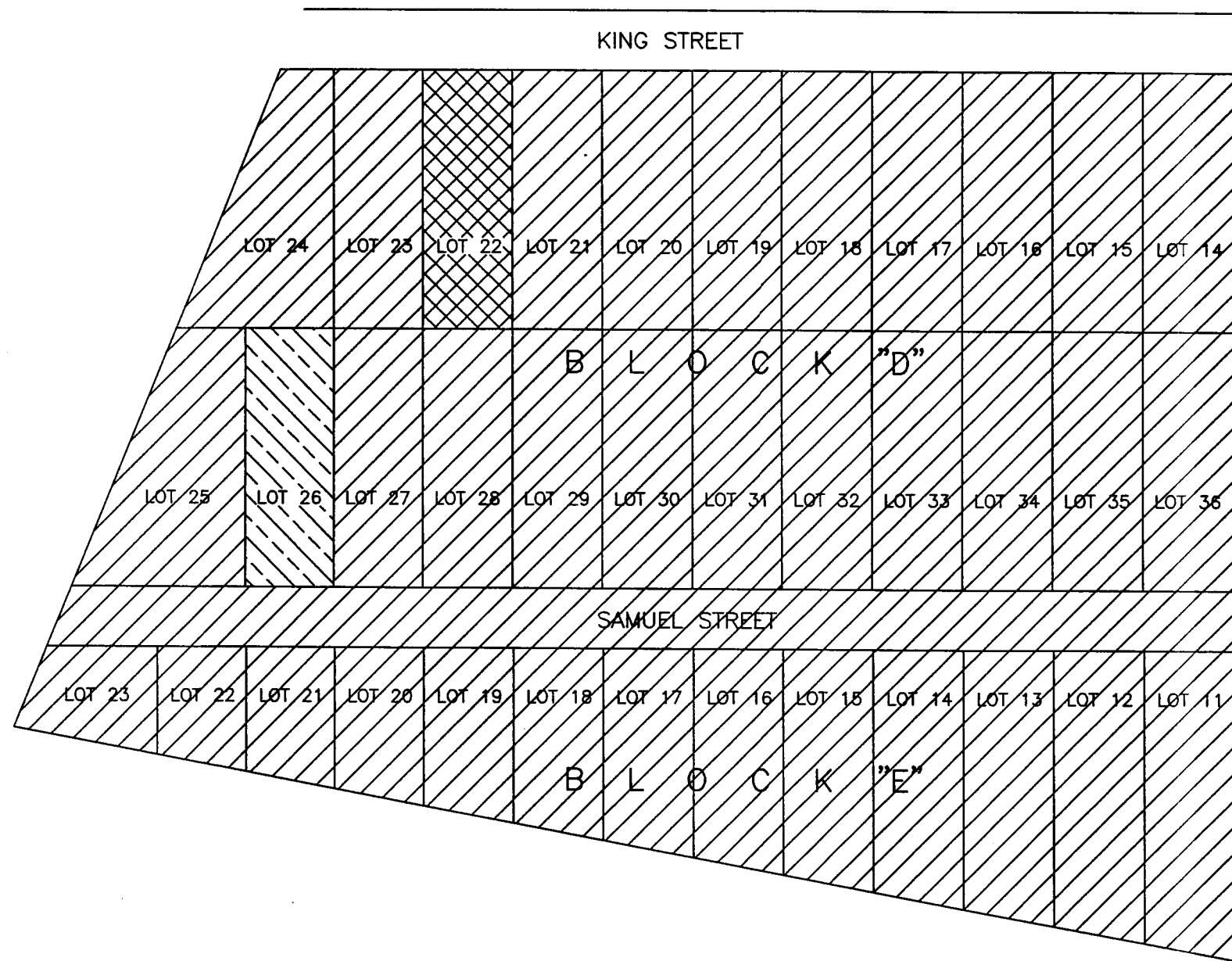
DATE: JUNE 29, 2009



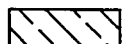
NOTE: THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.



**EXISTING ZONING MAP FOR LOT 26, BLOCK D
 OF MECHANICVILLE SUBDIVISION
 LOCATED IN SECTION 9, T17S-R17E
 TERREBONNE PARISH, LOUISIANA**

EXHIBIT "A"

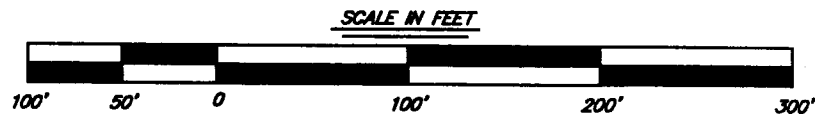


-  EXISTING ZONE R1
-  EXISTING ZONE R3
-  PROPOSED ZONE R3

OWNER: ANGELA CASTLE
 144 SAMUEL STREET
 HOUMA, LOUISIANA 70363

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

NOTE: THIS MAP DOES NOT REPRESENT
 A BOUNDARY SURVEY.



***PROPOSED ZONING MAP FOR LOT 26, BLOCK D
 OF MECHANICVILLE SUBDIVISION
 LOCATED IN SECTION 9, T17S-R17E
 TERREBONNE PARISH, LOUISIANA***

EXHIBIT "B"

DATE: NOVEMBER 11, 2008

FILE: DWGS\2008\08-212\ZONING MAPS.dwg

**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

ZL1109/26
Dist. 2

**Zoning & Land Use Commission
Application**

Name: Dularge Church (Rev. Gilbert Parker)
Address: 126 Williams Street, Houma, LA. 70363
Phone: 985. 876-4009

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

The premises affected are situated at 549 Andrew St, Houma, LA. 70360 in a
C-3 Zoning District. The legal description of the property involved in this application
is: on the right descending bank of Bayou Terrebonne, But Not
Fronting Thereon Containing 3.158 Acres on survey of Tract ^{over} →

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

Applicant's interest in the premises affected: Pastor

Approximate cost of work involved: \$50,000.00

Explanation of property use: Church

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

Ground Floor Plan and Elevations attached: ✓ Yes _____ No

Address of adjacent property owners:

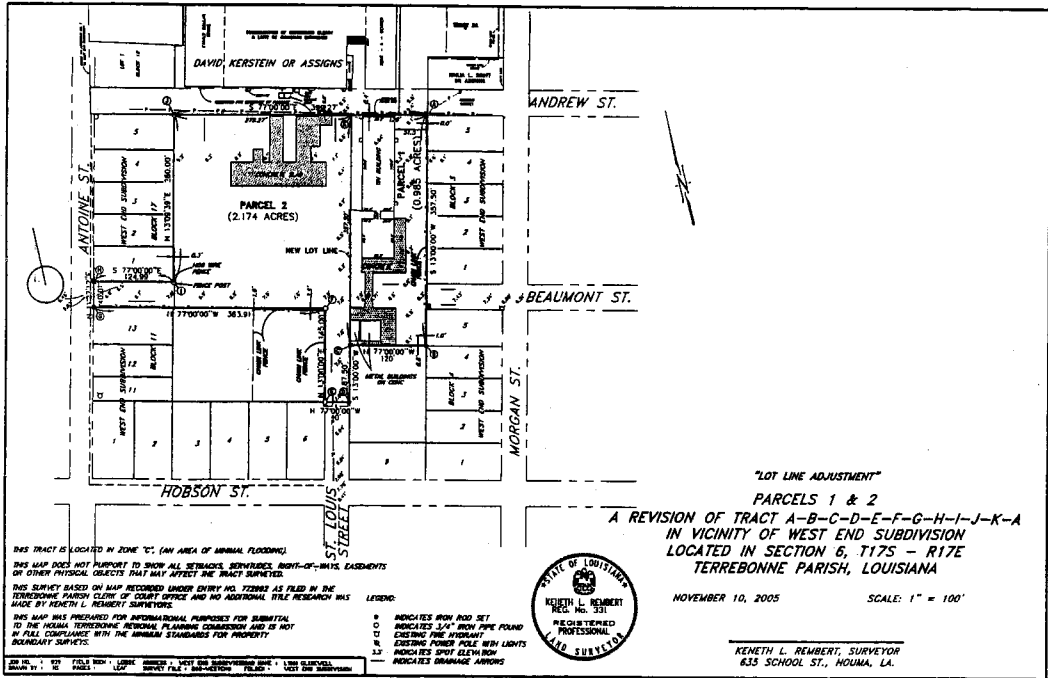
- Concerned Clergy
117 Antione St.
Houma, LA. 70360
- Tommy's Cab Co
634 Hobson St
Houma LA 70360
- Henriette D. Jones
204 Morgan St
Houma La.

Signature of Applicant or Agent 985-876-4009
Phone Number

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

Rev. Gilbert Parker
Signature of Applicant or Agent 7-13-09
Date

RENOVATION PROJECT
DULARGE CHURCH
 549 ANDREW STREET
 HOUMA, LOUISIANA 70360



THIS TRACT IS LOCATED IN ZONE "C", (AN AREA OF MINIMAL FLOODING).
 THIS MAP DOES NOT purPORT TO SHOW ALL SETBACKS, SEWERLINES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
 THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 72992 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.
 THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES FOR SUBMITTAL TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LEGEND:
 ○ INDICATES IRON ROD SET
 ○ INDICATES 1/4" IRON PIPE FOUND
 ○ EXISTING FIRE HYDRANT
 ○ EXISTING POWER POLE WITH LIGHTS
 ○ INDICATES SPOT ELEVATION
 ○ INDICATES DRAINAGE ARROWS



"LOT LINE ADJUSTMENT"
 PARCELS 1 & 2
 A REVISION OF TRACT A-B-C-D-E-F-G-H-I-J-K-A
 IN VICINITY OF WEST END SUBDIVISION
 LOCATED IN SECTION 6, T17S - R17E
 TERREBONNE PARISH, LOUISIANA
 NOVEMBER 10, 2005 SCALE: 1" = 100'
 KENNETH L. REMBERT, SURVEYOR
 635 SCHOOL ST., HOUMA, LA.

BOUNDARY SURVEY
 SCALE: 1" = 100'-0"



VICINITY MAP
 NOT TO SCALE

INDEX OF SHEETS

T1	TITLE SHEET
A1	EXISTING AND REVISED FLOOR PLANS
A2	SCHEDULES AND DETAILS
A3	REFLECTED CEILING PLAN AND SITE PLAN

1
T1

364303
 REVIEWED FOR
 STATE FINE MARSHAL
 AS PER REVIEW LETTER
 BY: WILLIAM D. JONES, ARCHITECT, CBO
William D. Jones

Houston J. Lirette, Jr.
 A Professional Architectural Corporation
members include 4 architects - national council of architectural registration board
 4014 West Main Street, Metairie, Louisiana 70009
 (504) 885-1444 fax (504) 881-0100 e-mail houston@hjl.com

architect

DULARGE CHURCH
 HOUMA, LOUISIANA 70360

FILED NOV 2005-1108 PLAT DATE 4/26/04
TITLE SHEET
DOB-0209
PROJECT NUMBER
FIELD DATE 4/26/04
DRAWN BY: GAP
CHKD BY: H.J.L.
REVISION REV. DATE
△ △ △
T1 of 1
SHEET NUMBER



Houston J. Lirette, Jr.
 A Professional Architectural Corporation
 9014 West Main Street, Houston, Louisiana 70340
 (985) 981-1454, fax (985) 981-0300 e-mail houston@hjl.com



DULARGE CHURCH
 #1504 N. 78th St. #2175560
 #1504 N. 78th St. #2175560

FILE THIS DRAWING
 FILE DATE: 4/28/07

REFLECTED CEILING PLAN
 AND SITE PLAN

008-0207

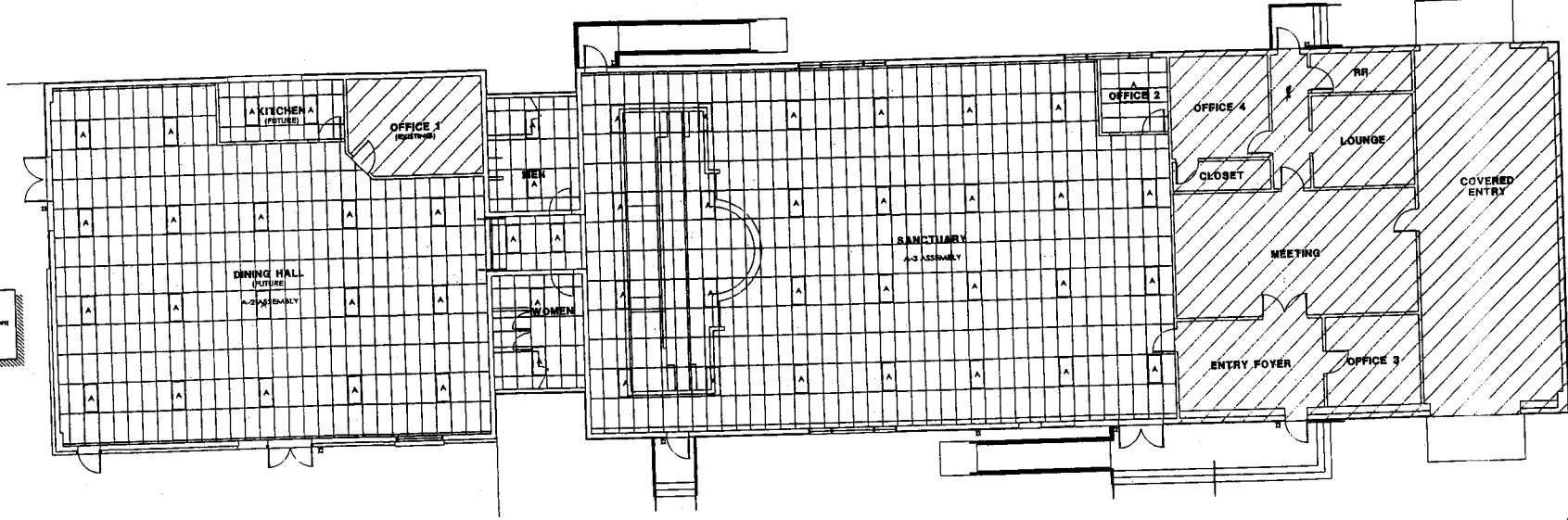
PROJECT NUMBER

FILE DATE: 4/28/07
 DRAWN BY: GAP
 CHECKED BY: H.J.L.

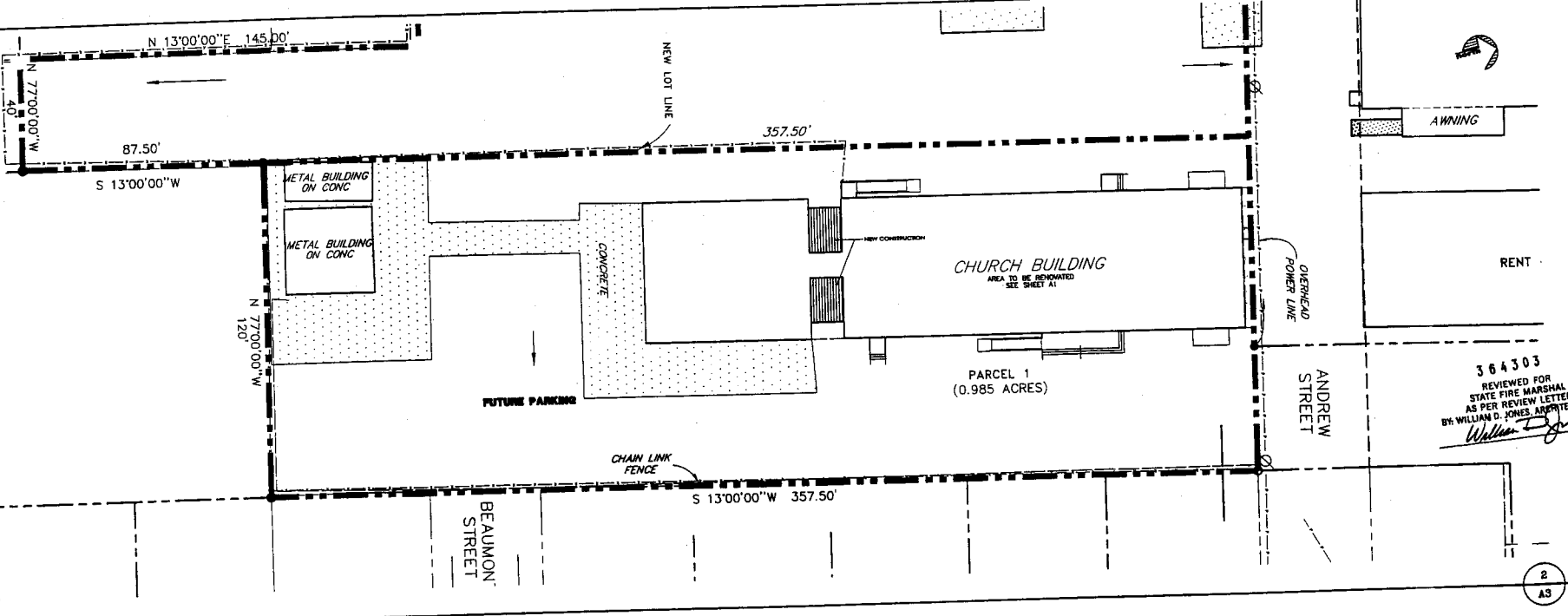
REVISION REV. DATE

△
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A3 OF 3
 SHEET NUMBER



REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"



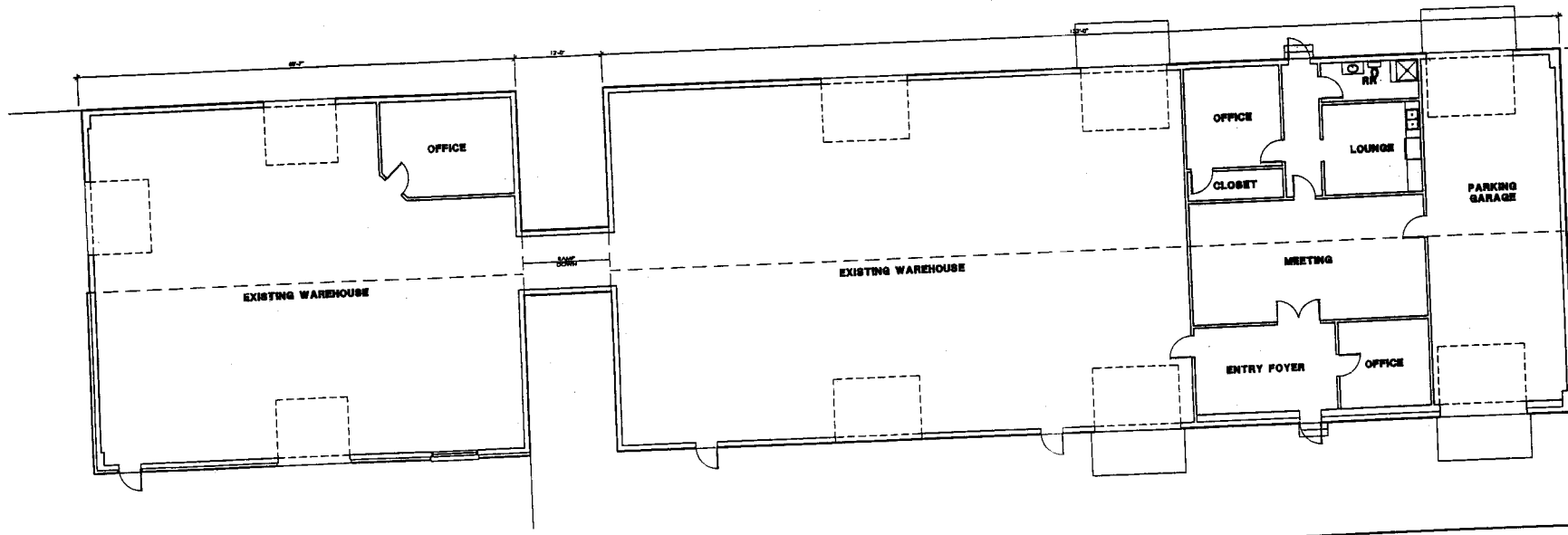
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 AS PER REVIEW LETTER
 BY WILLIAM D. JONES, ARCHITECT, CBO
William D. Jones

1
 A3

2
 A3

SCHEDULE
 Material:
 - SUBSTITUTIONS IN FINISHES LAMP
 Door:
 Casework:
 Light fixture:

PLAN



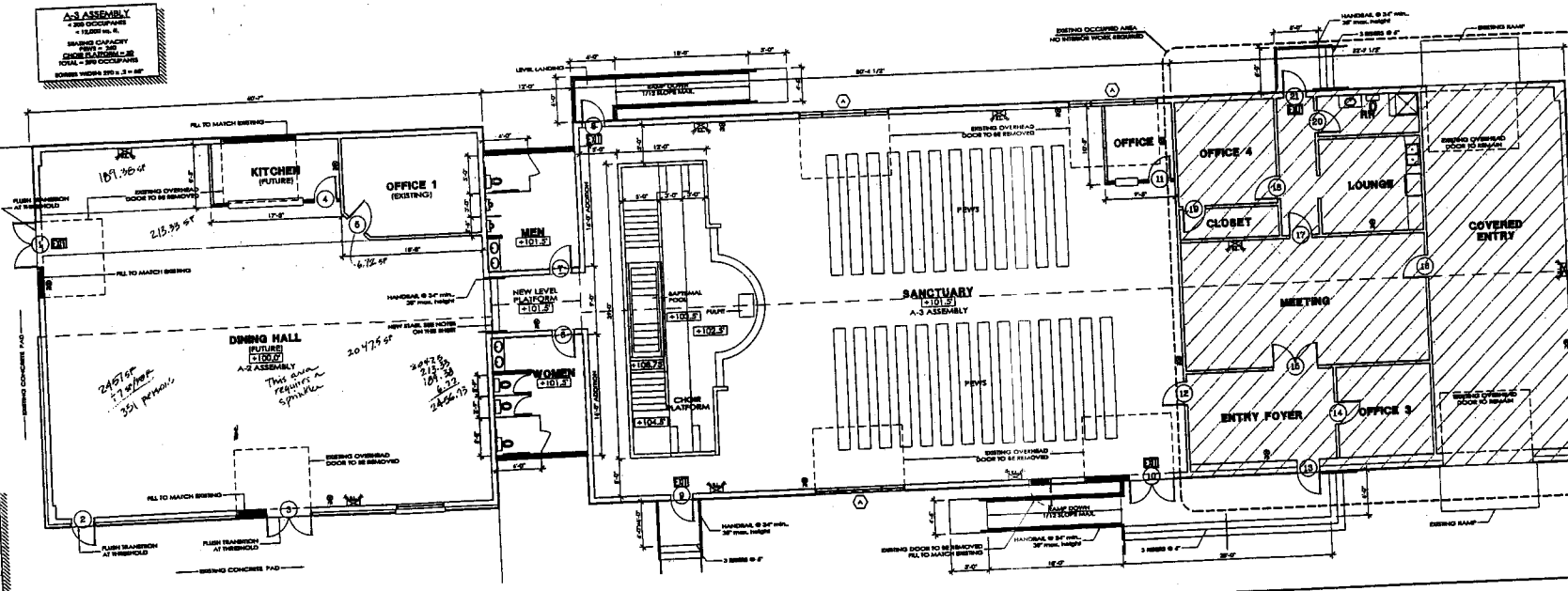
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. EXISTING FURNITURE
 2. NEW CONSTRUCTION
 3. NEW FURNITURE, PORTABLE AIR SET, ARE TO BE PROVIDED IN ACCORDANCE WITH I.C.C.A. 16, 17 AND 18.
 4. WINDOW MARKS ARE EXISTING INFORMATION
 5. DOOR MARKS ARE EXISTING INFORMATION
 6. NEW FURNITURE THIS SYMBOL IS TO BE PROVIDED
 7. NEW FURNITURE THIS SYMBOL IS TO BE PROVIDED
 8. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 9. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 10. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 11. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 12. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 13. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 14. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 15. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 16. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 17. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 18. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 19. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 20. EXISTING LOCKING AND SECURITY CODES TO BE MAINTAINED UNLESS OTHERWISE NOTED.

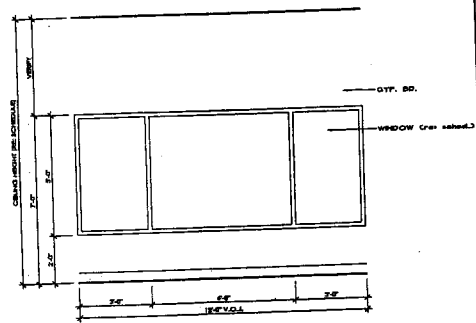
AREA DATA

EXISTING SPACE CONDITION	1,446 S.F.
NEW CONSTRUCTION	7,887 S.F.
ADDITION	6,441 S.F.
TOTAL	15,774 S.F.

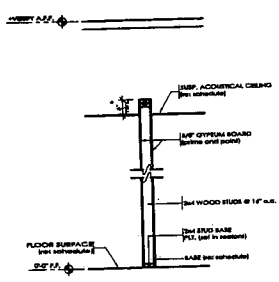
- STAIR NOTES:**
1. STAIRS SHALL HAVE A MINIMUM CLEARANCE OF FOUR (4) FEET TO THE HEAD OF EACH STEP.
 2. TREADS SHALL HAVE A MINIMUM CLEARANCE OF SEVEN (7) INCHES.
 3. A HANDRAIL SHALL BE PROVIDED AS A MEANS OF SUPPORT AND SHALL BE LOCATED ON THE INSIDE OF THE STAIRS AND RAMP. THE HANDRAIL SHALL BE LOCATED AT A MINIMUM OF ONE (1) FOOT FROM THE WALL TO WHICH IT IS ATTACHED.
 4. STAIRS SHALL BE PROVIDED WITH AN EMERGENCY LIGHTING SYSTEM.
 5. MAXIMUM TREAD DEPTH SHALL BE 11.0 INCHES.



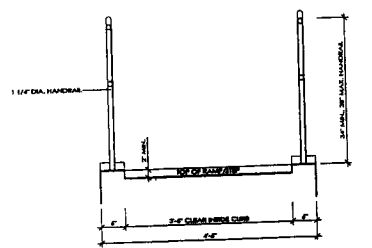
REVISED FLOOR PLAN
SCALE: 1/8" = 1'-0"



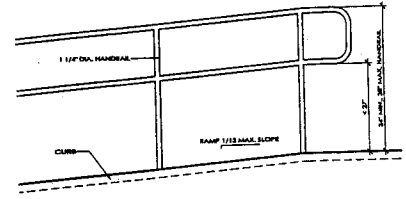
WINDOW A
SCALE 3/8" = 1'-0"



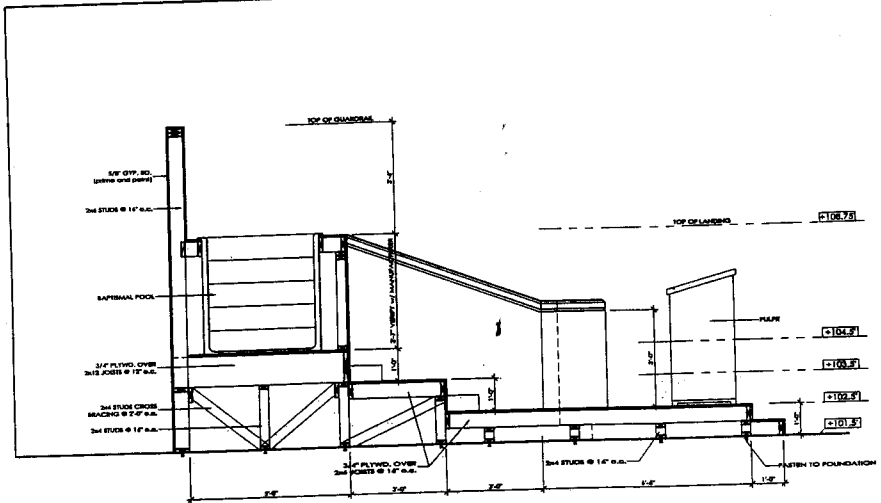
PARTITION 'A'
SCALE 1/2" = 1'-0"



RAMP SECTION
SCALE 3/8" = 1'-0"



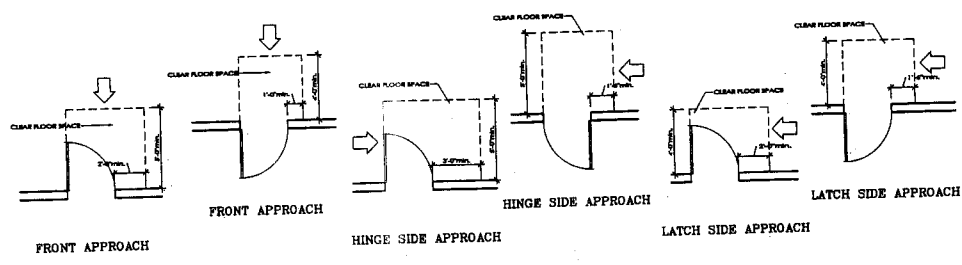
HANDRAIL DETAIL
SCALE 3/8" = 1'-0"



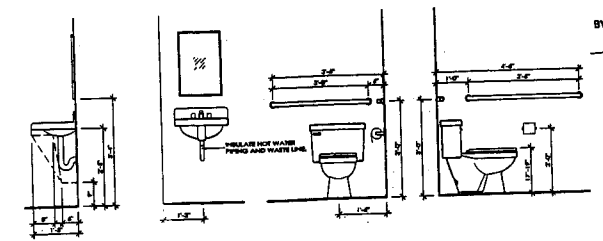
PLATFORM SECTION
SCALE 1/2" = 1'-0"

MARK	SIZE	MATERIAL	DETAILS			ELEVATION	FRAME	REMARKS
			HEAD	JAMB	SILL			
DOORS								
1	28 2/4" x 7'0" HWY	H.C. METAL				FL METAL		
2	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
3	28 2/4" x 7'0" HWY	H.C. METAL				FL METAL		
4	28 2/4" x 7'0" HWY	FLOOR E.C. LAM. PLASTIC VINYL				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
5	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				FL METAL		
6	28 2/4" x 7'0" HWY	FLOOR E.C. LAM. PLASTIC VINYL				FL METAL		
7	28 2/4" x 7'0" HWY	FLOOR E.C. LAM. PLASTIC VINYL				FL METAL		
8	28 2/4" x 7'0" HWY	H.C. METAL				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
9	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				FL METAL		
10	28 2/4" x 7'0" HWY	H.C. METAL				FL METAL		
11	28 2/4" x 7'0" HWY	FLOOR E.C. LAM. PLASTIC VINYL				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
12	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
13	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
14	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
15	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
16	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
17	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
18	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
19	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
20	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
21	28 2/4" x 7'0" HWY	SHEDDING TO REMAIN				SHEDDING		SHEDDING DOOR AND FRAME TO REMAIN
NEW WINDOWS								
A	28 2/4" x 7'0" HWY	HOLLOW METAL AND GLASS				1-A2	FL METAL	

MARK	AREA	FLOORS	BASE	WAINSCOT		WALLS		CEILING		REMARKS
				MATERIAL	HEIGHT	MATERIAL	HEIGHT	MATERIAL	HEIGHT	
101	DRINK MALL	NEW V.C.L. 118178	VINYL		8"V OYPRM 80. (P)48182	2 1/2" SHIP. ACCOEL. TLE	15'-0"	2 1/2" SHIP. ACCOEL. TLE	8'-0"	
102	RETOUR	NEW V.C.L. 118178	VINYL		2 1/2" OYPRM 80. (P)48182	2 1/2" SHIP. ACCOEL. TLE	8'-0"	2 1/2" SHIP. ACCOEL. TLE	8'-0"	"ADHERE RESISTANT GYP. BL.
103	OFFICE 1	NEW V.C.L. 118178	VINYL	CERAMIC TLE	7'-0"	2 1/2" OYPRM 80. (P)48182	2 1/2" SHIP. ACCOEL. TLE	8'-0"	2 1/2" SHIP. ACCOEL. TLE	8'-0"
104	REIN	NEW V.C.L. 118178	VINYL	CERAMIC TLE	7'-0"	2 1/2" OYPRM 80. (P)48182	2 1/2" SHIP. ACCOEL. TLE	16'-0"	2 1/2" SHIP. ACCOEL. TLE	8'-0"
105	BOSSIN	NEW V.C.L. 118178	VINYL	CERAMIC TLE	7'-0"	2 1/2" OYPRM 80. (P)48182	2 1/2" SHIP. ACCOEL. TLE	8'-0"	2 1/2" SHIP. ACCOEL. TLE	8'-0"
106	RANUIMARY	NEW V.C.L. 118178	VINYL		2 1/2" OYPRM 80. (P)48182	2 1/2" SHIP. ACCOEL. TLE	8'-0"	2 1/2" SHIP. ACCOEL. TLE	8'-0"	
107	OFFICE 2	NEW V.C.L. 118178	VINYL		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
108	ENTRY POWER	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
109	OFFICE 3	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
110	RETOUR	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
111	OFFICE 4	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
112	CLOSET	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
113	LOUNGE	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
114	RESTROOM	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.
115	COVERED ENTRY	SHEDDING TO REMAIN	S.T.R.		SHEDDING TO REMAIN	SHEDDING TO REMAIN		SHEDDING TO REMAIN		S.T.R.



ACCESSIBLE DOOR CLEARANCE DETAILS
SCALE 1/4" = 1'-0"



TYPICAL RESTROOM DETAIL
SCALE 1/2" = 1'-0"

364303
REVIEWED FOR
STATE FIRE MARSHAL
AS PER REVIEW LETTER
BY: WILLIAM D. JONES, ARCHITECT.
William D. Jones

CITY OF HOUMA ZONING COMMISSION
P.O. BOX 6097
HOUMA, LA 70361
(985)873-6563

ZLU09/28
Dist. 3

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

Paul Lodrigue and Debbie Lodrigue
Applicant's Name

314 Grace Street Houma LA 70360
Address City State Zip Code

July 31, 2009 / (985)851-5425 or (985)860-7257
Date Telephone Number(s)

100%
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: 314 Grace Street
2. Location: 314 Grace Street
3. Zoning District: R-3 (Multi-Family Residential)
4. Total Land Area: 6900 square feet
5. Total Number of Units: 2
6. Gross Floor Area: 1,480 square feet
7. Total Parking Spaces Provided: _____
Total Parking Spaces Required: 4 spaces
8. Approximate Cost of Work Involved: _____
9. Has any previous application been made: NO 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:

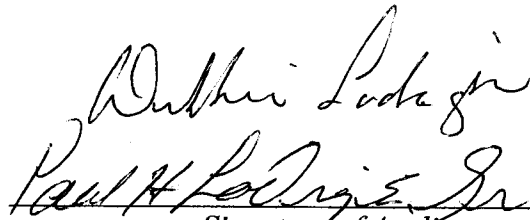
- 1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

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

I (We) own 7.1 acres. A sum of 25.00 dollars is enclosed and made a part of this application.

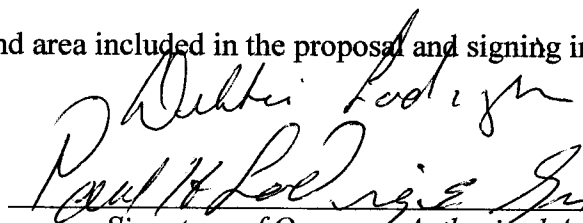


Signature of Applicant

July 30, 2009

Date

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

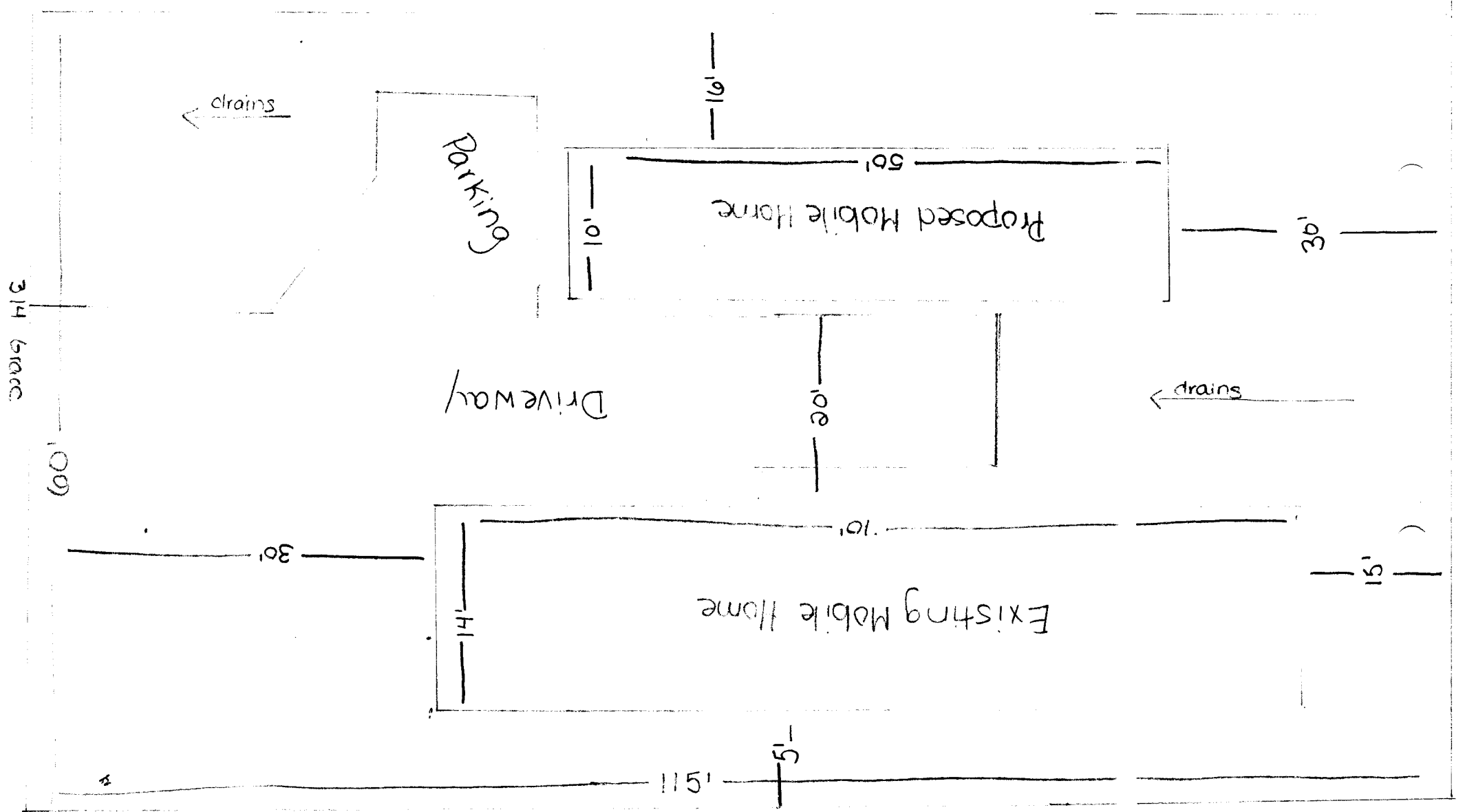


Signature of Owner of Authorized Agent

July 30, 2009

Date

314 Grace Street
Proposed Planned Building
Group Approval



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.

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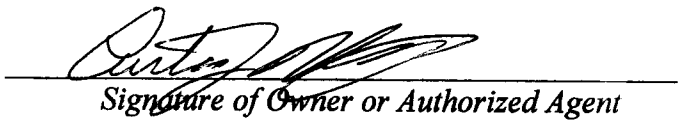
Note: Acreage is based on total area, exclusive of streets.

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

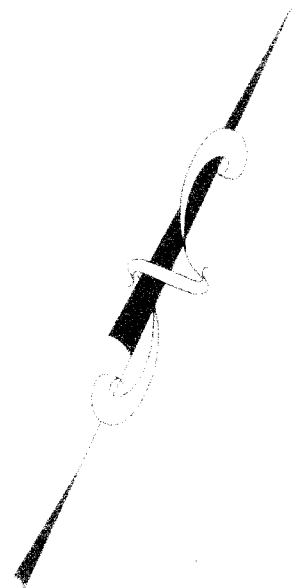
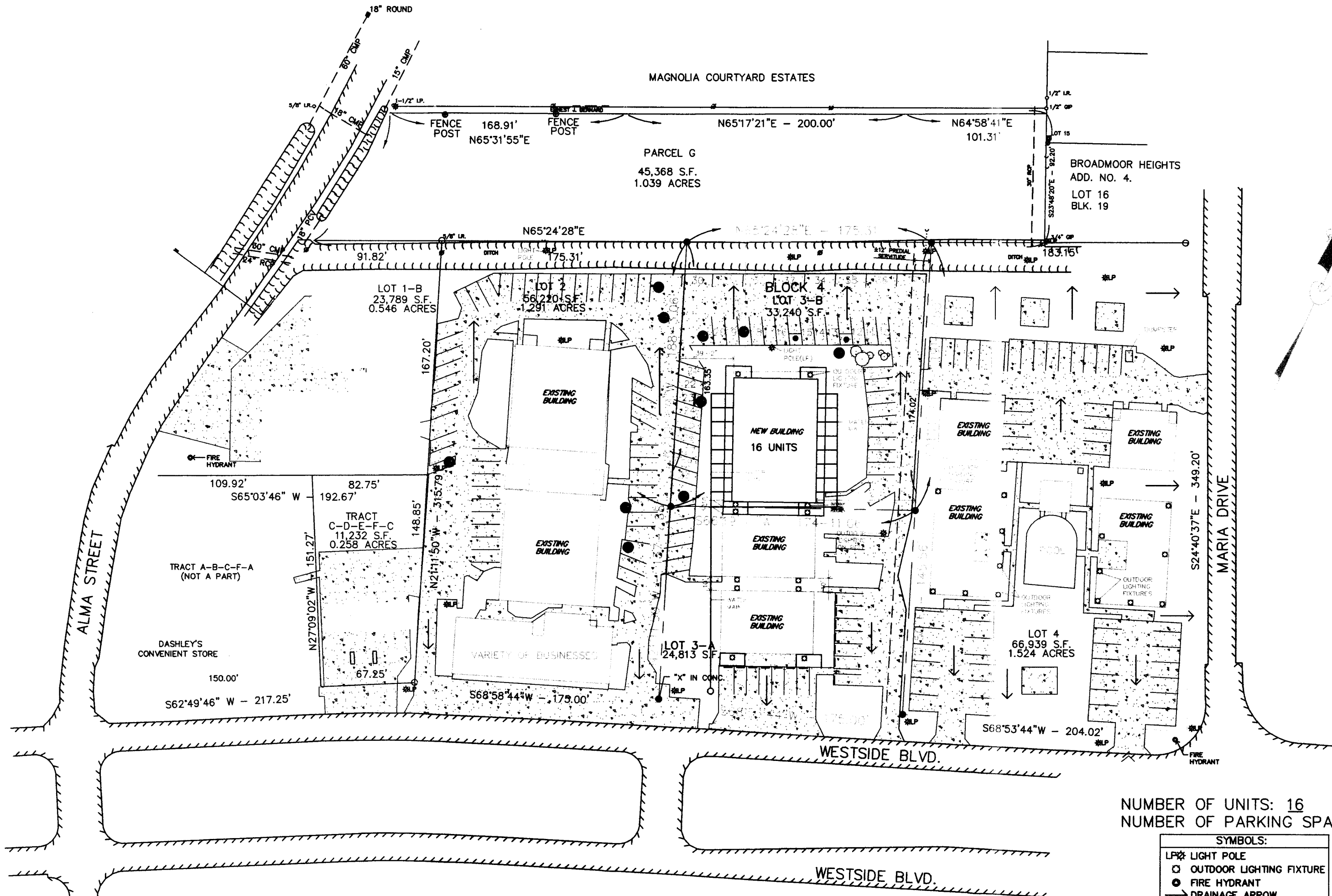

Signature of Applicant

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

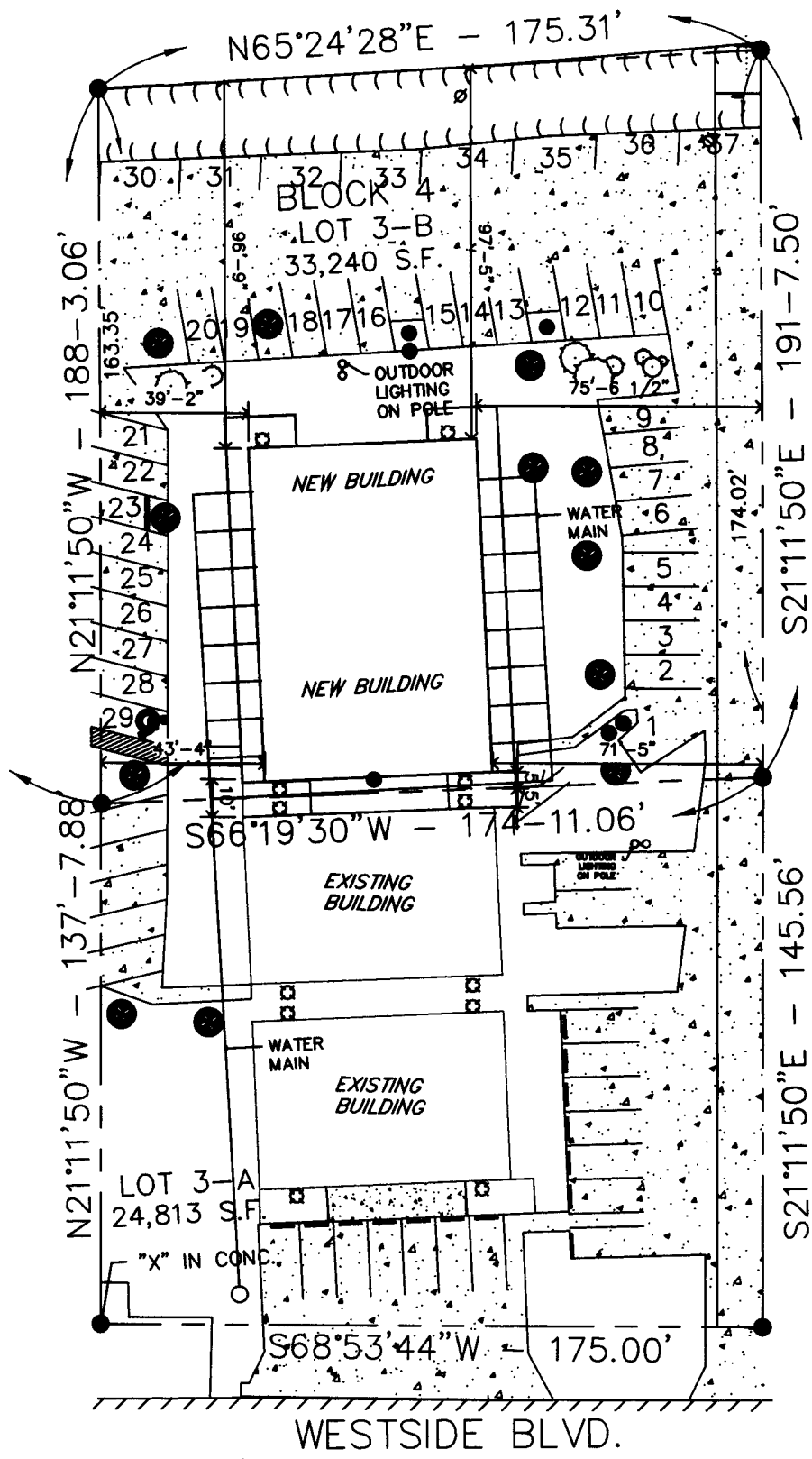
Date



NUMBER OF UNITS: 16
 NUMBER OF PARKING SPACES: 37

SYMBOLS:	
L.P.	LIGHT POLE
⊗	OUTDOOR LIGHTING FIXTURE
●	FIRE HYDRANT
→	DRAINAGE ARROW

1 SITE PLAN
 A2 SCALE: 1/84"=1'-0"



1 NEW SITE PLAN
 A1 SCALE: NTS

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, September 17, 2009

@ 6:00 p.m.

Z&LU / F3(a)

**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

2LU09/27

Dist. 3

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: 7-29-2009

Paula Pontiff
Applicant's Name

#8 Coventry Circle Houma LA 70364
Address City State Zip

985-804-8445 985-223-1001
Telephone Number (Home) (Work)

Contract purchaser / closing date 8/14/09
Interest in Ownership (Owner, etc.)

6548 West Main Street
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: C-3

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:

_____ **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. Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning.

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 of 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:

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:

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

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 > 1 acres. A sum of 25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

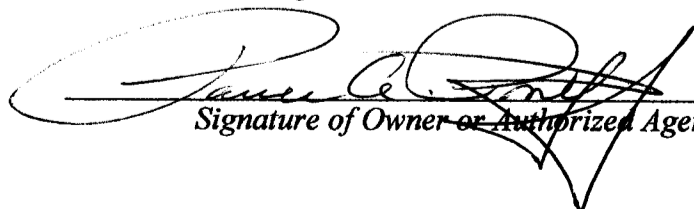
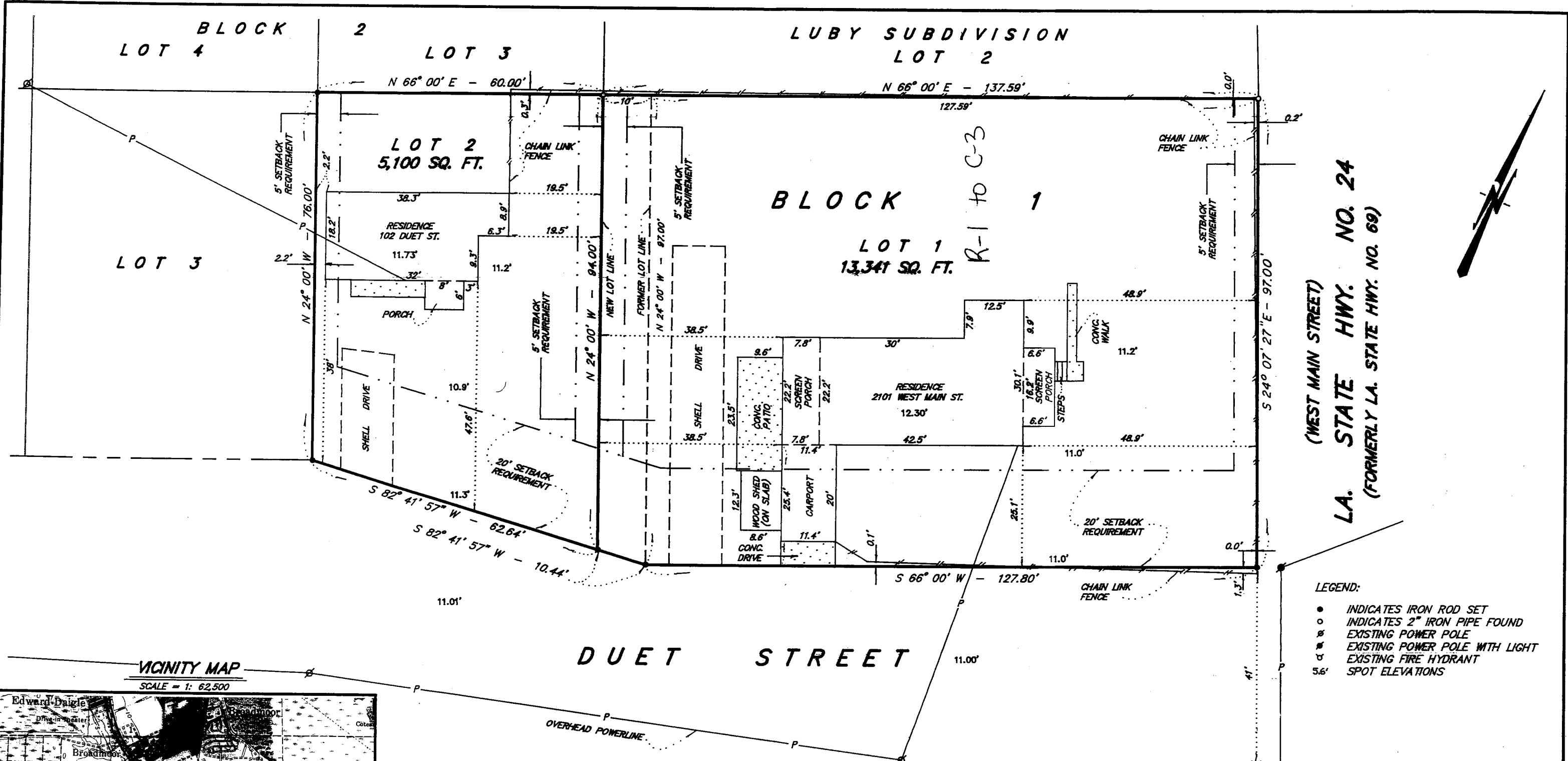

Signature of Owner or Authorized Agent

EXHIBIT "A"

A certain lot of ground situated in Section 4, T17S, R17E, Terrebonne Parish, Louisiana, having a frontage of 97' feet along the Western side of West Main Street, (La. State Highway No. 24) by depth along the Northern line of 137.58' feet, by depth on its Southern line of 138' feet, more or less, and by depth on its rear or Western line of 94' feet; said lot of ground being revised Lot 1 of Block 1 of Pine Ridge Subdivision, as shown on a plat entitled "Revision of Lot 1 and Lot 2 of Block 1 to Pine Ridge

Subdivision in Section 4, T17S, R17E, Terrebonne Parish, Louisiana," prepared by Kenenth L. Rembert, Surveyor, dated August 12, 1992, which plat is recorded in COB 1334, folio 835, under Entry No. 904544, Map No. 8880, Map Book 74, page 69 of the records of Terrebonne Parish, Louisiana; Said lot being bounded Easterly by West Main Street (La. State Highway No. 24), Southerly by Duet Street, Westerly by Revised Lot 2 of Block 1 to Pine Ridge subdivision and Northerly by Lot 2 of Luby Subdivision, together with all the buildings and improvements thereon, and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

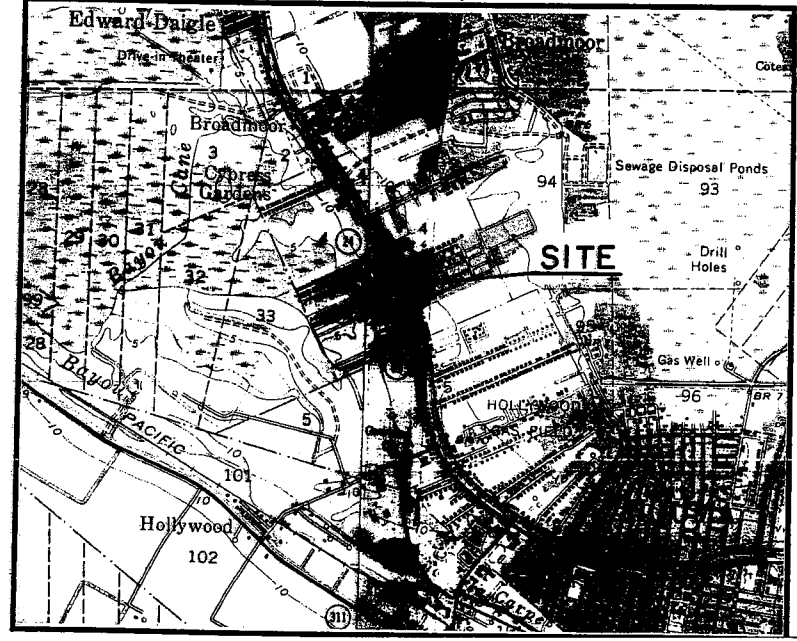




(WEST MAIN STREET)
LA. STATE HWY. NO. 24
 (FORMERLY LA. STATE HWY. NO. 69)

- LEGEND:
- INDICATES IRON ROD SET
 - INDICATES 2" IRON PIPE FOUND
 - ⊗ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - 5.6' SPOT ELEVATIONS

VICINITY MAP
 SCALE = 1: 62,500



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

BY _____ FOR _____

THIS LOT IS LOCATED IN ZONE C, AN AREA OF MINIMAL FLOODING.

THIS SURVEY BASED ON MAP RECORDED IN C.O.B. 163, FOLIO 348 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN.

**REDIVISION OF LOT 1 AND LOT 2
 OF BLOCK 1 TO PINE RIDGE SUBDIVISION
 IN SECTION 4, T17S-R17E
 TERREBONNE PARISH, LOUISIANA**

AUGUST 12, 1992 SCALE: 1" = 20'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
 1412 EAST MAIN ST., HOUMA, LA.

**PRELIMINARY
HEARING
ONLY**

PUBLIC HEARING
scheduled for:

Thursday, September 17, 2009

@ 6:00 p.m.

Z&LU / F3(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 09/30
Dist. 1

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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: 7-29-09

Applicant's Name Geraldine W. Callanan (owner) / Dr. Leslie Walker (POA) ^{Rep Linette Walker Boquet (POA)}

4023 Highway 24 Bourg LA 70343
Address City State Zip

594-5352
Telephone Number (Home) (Work)

100%
Interest in Ownership (Owner, etc.)

272 Pontiff Street Houma 70360
Address of Property to be Rezoned & Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: N/A

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:

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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.

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

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;
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- 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.

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

N/A

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:

Leslie T. Walker, 4023 Hwy 24, BOURG, LA. 70343
Linette M. Bognet, 3931 Hwy 24, Bourg, LA. 70343

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

Geraldine W. Callahan

P.O. Box 607

BOURG, LA. 70343

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

N/A

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:

N/A

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;

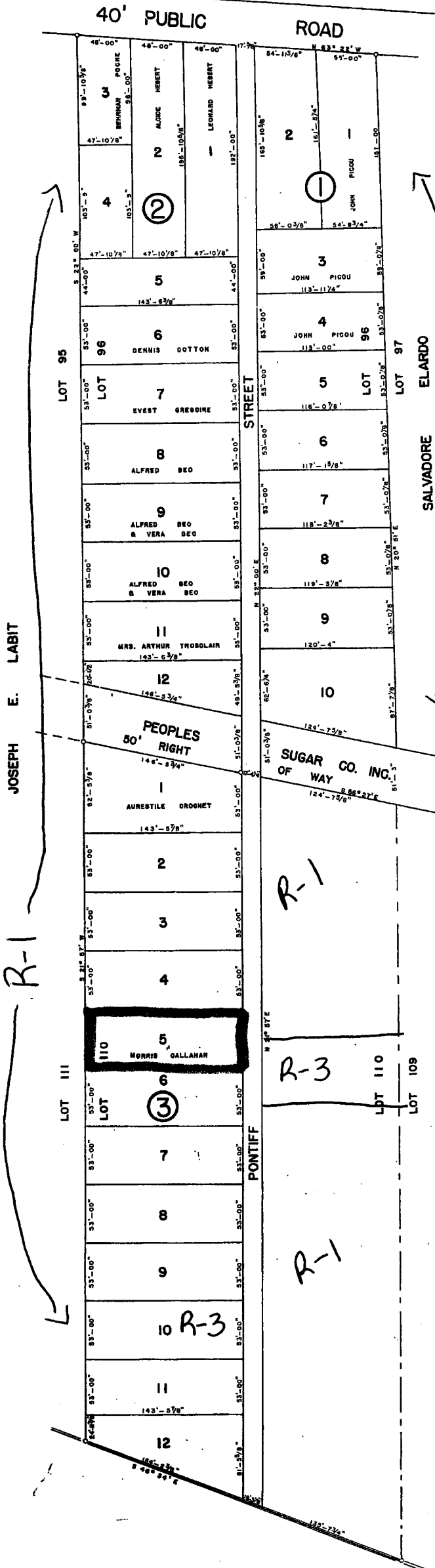
Maximum Charge - \$100.00

I (We) own ~.25 acres acres. A sum of 25.00 dollars is enclosed and made a part of this application.

DECLARATION

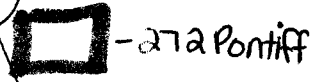
I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

Leslie T. Walker POA
Signature of Owner or Authorized Agent
Linette M. Bognet, POA



272 Pontiff Street

Proposed Rezoning: R-1 to R-2



FILED FOR RECORD

1940 AUG -2 PM 1:27

H. J. Rodin
NOTARY PUBLIC
PARISH OF TERREBONNE, LA.

AUG -2 1940
H. J. Rodin
636

DESCRIPTION OF PROPERTY SUBDIVIDED

A CERTAIN TRACT OF LAND LOCATED IN THE PARISH OF TERREBONNE, STATE OF LOUISIANA, BEING A PART OF THE HONDURAS PLANTATION AND DESCRIBED AS LOT 96 AND A PART OF LOT 110 AS PER PLAN OF SURVEY OF SAID SUBDIVISION MADE BY J. C. WATKINS, C.E., SAID PLAN BEING ON FILE WITH THE CLERK OF COURT OF THE PARISH OF TERREBONNE, LA; BOUNDED ON THE NORTH BY A FORTY FOOT PUBLIC ROAD, ON THE SOUTH BY THE PROPERTY OF E. BELANGER, ON THE EAST BY THE PROPERTY OF SALVADORE ELARDO AND ON THE WEST BY THE PROPERTY OF JOSEPH E. LABIT, LOT 96 BEING SEPARATED FROM LOT 110 BY A FIFTY FOOT RIGHT OF WAY BELONGING TO PEOPLES SUGAR CO. INC.

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF ACT NO. 51 OF THE REGULAR SESSION OF THE LEGISLATURE OF LOUISIANA AND I HEREBY APPROVE THE SAME.

R. W. Collins Jr.
R. W. COLLINS JR., C.E.

THIS IS TO CERTIFY THAT THE FOLLOWING STREET VIZ; PONTIFF STREET THAT LIES WITHIN MY PROPERTY AND AS IS DESIGNATED ON THIS PLAN BE AND THE SAME IS HEREBY FORMALLY GIVEN, GRANTED AND DEDICATED TO PUBLIC USE.

Freddy Pontiff

PONTIFF SUBDIVISION

BEING A SUBDIVISION OF PART OF THE PROPERTY BELONGING TO F. PONTIFF LOCATED IN THE PARISH OF TERREBONNE, LOUISIANA AND IN SECTION 105 T17S-R17E

JULY 30, 1940.

HOUMA, LA.

R. W. COLLINS C.E.

REGISTERED IN ACCORDANCE WITH LA. LAW

SCALE 1" = 50'

o DENOTES 3/4" PIPE. ALL OTHER CORNERS MARKED WITH STAKES



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



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

TERREBONNE PARISH
 CONSOLIDATED GOVERNMENT

June 24, 2009
 1st Review

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired
 Director of Public Works

SUBJECT: Palm Gardens Subdivision Ph A;
 Review of Engineering Approval

The Engineering Division of the Terrebonne Parish Department of Public Works has reviewed the plans, specifications and calculations for the above referenced subdivision. The revised plans, specifications and calculations fail to comply with Parish Ordinances and Subdivision Regulations in the following areas:

1. 24.5.3.3 No Specifications were received for this subdivision.
2. 24.7.6.2.2.i A cross section of the outfall ditch leading to the pond from the subdivision should be provided to ensure 40 foot drainage servitude is of adequate size.
3. 24.7.6.2.6 Does not conform to SDDM:
 - a. IV.A. Discharge should be limited to 10 year, 24 hour pre-development rate of runoff. No calculations were given on culverts draining the pond.
 - b. IV.F. Land Use was not shown on plans.
 - c. IV.G. No information given on Datum used.
 - d. V.A.4. Should show that the onsite elevation was determined from routing flows from the downstream tailwater elevation.
 - e. V.A.5. The typical roadway section should show 2 foot ditch bottom.
 - f. V.A.5.,24.7.5.4.1 Gas main with an inside diameter of 2 inches and depth of three feet should be shown on typical roadway section.
 - g. V.A.6. A portion of the roadside ditch connecting to the outfall ditch at the turning tee is not in a drainage servitude.
 - h. V.A.8. Cross sections at maximum 100 foot intervals must be given showing the following:
 1. Roadway
 2. Ditch
 3. Lot grades
 - i. V.C.2. Drain pipe leaving the pond should have minimum 70 year service life.
 - j. V.C.8. All drainpipes under roadway must be joined in conformance with LaDOTD Type 3 joints.
 - k. V.C.11. The ditch centerline can not be less than 12 feet from the edge of the roadway. The centerline of the ditch on Lots 1-3 are 10.5-11.5 feet from the edge of the road.

**Palm Gardens Subdivision Ph A;
Engineering Approval Review
GEB Memo to PG Dated 06/24/09
Page 2**

1. V.C.14. Calculations must be submitted for the two outfall open channel ditches.
- m. V.C.15. The cross section of the roadside ditch on the drainage plan should show a 2 foot ditch bottom.
- n. VI.A.3. The pond should be designated as Raw Land.
- o. VI.A.4. Drainage Plan must show the following:
 1. Profile for pond.
 2. Design Volume of pond.
 3. Maximum Stage Elevation of pond
- p. VI.A.20. The pond must be designed with 1 foot of freeboard above the elevation of the design flood.
- q. VI.A.27. The final plat must have written restriction stating that no structure, fill or obstructions shall be located within any drainage easement or delineated flood plain.
4. 24.5.4.8.2,3. Must submit profile of the outfall ditch that drains the subdivision to the pond.
5. 24.5.4.8. Final Plat must show bearings and distances of all Drainage Right-of-Ways.
6. 24.5.4.6.7 No approval letter from the following:
 - a. Waterworks.
 - b. Gas Utility.
 - c. Electric Utility.
 - d. Department of Health and Hospitals.
 - e. TPCG Pollution Control.
7. 24.7.5.2. No plans were provided for Light Standards.
8. 24.7.6.4 Must show the following for benchmark:
 - a. Elevation
 - b. Datum used
 - c. Description.
9. 22-353(d) Copy of the Notice of Intent (NOI) must be submitted.

This review does not imply that this subdivision submitted complies with all other requirements of the Parish Codes. Please feel free to contact me if you have any questions or comments.

cc: Tom Bourg
Brandon M. Arceneaux, P.E.
Planning Commission
Engineering Division
Reading File
Council Reading File



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



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

TERREBONNE PARISH
 CONSOLIDATED GOVERNMENT

July 16, 2009
 Agenda Item F-4

TO: Pat Gordon

FROM: Gregory E. Bush, LTC, USA, Retired
 Director of Public Works

SUBJECT: Ardoyne Plantation Estates, Add. No. 3;
 Final Inspection

A final inspection of the above referenced subdivision was held by representatives of the Department of Public Works. The following punch list items remain and need to be addressed:

1. All roadside ditch banks should be re-established.
2. Sediment should be removed from the roadside ditches and near culverts in outfall ditch.
3. Two culverts in roadside ditch along Longdale Drive and Destrahan Drive should be moved so that the flow isn't obstructed by the road crossings.
4. Final Plat should show three point ties of all benchmarks.

Please feel free to contact Joan Schexnayder at 873-6720 if you have any questions or comments.

cc: Planning Commission
 Arthur A. De Fraitcs, Jr., P.E., P.L.S.
 Engineering Division
 Reading File
 Council Reading File

ARLANDA J. WILLIAMS, CHAIRWOMAN
JOHNNY PIZZOLATTO, VICE-CHAIRMAN
DISTRICT 1
ALVIN TILLMAN, SR.
DISTRICT 2
ARLANDA J. WILLIAMS
DISTRICT 3
BILLY HEBERT
DISTRICT 4
TERI CAVALIER

PARISH COUNCIL
PARISH OF TERREBONNE

POST OFFICE BOX 2768 - HOUMA, LOUISIANA 70361
Government Towers, 8026 Main Street, Suite 600
Houma, Louisiana 70360
PHONE (985) 873-6519 - FAX (985) 873-6521
plabat@tpcg.org www.tpcg.org

PAUL A. LABAT, CLERK
DISTRICT 5
JOHNNY PIZZOLATTO
DISTRICT 6
KEVIN VOISIN
DISTRICT 7
CLAYTON J. VOISIN
DISTRICT 8
JOEY CEHAN
DISTRICT 9
PETE LAMBERT



July 9, 2009

Mr. Pat Gordon, Director
Parish Department of Planning and Zoning
Terrebonne Parish Consolidated Government

RE: Public Notice Sign

Dear Pat:

As you recall from last night's Council meeting, a speaker claimed that an application before the Planning Commission may not be proper because the developer did not place a sign advising the surrounding property owners of the public hearing. As stated in the attached letter, the speaker was referring to Section 24.5.1, item 7. I assume that this must be from the Planning Commission regulations, as Chapter 24 is currently "reserved" in the Parish Code Book.

Councilman Kevin Voisin asked that the Planning Commission review these claims and report back to the Council at the earliest possible time.

Feel free to contact me if you have any questions regarding this matter. Thank you.

Sincerely,

PAUL A. LABAT

PAL\

Attachment

cc: Hon. Kevin Voisin (with attachment)
Mr. Laddie Freeman (with attachment)



WE HAVE ENOUGH WATER, LLC

410 Fern Street Houma, LA 70360 (985) 872-1998

Ms. Arlanda Williams, Chairwoman
Terrebonne Parish Council
8026 Main Street, Suite 600
Houma, LA 70360

Dear Ms. Williams,

I have not only a personal statement, but a statement to make on behalf of WHEW, LLC (We Have Enough Water). Since getting involved in the process of challenging a bad concept of developing the pasture behind Barrios subdivision by cutting extremely large canals into land to bring water closer to established residences, we the people, have felt something wasn't right. The planning commission who by one councilman's declaration knows 50 times more than the council denied the project, only to have people that know 50 times less overturn their decision in fear of a lawsuit. We the people felt the developers were shown favoritism by the Parish Council. After digging further into the process and taking time to educate ourselves, and by no means are we saying we know enough about the situation to declare we are absolutely correct, we are finding further evidence or perception of possible favoritism and bias given to this development and it's developers. We have been in touch with many, many organizations, government officials on many levels, and government departments on many levels. We even took time to read the parish ordinances that you are supposed to enforce or uphold. Section 24.5.1 item 7 of the Municipal Code declares in addition to other requirements "for all subdivisions that will hold a public hearing consisting of six (6) lots or more a 4' X 4' sign shall be erected by the developer at the

location of the proposed subdivision ten (10) days prior to the public hearing” and item 7 goes on to explain what information is required to be placed on the sign. The first hearing that was requested was March the 19th, 2009. We can not find anyone in the area that has seen a sign as required by this law 10 days prior to that date or since that date. We would also refer you to a letter written by another developer that was supposed to have been read into record at the planning commission hearing referring to studies he was required to make that have not as of yet to our knowledge been required of this development. We would also ask you to remember the initial denial was made for concern for public safety. There are over six hundred signatures on a petition of people that fear for their safety and the safety of their property, not for fear of a lawsuit. And there is also a decision to deny this project by a commission formed to make those decisions. Besides the question of how many exceptions were made, whether or not they were real or perceived, for this development other new questions arise. Will this development and its developers be remanded to the conceptual phase since these requirements were not met? Will the penalties as provided by this ordinance be applied? Or will this council and administration continue to enable this project with the perception of violations of the law? If this project is remanded to the conceptual preliminary phase as we believe it should be, we have in our possession an independent legal research document that we believe may change the way some of you voted when you overturned the decision of the planning commission. We plan to present this document to the council chair this week, either by mail or through a personal meeting if one can be arranged. Thank you.

Jon Prejean
112 Tulip Drive
Houma, LA 70360

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
B. Mobile Home Park
C. Major Subdivision
D. Minor Subdivision
X Conceptual
X Preliminary
Engineering
Final

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- 1. Name of Subdivision: Burnette Place Subdivision
2. Developer's Name & Address: Burnette Place Subdivision Limited Partnership
Dale C. Thompson Sr.
*Owner's Name & Address: 313 Venture Blvd., Houma, LA
3. Name of Surveyor, Engineer, or Architect: Arthur A. DeFraitas, Jr. P.E., P.L.S.

SITE INFORMATION:

- 4. Physical Address: 600' East of North Van Avenue located on Payne Street
5. Location by Section, Township, Range: Section 105, T17S-R17E
To create 35 Lots- Single Family Residential 2 Lots-Day Care/Comm. Center.
6. Purpose of Development:
7. Land Use: x Single-Family Residential
8. Sewerage Type: x Community
9. Drainage: X Curb & Gutter
10. Date and Scale of Map: 06/29/09 Scale: 1" = 40'
11. Council District:
12. Number of Lots: 37 Lots
13. Filing Fees:

I, Terral J. Martin Jr., certify this application including the attached data to be true and correct.

Terral J. Martin Jr.
Print Applicant or Agent

Signature of Applicant or Agent

Date

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Didco, Inc. - James J. Buquet, III
Print Name

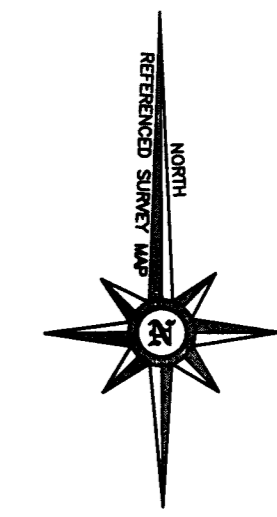
Signature of James J. Buquet, III

Date 06/29/09



VICINITY MAP
SCALE: 1"=2000'

① CURVE DATA	② CURVE DATA
Δ = 90°00'00"	Δ = 90°00'00"
D = 110°11'03"	D = 477°27'53"
R = 52.00'	R = 12.00'
T = 52.00'	T = 12.00'
L = 81.68	L = 18.85'



GENERAL NOTES:

- ALL DISTANCES ARE REFERENCED TO THE FOLLOWING PLATS ENTITLED:
 A. "SURVEY OF PROPERTY IN AND ADJACENT TO BRITTANY PLACE SUBDIVISION - LOCATED IN SECTIONS 8 & 105, T17S-R17E, LOCATED IN THE CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA" PREPARED BY DeFRAYTES ASSOCIATES, INC., AND DATED AUGUST 27, 1971. RECORDED UNDER ENTRY # 411238 IN TERREBONNE PARISH COURTHOUSE.
 B. "BRITTANY PLACE SUBDIVISION - LOCATED IN SECTIONS 8 & 105, T17S-R17E, PREPARED BY LEROY ROELL AND DATED NOVEMBER 02, 1960.
- BEARINGS ARE BASED ON LOCAL BENCHMARK, GCB-01, AND VERTICAL DATUM FOR TOPOGRAPHY IS BASED ON LOCAL BENCHMARK, GCB-01. ELEVATION IS +8.39' NAVD88.
- THIS SURVEY IS IN ACCORDANCE WITH "CLASS C" SURVEY CLASSIFICATION REQUIREMENTS OF THE L.A. MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, THE PLAT AND FIELD SURVEY WERE PREPARED AND PERFORMED UNDER MY SUPERVISION AND THEREFORE THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT TO THE BEST OF MY KNOWLEDGE. CLASS C: SURVEYS OF RESIDENTIAL AND SUBURBAN AREAS.
- THE PROPERTY IS LOCATED IN ZONE "A1" AS DESIGNATED ON F.E.M.A. F.I.R.M. PANEL #220220 0005 C AND DATED MAY 19, 1981. ZONE "A1" REQUIRES A FIRST FLOOR ELEVATION OF +8.00' NGVD29.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, AND/OR RIGHTS-OF-WAY WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED FROM INFORMATION PROVIDED BY THE CLIENT AND WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- FIELD WORK WAS PERFORMED SEPT. 14, 2005 FIELD BOOK T-551 PAGE 56 & 57.
- PROPERTY CORNERS SHALL BE MARKED UPON FINAL APPROVAL BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I APPROVE THE SAME.

BY _____
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION:

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

BY _____
PRELIMINARY / CONCEPTUAL / ENGINEERING APPROVAL

DEDICATION OF STREETS AND SERVITUDES

THE STREETS AS DESIGNATED ON THE WITHIN SUBDIVISION PLAT ARE HEREBY FORMALLY DEDICATED FOR USE AS A SERVITUDE FOR THE PURPOSE OF PUBLIC PASSAGE ONLY, AND TERREBONNE PARISH SHALL HAVE THE RIGHT TO IMPROVE AND MAINTAIN THE SAID SERVITUDE FOR THE CONVENIENCE OF THE PUBLIC. THE SERVITUDES AND THE STREET SERVITUDES SHOWN ON THE WITHIN PLAT ARE HEREBY DEDICATED FOR CONSTRUCTING, OPERATING, AND MAINTAINING DRAINAGE STRUCTURES AND/OR UTILITIES. THE FEE TITLE IN THE LAND OF ALL SERVITUDES ARE RESERVED BY THE OWNER.

APPROVED BY: DALE C. THOMPSON
318 VENTURE BLVD.
HOUMA, LA 70363

FOR: _____
DALE C. THOMPSON

Prepared By:
GULF SOUTH ENGINEERS, INC.

Engineers • Architects • Planners • Surveyors
991 Grand Cailion Road
Houma, Louisiana 70363-5705
Phone (985) 876-6380
Fax (985) 876-0621
2315 North Woodlawn Avenue
Suite 201
Metairie, Louisiana 70002-7402
Phone (504) 454-1710 Fax (504) 454-1781
800 Youngs Road Morgan City, Louisiana 70381
Phone (985) 384-2521 Fax (985) 876-0621



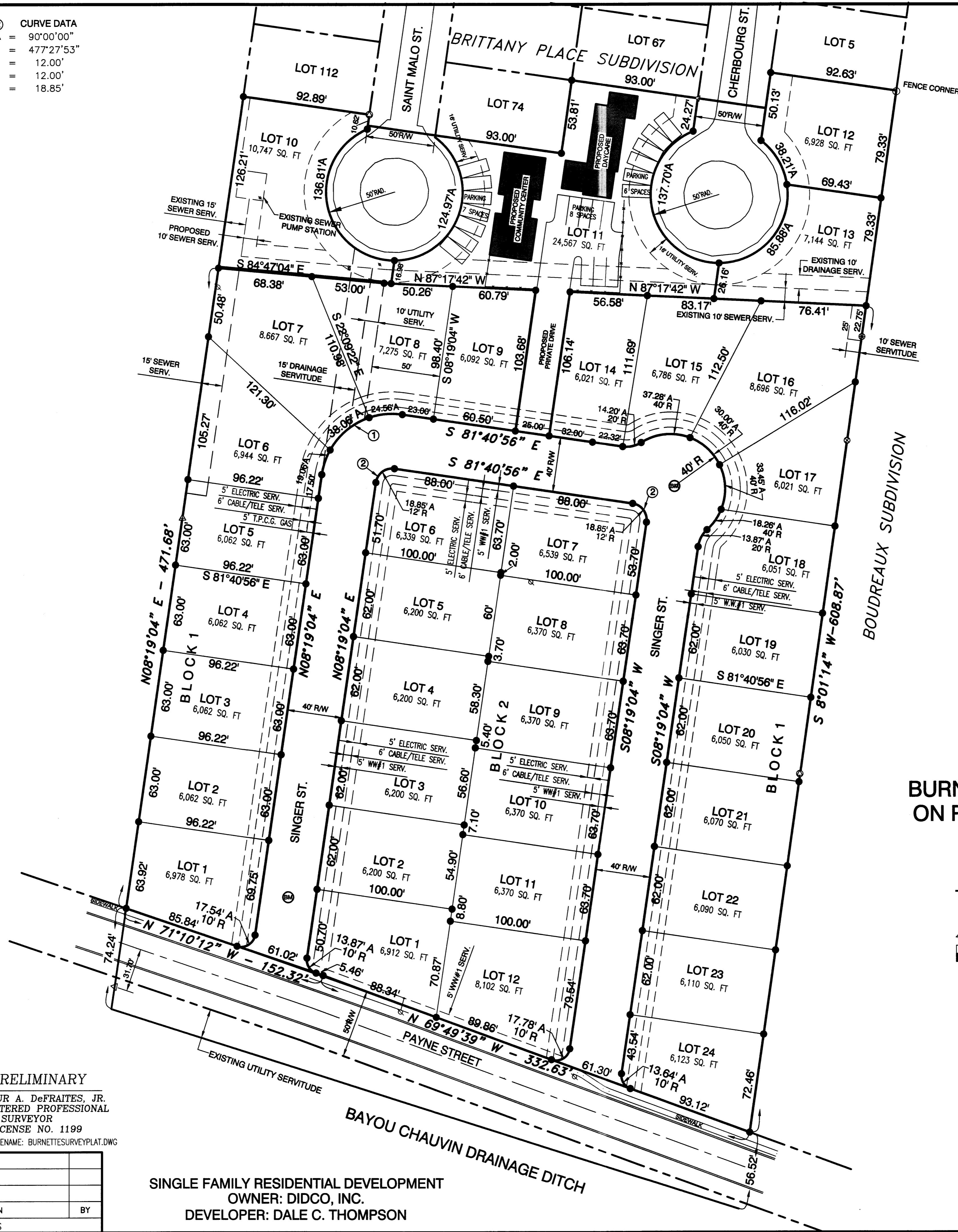
PRELIMINARY

ARTHUR A. DeFRAYTES, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
LA. LICENSE NO. 1199

FILENAME: BURNETTESURVEYPLAT.DWG

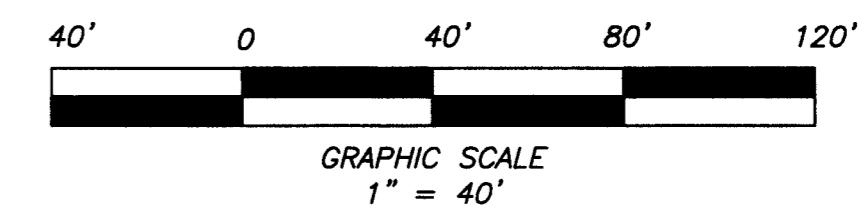
DATE	DESCRIPTION	BY

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
OWNER: DIDCO, INC.
DEVELOPER: DALE C. THOMPSON



**BURNETTE PLACE SUBDIVISION
ON PROPERTY BELONGING TO
DIDCO, INC.**

LOCATED IN
SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA
DATE: AUGUST 03, 2009



- LEGEND**
- - SET 3/4" IRON PIPE
 - ⊙ - FOUND 3/4" IRON PIPE
 - ⊙ - FOUND 1/2" IRON ROD
 - ⊙ - FOUND 1" IRON PIPE
 - ⊙ - FOUND 2" IRON PIPE
 - ⊙ - FOUND ANGLE IRON
 - ⊙ - POWER POLE w/ GUY WIRE
 - ⊙ - BENCHMARK LOCATIONS

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

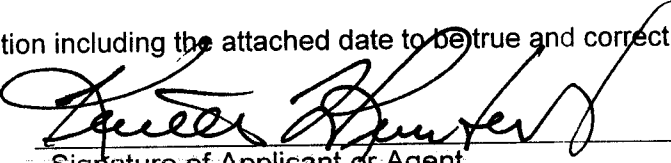
1. Name of Subdivision: Tracts 10 & 11, redivision of property belonging to Lapeyrouse Seafood Bar & Grocery, Inc.
2. Developer's Name & Address: Lapeyrouse Seafood Bar & Grocery, Inc. 6890 Hwy. 56 Chauvin, LA 70344
- *Owner's Name & Address: Lapeyrouse Seafood Bar & Grocery, Inc. 6890 Hwy. 56 Chauvin, LA 70344
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: Keneth L. Rembert, PLS

SITE INFORMATION:

4. Physical Address: 6884 & 6890 Hwy. 56, Chauvin, LA 70344
5. Location by Section, Township, Range: Sections 71, 72 & 73, T20S-R18E
6. Purpose of Development: To create tracts around existing buildings on property
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Campsites
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: July 8, 2009 Scale: 1" = 50'
11. Council District: 9 - Lambert / Little Caillon
12. Number of Lots: 3
13. Filing Fees: \$ 263.75

I, Keneth L. Rembert, PLS, certify this application including the attached date to be true and correct.

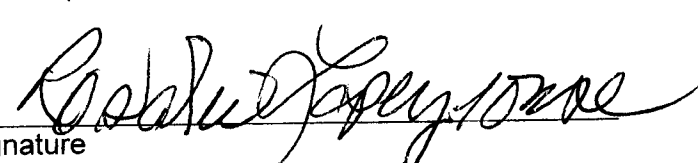
Keneth L. Rembert
Print Applicant or Agent
7/23/09


Signature of Applicant or Agent

Date

The undersigned certifies: 1 That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or AS 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

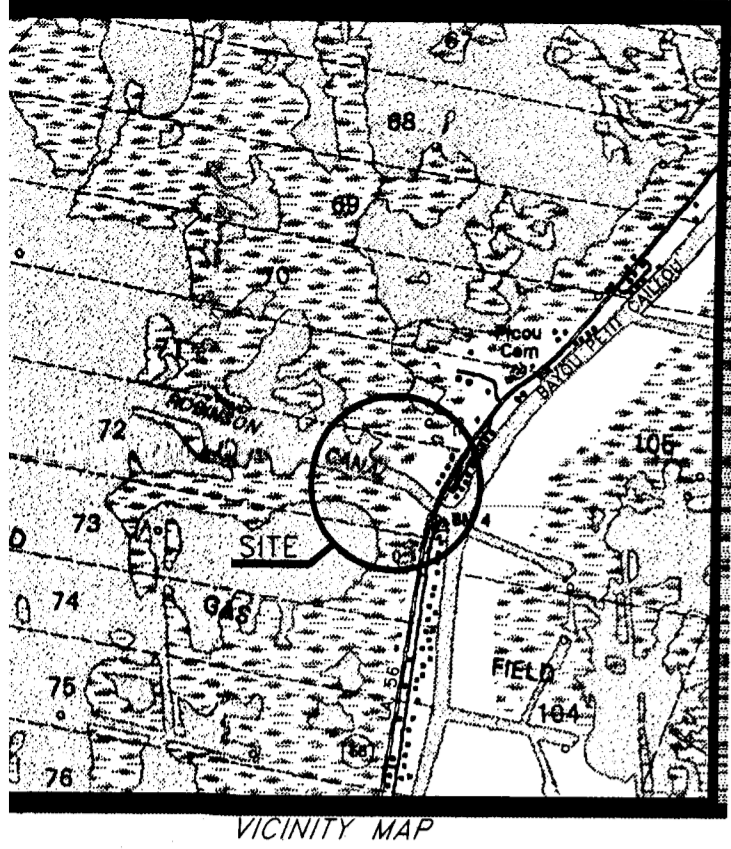
Terry J. Lapeyrouse for
Lapeyrouse Seafood Bar & Grocery, Inc
Print Name


Signature

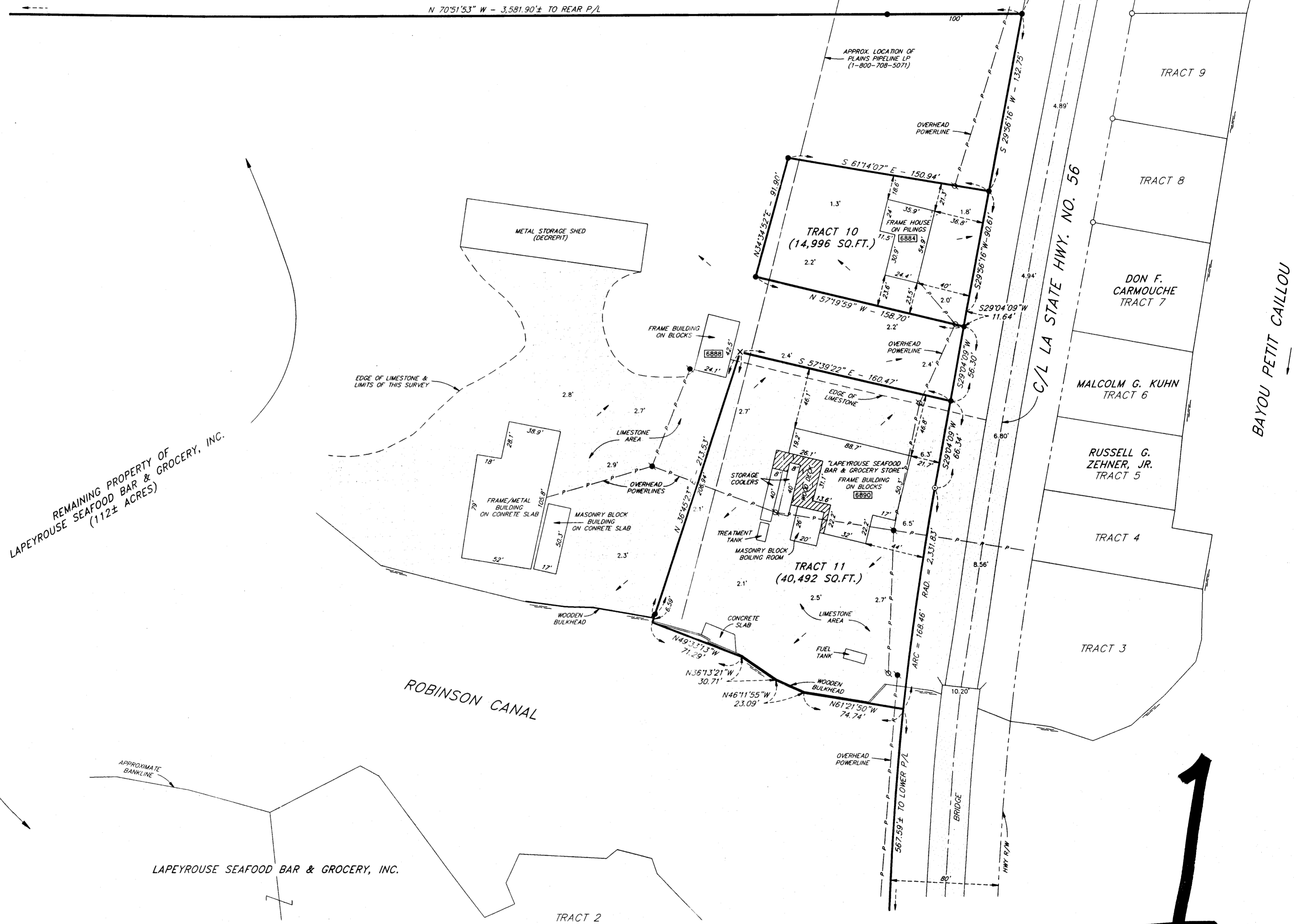
7/27/09
Date

PC09/ B - 1 - 46

Record # 47



ROBINSON CANAL LAND COMPANY, LTD.



REMAINING PROPERTY OF
LAPEYROUSE SEAFOOD BAR & GROCERY, INC.
(112± ACRES)

LAND USE: CAMPSITES / COMMERCIAL
DEVELOPER: LAPEYROUSE SEAFOOD BAR & GROCERY, INC.

SURVEY OF TRACTS 10 & 11
A REDIVISION OF A PORTION OF PROPERTY BELONGING TO
LAPEYROUSE SEAFOOD BAR & GROCERY, INC.
IN SECTIONS 71, 72 & 73, T20S-R18E
TERREBONNE PARISH, LOUISIANA

JULY 8, 2009 SCALE: 1" = 50'

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



- LEGEND:
- INDICATES 5/8" IRON ROD FOUND
 - ⊙ INDICATES 8" SPIKE SET
 - INDICATES 5/8" IRON ROD SET
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ SPOT ELEVATION (NAVD 88 2006 DATUM)
 - INDICATES DRAINAGE ARROW
 - 6888 INDICATES MUNICIPAL ADDRESS

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

BY _____ FOR _____

THESE TRACTS ARE LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0305, SUFFIX "C",
AND DATED MAY 1, 1985. (ZONE "V21" HAS A LOWEST HORIZONTAL BEAM REQUIREMENT OF 13').
F.E.M.A. 2006 ADVISORY PANEL NO. LA-1105 PLACES THIS PROPERTY IN ZONE "VE"
WITH A BASE FLOOD REQUIREMENT OF 14'.

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

PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF
LOUISIANA AND TO THE MARSH IN THE REAR WHICH NEEDS NO
MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY
MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 808525 AS FILED
IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE
SEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN
ON ARE BASED ON SAID MAP.

STATE OF LOUISIANA
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 THE CLASS "D" (RURAL) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
- Re-Subdivision
- C. Major Subdivision
 - Conceptual
 - Preliminary
 - Engineering
 - Final
- Variance(s) (detailed description)
- B. Mobile Home Park
- D. Minor Subdivision

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

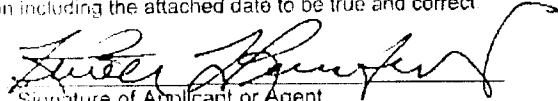
- 1. Name of Subdivision: TRACTS 1 THRU 4, REDIVISION OF PROPERTY BELONGING TO JAMES H. DUPONT
- 2. Developer's Name & Address: JAMES H. DUPONT, 22265 TALBOT AVE., PLAQUEMINE, LA 70764
 *Owner's Name & Address: JAMES H. DUPONT, 22265 TALBOT AVE., PLAQUEMINE, LA 70764
(* All owners must be listed, attach additional sheet if necessary)
- 3. Name of Surveyor, Engineer, or Architect: KENETH L. REMBERT, PLS

SITE INFORMATION:

- 4. Physical Address: 6923, 6937, 6939 & 6941 ROBINSON CANAL ROAD AND 6901 DRIFTWOOD DRIVE, COXSDRIE, LA 70344
- 5. Location by Section, Township, Range: SECTIONS 73 & 74, T20S-R16E
- 6. Purpose of Development: TO CREATE SEPARATE TRACTS FOR SALES
- 7. Land Use:
 - Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - CAMPSITES
- 8. Sewerage Type:
 - Community
 - Individual Treatment
 - Package Plant
 - Other
- 9. Drainage:
 - Curb & Gutter
 - Roadside Open Ditches
 - Rear Lot Open Ditches
 - Other
- 10. Date and Scale of Map: JULY 31, 2009 SCALE : 1"=20'
- 11. Council District: _____
- 12. Number of Lots: _____
- 13. Filing Fees: _____

I, KENETH L. REMBERT, certify this application including the attached date to be true and correct

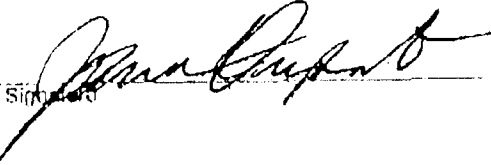
KENETH L. REMBERT
Print Applicant or Agent
8-3-09


Signature of Applicant or Agent

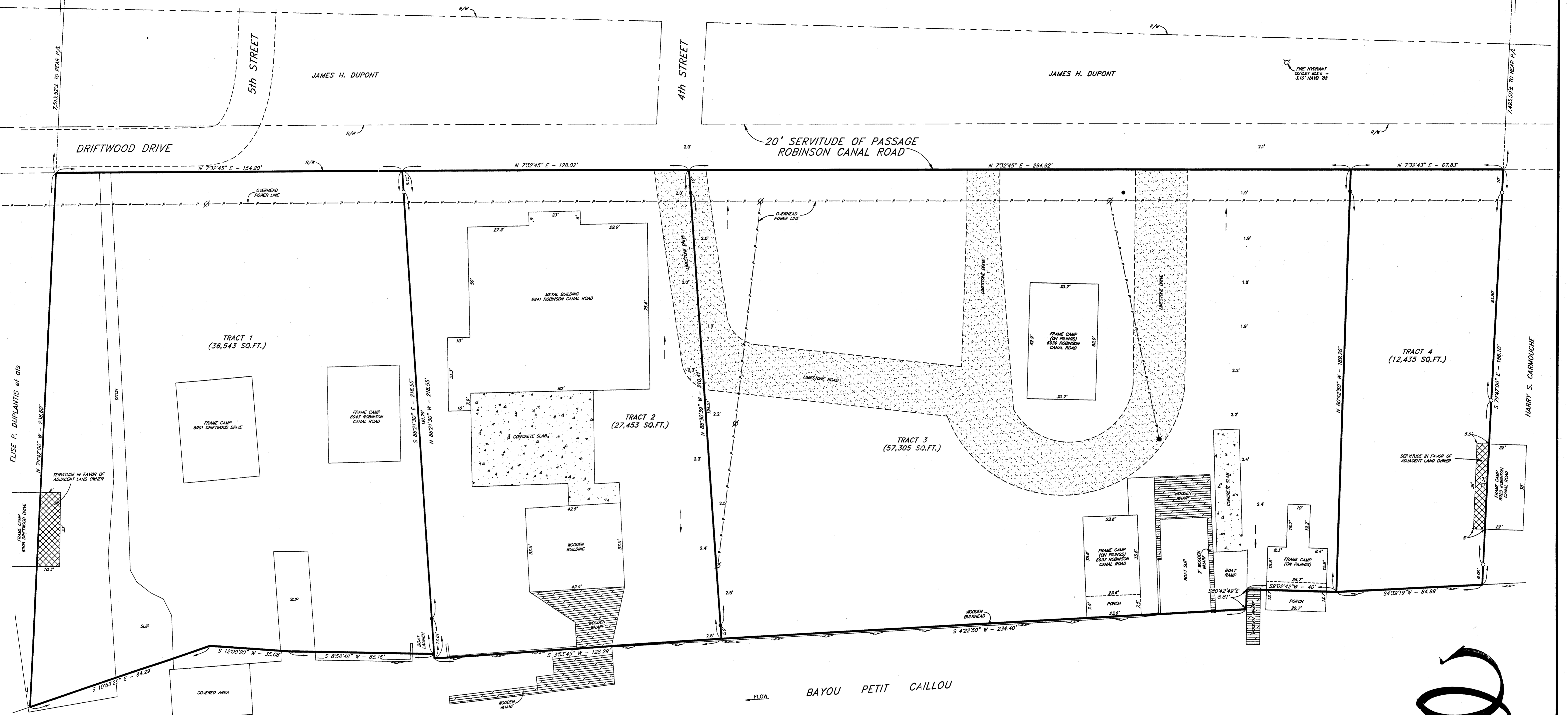
Date

The undersigned certifies: gr 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, gr 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf

James H Dupont
Print Name
8/3/09
Date


Signature

***NOTE: If Sewerage Type is Community, please contact the Division of Pollution Control**



ELISE P. DUPLANTIS et als

HARRY S. CARMOUCHE



THIS PROPERTY DRAINS TO HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LA., AND TO BAYOU PETIT CAILLOU IN THE REAR WHICH NEEDS NO MAINTENANCE. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

THIS SURVEY BASED ON MAP ENTITLED "SURVEY OF EXISTING CAMPSITES FOR JOSEPH B. DUPONT, SR. ET AL IN SECTIONS 73 & 74, T20S-R18E, TERREBONNE PARISH, LA." PREPARED BY KENNETH L. REMBERT, PLS AND DATED SEPTEMBER 26, 1984, AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS.

THIS PROPERTY IS LOCATED IN ZONE "V21" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0305, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "V21" HAS A LOWEST HORIZONTAL BEAM REQUIREMENT OF 13") F.E.M.A. 2000 ADVISORY PANEL NO. LA-1105 PLACES THIS PROPERTY IN ZONE "VE" WITH A LOWEST HORIZONTAL BEAM REQUIREMENT OF 14")

FIELD WORK WAS PERFORMED ON JUNE 12, 2009.

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

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.

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

BY _____ FOR _____

- LEGEND:
- INDICATES 5/8" IRON ROD FOUND
 - INDICATES 5/8" IRON ROD SET
 - INDICATES POWER POLE
 - INDICATES POWER POLE WITH LIGHT
 - INDICATES FIRE HYDRANT
 - INDICATES DRAINAGE ARROW
 - INDICATES SPOT ELEVATION (BASED ON NAVD '88, 2006)



DEVELOPER: JAMES H. DUPONT
LAND USE: CAMP SITES

PLAN SHOWING TRACTS 1 THRU 4
A REDIVISION OF PROPERTY
BELONGING TO JAMES H. DUPONT
LOCATED IN SECTIONS 73 & 74, T20S-R18E,
TERREBONNE PARISH, LOUISIANA

JULY 31, 2009 SCALE: 1" = 20'

Kenneth L. Rembert
KENNETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: SURVEY & REDIVISION OF LOTS 1, 2 & 3 BELONGING TO HOWARD MARCELLO INTO LOTS 1-A, 2-A, 3-A & 4
2. Developer's Name & Address: HOWARD MARCELLO & CURTIS MARCELLO
275 GABASSE STREET, HOUMA, LA 70360
- *Owner's Name & Address: HOWARD MARCELLO & CURTIS MARCELLO
275 GABASSE STREET, HOUMA, LA 70360
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

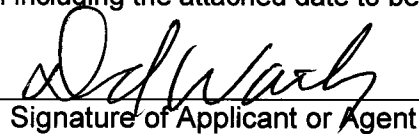
4. Physical Address: SAVANNE ROAD, HOUMA, LA
5. Location by Section, Township, Range: SECTION 13, T17S-R16E
6. Purpose of Development: DIVISION OF PROPERTY FOR COMMERCIAL USE
7. Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
8. Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
9. Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
10. Date and Scale of Map: JUNE 30, 2009 1" = 60'
11. Council District: W-K VOISIN / Bayou Black Fire
12. Number of Lots: 4
13. Filing Fees: \$163.85

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, AGENT
Print Applicant or Agent

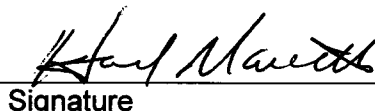
7-28-09

Date


Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, ^{initial} 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

HOWARD MARCELLO & CURTIS MARCELLO
Print Name


Signature

PC09/ 8 - 3 - 48

Record # 49

REFERENCE MAP & BEARINGS:

1. MAP SHOWING SURVEY OF TRACT A-B-C-D-A BEING A PORTION OF THE PROPERTY OF CONRAD LIRETTE LOCATED IN SECTION 13, T17S-R16E TERREBONNE PARISH, LOUISIANA DATED: AUGUST 3, 1998 BY: CHARLES L. McDONALD
2. REDIVISION OF MAP SHOWING SURVEY OF TRACT A-B-C-D-A BEING A PORTION OF THE PROPERTY OF CONRAD LIRETTE INTO LOTS 1, 2 & 3 LOCATED IN SECTION 13, T17S-R16E TERREBONNE PARISH, LOUISIANA DATED: JUNE 1, 2004 BY: DAVID A. WAITZ

CERTIFICATION:

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

APPROVED: _____

FOR: _____

APPROVALS

OWNER - HOWARD MARCELLO DATE _____

OWNER - CURTIS MARCELLO DATE _____

FEMA FLOOD ZONE AND HAZARDS

THIS LOT IS LOCATED IN ZONE A; AREAS OF 100-YEAR FLOOD. (B.F.E. = 5.0')
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0440 C DATED: MAY 1, 1985
 T.P.C.G. TAIL WATER ELEVATION IS 4.68'

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 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" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

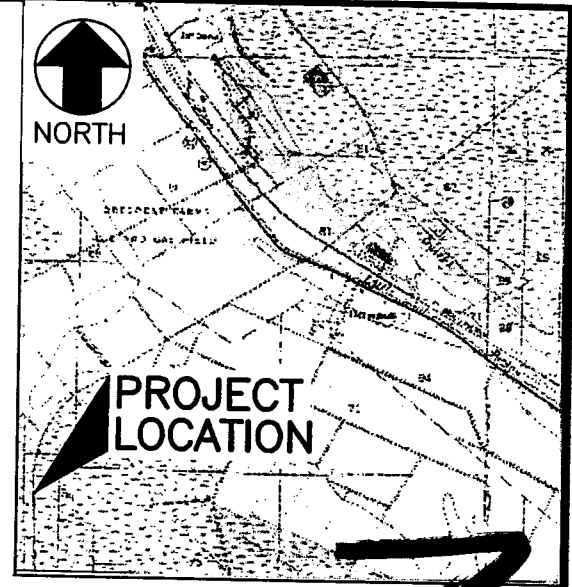
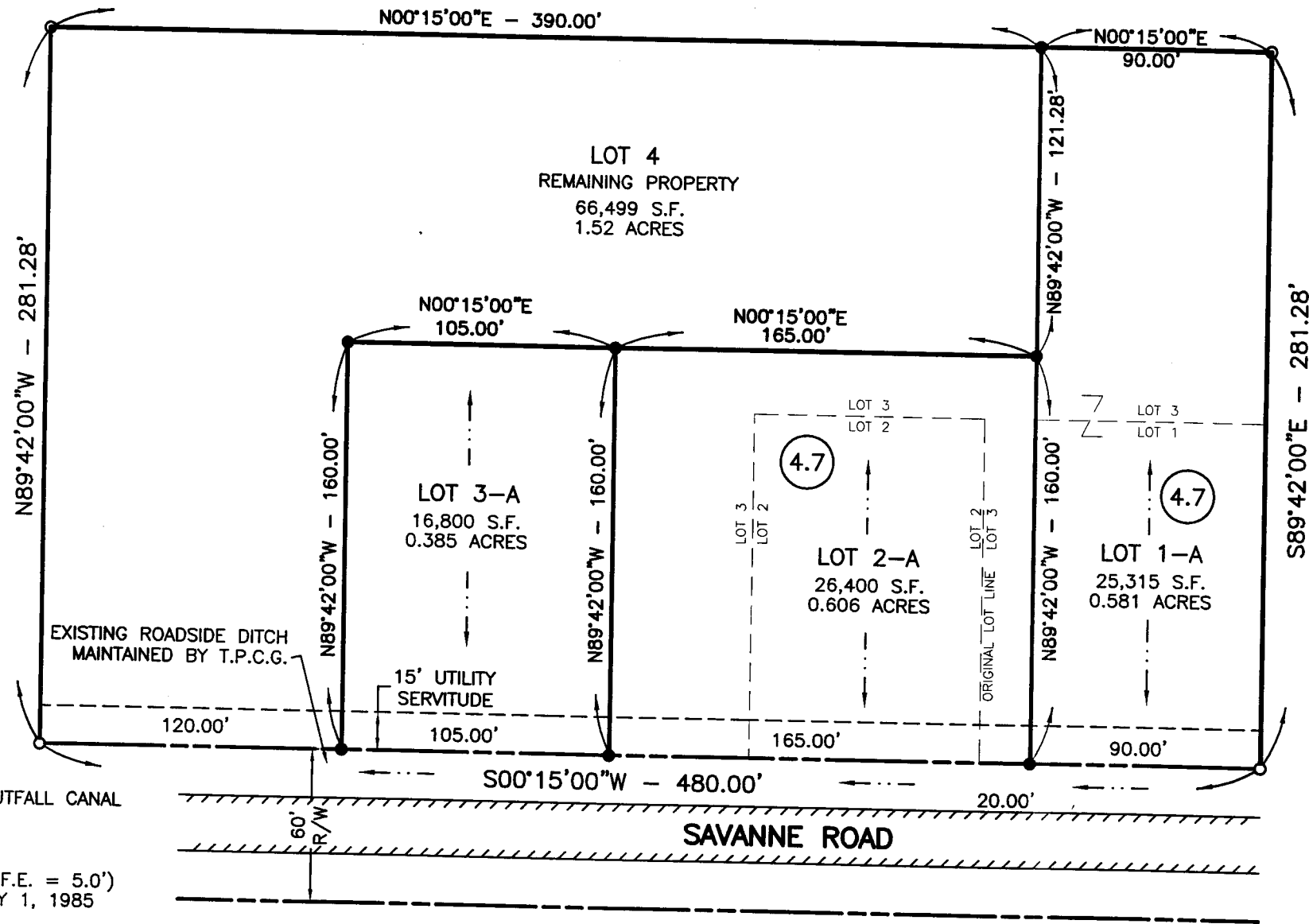
PREPARED BY:

DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.

Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DATE: JUNE 30, 2009

FILE: DWGS\03-070\03-070v5.dwg



VICINITY MAP
 N.T.S.

LEGEND

- SET 3/4" I.R. (represented by a solid dot)
- DRAINAGE FLOW ARROW (represented by a dashed arrow)
- LOT ELEVATION (represented by a circle with '3.5')

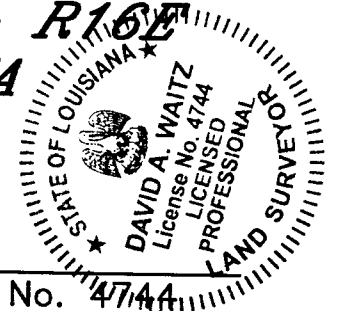
PROPOSED LAND USE:
 COMMERCIAL

NOTE:
 THESE LOTS DRAIN TO THE OPEN ROAD SIDE DITCH ALONG SAVANNE ROAD, WHICH ARE MAINTAINED BY TERREBONNE CONSOLIDATED GOVERNMENT AND TO THE SWAMP IN THE REAR WHICH DOES NOT REQUIRE ANY MAINTENANCE. THE OWNERS OF THESE LOTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

SURVEY & REDIVISION OF LOTS 1, 2 & 3 BELONGING TO HOWARD MARCELLO, et al INTO LOTS 1-A, 2-A, 3-A & 4 LOCATED IN SECTION 13, T17S-R16E TERREBONNE PARISH, LOUISIANA



APPROVED: *David A. Waitz* 7/28/09
 David A. Waitz



Reg. No. 4744

Houma-Terrebonne Regional Planning Commission

P.O. Box 1446, Houma, Louisiana 70361

Ph. (985) 873-6793 - Fax (985) 580-8141

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. _____ Raw Land
_____ Re-Subdivision
- B. _____ Mobile Home Park
- C. X Major Subdivision
_____ X Conceptual
_____ X Preliminary
_____ Engineering
_____ Final
- D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

1. Name of Subdivision: SUGARLAND SUBDIVISION, ADDENDUM NO. 5
 DEVELOPMENT VENTURES, L.L.C., P.O. BOX 6031, HOUMA, LA
2. Developer's Name & Address: 70361
*Owner's Name & Address: GIL A. HEBERT, P.O. BOX 6031, HOUMA, LA 70361
[* All owners must be listed, attach additional sheet if necessary]
3. Name of Surveyor, Engineer, or Architect: MILFORD & ASSOCIATES, INC.

SITE INFORMATION:

4. Physical Address: EXTENSION OF BLAKEFIELD DRIVE
5. Location by Section, Township, Range: SECTION 132 & 133, T15S-R16E
6. Purpose of Development: SINGLE-FAMILY RESIDENTIAL LOTS
7. Land Use:
 X Single-Family Residential
_____ Multi-Family Residential
_____ Commercial
_____ Industrial
8. Sewerage Type:
_____ Community
 X Individual Treatment
_____ Package Plant
_____ Other
9. Drainage:
_____ Curb & Gutter
 X Roadside Open Ditches
 X Rear Lot Open Ditches
_____ Other
10. Date and Scale of Map: 31 JUL 09 SCALE 1" = 100'
11. Council District: 6 [Signature]
12. Number of Lots: 26
13. Filing Fees: \$97.20

I, FLOYD E. MILFORD, III , certify this application including the attached data to be true and correct.

FLOYD E. MILFORD, III

Print Applicant or Agent

3 AUG 09

Date

[Signature]
Signature of Applicant or Agent

The undersigned certifies: [Signature] 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or [initial] 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

GIL A. HEBERT

Print Name

31 JUL 09

Date

[Signature]
Signature

PC09/ 8 - 4 - 49

Record # 50

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

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

AUTHORIZED OWNER _____

APPROVED AND ACCEPTED THIS DATE _____
 BY _____ FOR _____
 BY _____ FOR _____

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARISH OF TERREBONNE AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND, I HEREBY APPROVE THE SAME:

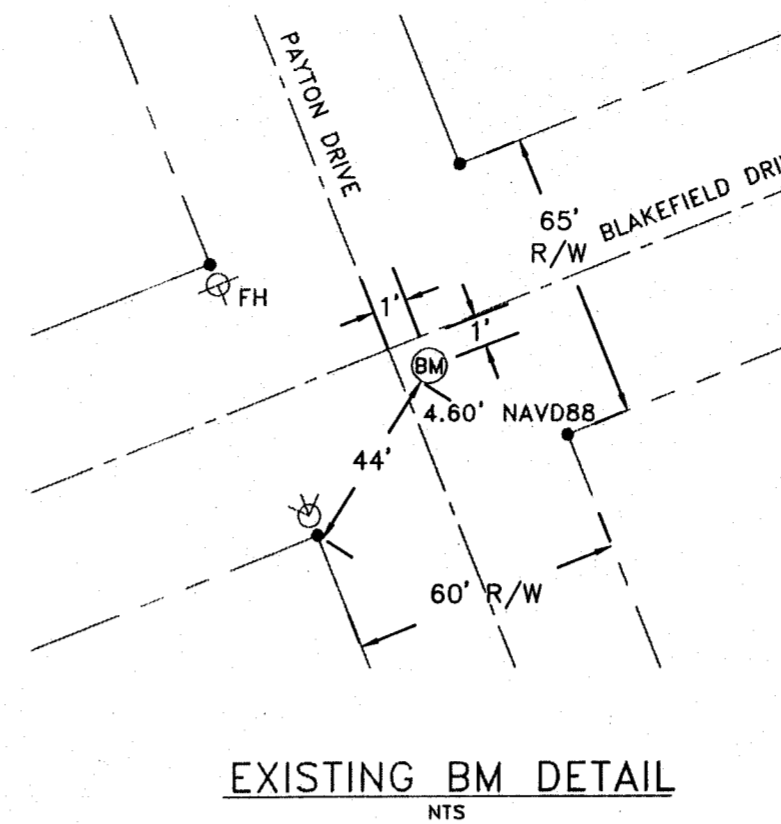
TERREBONNE PARISH CONSOLIDATED GOVERNMENT

CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE LOUISIANA REVISED STATUTES AND TERREBONNE PARISH REGULATIONS AND HEREBY APPROVE THE SAME.

FLOYD E. MILFORD, III., P.E.

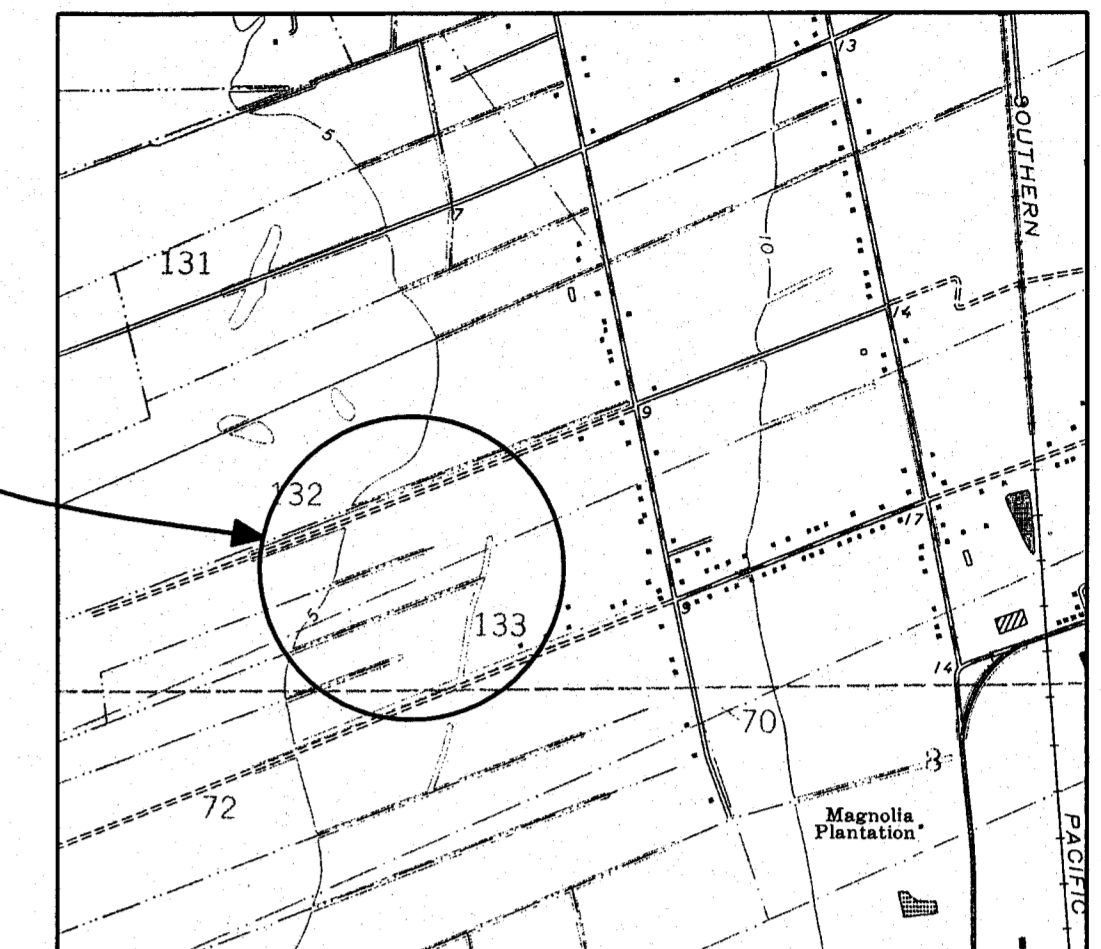
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent minimum STANDARDS OF PRACTICE FOR LAND SURVEYORS as set forth by the STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS and that the accuracy specifications and positional tolerances are in accordance with urban area surveys indicated in the above standards.

APPROVED: _____

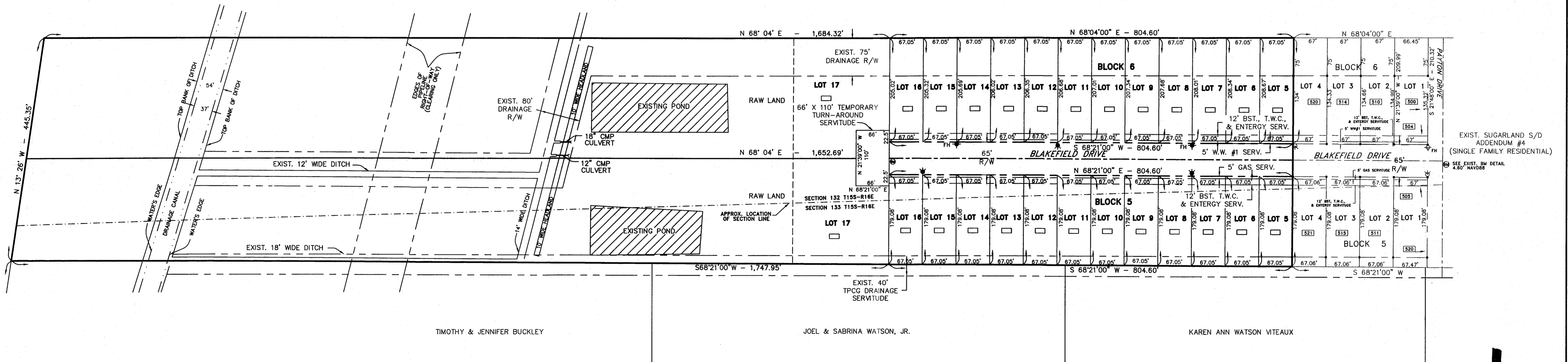


REILY LEBOEUF, JR.

PROJECT SITE



VICINITY MAP



SQUARE FOOTAGE CHART

BLOCK 5	
LOT #	LOT SQ. FT.
LOT 5	12,008 S.F.
LOT 6	12,008 S.F.
LOT 7	12,008 S.F.
LOT 8	12,008 S.F.
LOT 9	12,008 S.F.
LOT 10	12,008 S.F.
LOT 11	12,008 S.F.
LOT 12	12,008 S.F.
LOT 13	12,008 S.F.
LOT 14	12,008 S.F.
LOT 15	12,008 S.F.
LOT 16	12,008 S.F.
LOT 17	355,130 S.F.

SQUARE FOOTAGE CHART

BLOCK 6	
LOT #	LOT SQ. FT.
LOT 5	14,002 S.F.
LOT 6	13,980 S.F.
LOT 7	13,958 S.F.
LOT 8	13,936 S.F.
LOT 9	13,913 S.F.
LOT 10	13,891 S.F.
LOT 11	13,869 S.F.
LOT 12	13,847 S.F.
LOT 13	13,825 S.F.
LOT 14	13,802 S.F.
LOT 15	13,780 S.F.
LOT 16	13,758 S.F.
LOT 17	401,054 S.F.

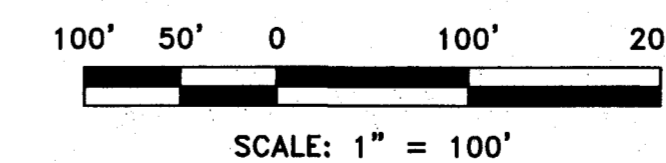
NOTE:
 ALL LOTS SHALL BE TURTLE BACKED TO DRAIN TO BOTH THE FRONT STREET DITCH AND THE REAR DITCH. THESE DITCHES ARE MAINTAINED BY T.P.C.G. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSE TO REACH THESE AREAS.

THESE LOTS ARE LOCATED IN ZONE "A" (PARISH BASE FLOOD REQUIREMENT IS 3' N.G.V.D.) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0385, SUFFIX "C", AND DATED MAY 1, 1985.

FEMA 2006 ADVISORY PANEL LA-199 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'

LEGEND

- F.H. ○ EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- F.H. ● PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ⊕ BENCH MARK
1" BRASS DISC
SET IN CONCRETE
- ± LOT ELEVATIONS (NAVD 88, 2006 DATUM)
- 999 HOUSE NUMBERS
- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD



NAVD 88, 2006 DATUM

DATE	REVISION	BY

26 TOTAL LOTS

CONCEPTUAL & PRELIMINARY
 INDIVIDUAL SEWER TREATMENT
 SINGLE FAMILY RESIDENTIAL
 SUBDIVISION PLAN

SUGARLAND SUBDIVISION ADDENDUM # 5
 DEVELOPMENT VENTURES, L.L.C.
 SECTIONS 132 & 133, T15S-R16E
 TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
 CONSULTING ENGINEERS HOUMA, LOUISIANA

DRAWN: J.M.P.

CHK'D: F.E.M. III

SCALE: 1" = 100'

APPROVED BY: _____

DATE: 31 JULY 09

JOB # 09-36 CAD # 0936-CP FILE #

4

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. Raw Land
 Re-Subdivision
- B. Mobile Home Park
- C. Major Subdivision
 Conceptual
 Preliminary
 Engineering
 Final
- D. Minor Subdivision

Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: PRIYA PROPERTIES, L.L.C. SUBDIVISION
- Developer's Name & Address: PRIYA PROPERTIES, L.L.C.
*Owner's Name & Address: DR. RAJA TALLURI
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: SOUTH SIDE OF PERCY BROWN ROAD. (LA., HWY. 648)
- Location by Section, Township, Range: SECTION 141, T-15-S, R-16-E
- Purpose of Development: DIVISION OF PROPERTY FOR SINGLE FAMILY RESIDENTIAL
- Land Use:
 Single-Family Residential
 Multi-Family Residential
 Commercial
 Industrial
- Sewerage Type:
 Community
 Individual Treatment
 Package Plant
 Other
- Drainage:
 Curb & Gutter
 Roadside Open Ditches
 Rear Lot Open Ditches
 Other
- Date and Scale of Map: 8/3/09 1" = 200'
- Council District: 2-Williams & 4-Cavalier / Schriever
Fire
- Number of Lots: 2
- Filing Fees: \$136.10

I, DAVID A. WAITZ, AGENT, certify this application including the attached data to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent

AUGUST 3, 2009

Date


Signature of Applicant or Agent

The undersigned certifies: 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

PRIYA PROPERTIES, L.L.C.

Print Name

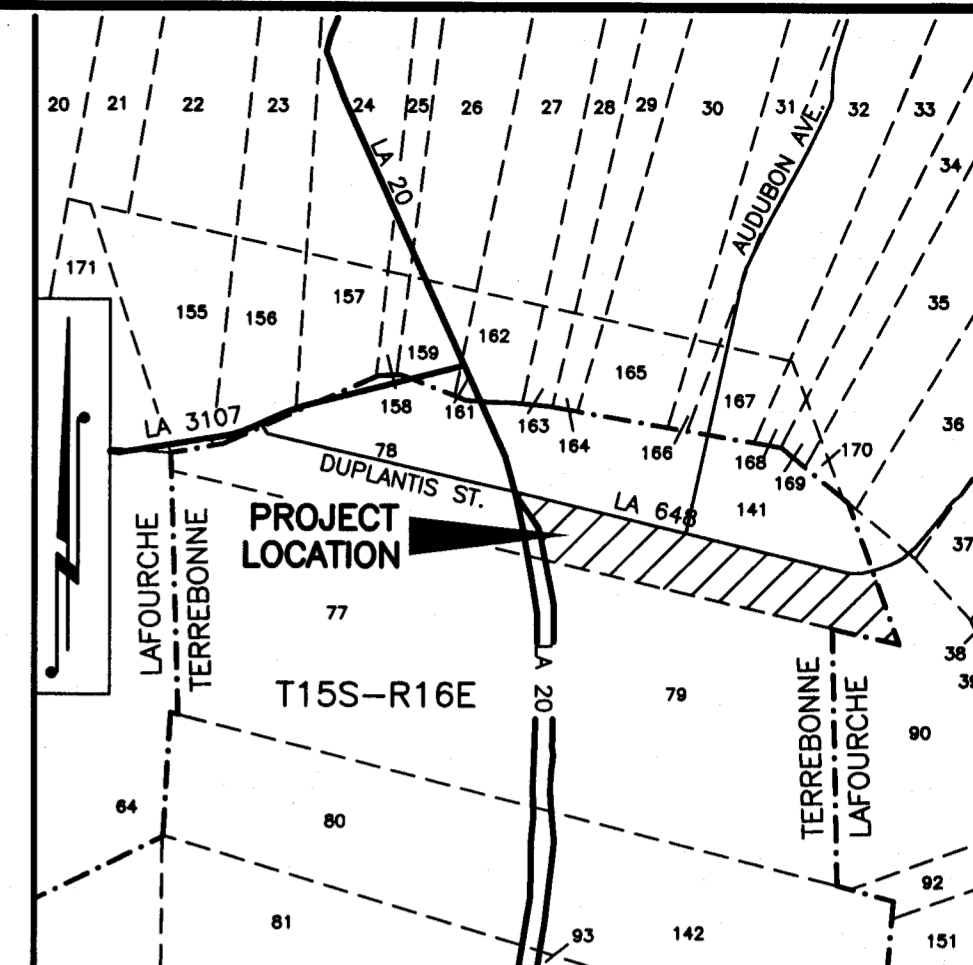
Signature

Date

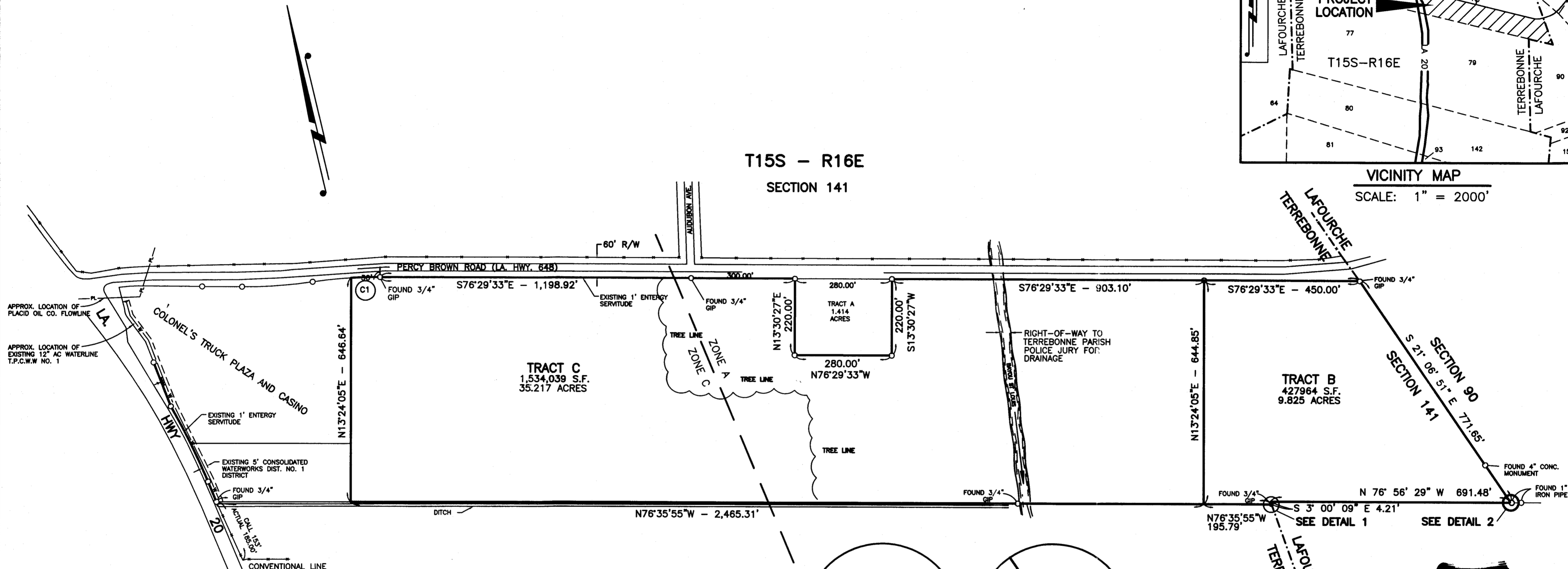
CURVE DATA TABLE

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
C 1	3° 48' 47"	1252.70'	83.37'	41.70'	S 78° 23' 56" E 83.35'

REFERENCE MAP: BOUNDARY AGREEMENT BETWEEN BENJAMIN N. ROTH, ET AL & ERNEST BOUDREAU, ET AL ADJACENT TO PERCY BROWN ROAD (LA. 648) & LA. STATE HWY. 20, LOCATED IN SECTION 141, T15S-R16E TERREBONNE PARISH, LOUISIANA.
 GEORGE BERGERON JR. & SON INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 THIBODAUX, LOUISIANA
 DATED: JULY 22, 1994



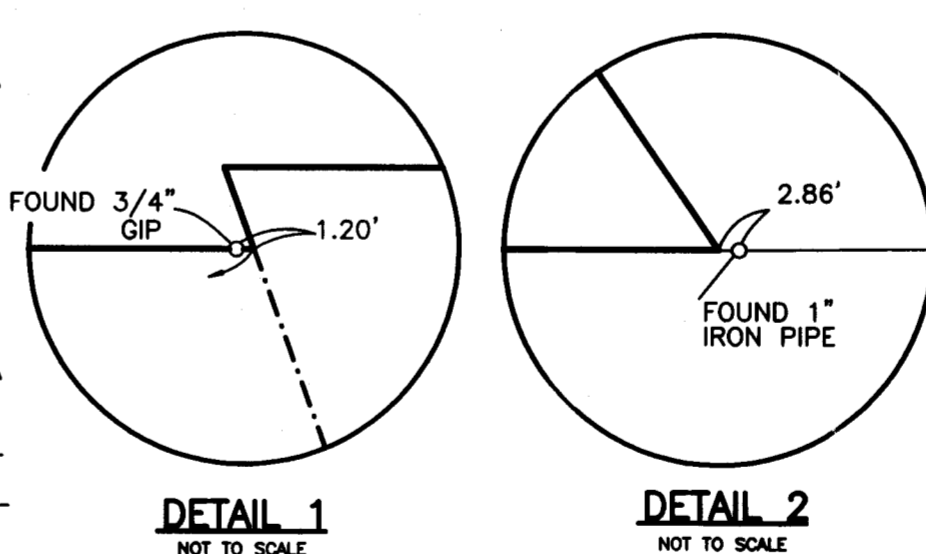
VICINITY MAP
 SCALE: 1" = 2000'



APPROX. LOCATION OF PLACID OIL CO. FLOWLINE
 APPROX. LOCATION OF EXISTING 12" AC WATERLINE T.P.C.W.W NO. 1
 COLONEL'S TRUCK PLAZA AND CASINO HWY 20
 EXISTING 1' ENTENRY SERVITUDE
 EXISTING 5" CONSOLIDATED WATERWORKS DIST. NO. 1 DISTRICT
 FOUND 3/4" GIP
 ACTUAL 05'02"
 CONVENTIONAL LINE

TRACT C
 1,534,039 S.F.
 35.217 ACRES

TRACT B
 427,964 S.F.
 9.825 ACRES



5

APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED BY: _____
 FOR: _____

APPROVALS

OWNER DATE
 DR. RAJA TALLURI
 PRIYA PROPERTIES, L.L.C.

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

THE METHOD OF SEWAGE DISPOSAL SHALL BE AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM APPROVED AND INSTALLED IN ACCORDANCE WITH THE STATE OF LOUISIANA DEPARTMENT OF HEALTH REQUIREMENTS.

FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE A, AREAS OF 100-YR FLOOD; AND ZONE C, AREAS OF MINIMAL FLOODING.
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0385C DATED MAY 1, 1985.

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" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

PRELIMINARY

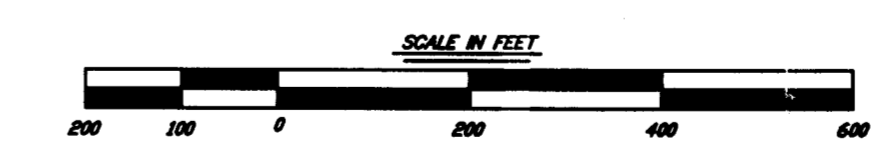
APPROVED: David A. Waitz Reg. No. 4744

COPY

PRIYA PROPERTIES, L.L.C. SUBDIVISION

SURVEY AND DIVISION OF A 45.04 ACRE TRACT BEING PROPERTY BELONGING TO PRIYA PROPERTIES, L.L.C. INTO TRACT B AND TRACT C LOCATED IN SECTION 141, T15S-R16E TERREBONNE PARISH, LOUISIANA

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



DATE	DESCRIPTION	BY	DESIGNED: DAW	Detailed:	Traced:
			CHECKED: DAW	CHECKED: DAW	CHECKED:
REVISION			DATED: AUGUST 3, 2009		

Houma-Terrebonne Regional Planning Commission

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

APPLICATION SUBDIVISION OF PROPERTY

APPROVAL REQUESTED:

- A. _____ Raw Land
_____ Re-Subdivision
- B. _____ Mobile Home Park
- C. X Major Subdivision
_____ Conceptual
_____ Preliminary
_____ Engineering
X Final
- D. _____ Minor Subdivision

_____ Variance(s) (detailed description):

THE FOLLOWING MUST BE COMPLETE TO ENSURE PROCESS OF THE APPLICATION:

- Name of Subdivision: EVANGELINE BUSINESS PARK, PHASE 2
- Developer's Name & Address: EVANGELINE BUSINESS PARK, L.L.C.
*Owner's Name & Address: EVANGELINE BUSINESS PARK, L.L.C.
[* All owners must be listed, attach additional sheet if necessary]
- Name of Surveyor, Engineer, or Architect: DAVID A. WAITZ ENGINEERING & SURVEYING, INC.

SITE INFORMATION:

- Physical Address: EAST SIDE OF LA. HWY. 24 AT RUE DES AFFAIRES BLVD.
- Location by Section, Township, Range: SECTION 7, 69, & 82, T-16-S, R-17-E
- Purpose of Development: DIVISION OF PROPERTY FOR COMMERCIAL DEVELOPMENT
- Land Use:
_____ Single-Family Residential
_____ Multi-Family Residential
X Commercial
_____ Industrial
- Sewerage Type:
X Community
_____ Individual Treatment
_____ Package Plant
_____ Other
- Drainage:
X Curb & Gutter
_____ Roadside Open Ditches
X Rear Lot Open Ditches
_____ Other
- Date and Scale of Map: 4/30/07, REVISED: 7/30/09 1" = 100'
- Council District: 4. Canlier / Bayou Cane Fire
- Number of Lots: 12
- Filing Fees: \$155.00

I, DAVID A. WAITZ, AGENT, certify this application including the attached date to be true and correct.

DAVID A. WAITZ, P.E., P.L.S., AGENT

Print Applicant or Agent

David Waitz
Signature of Applicant or Agent

AUGUST 3, 2009

Date

The undersigned certifies: DWT 1) That he/she is the owner of the entire land included within the proposal, and concurs with the Application, or _____ 2) That he/she has submitted with this Application a complete, true and correct listing of all of the owners of the entire land included within the proposal, that each of the listed owners concur with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

EVANGELINE BUSINESS PARK, L.L.C.

Print Name

8/3/09
Date

MEMBER, MANAGER
Signature

PC09/ 8 - 6 - 51

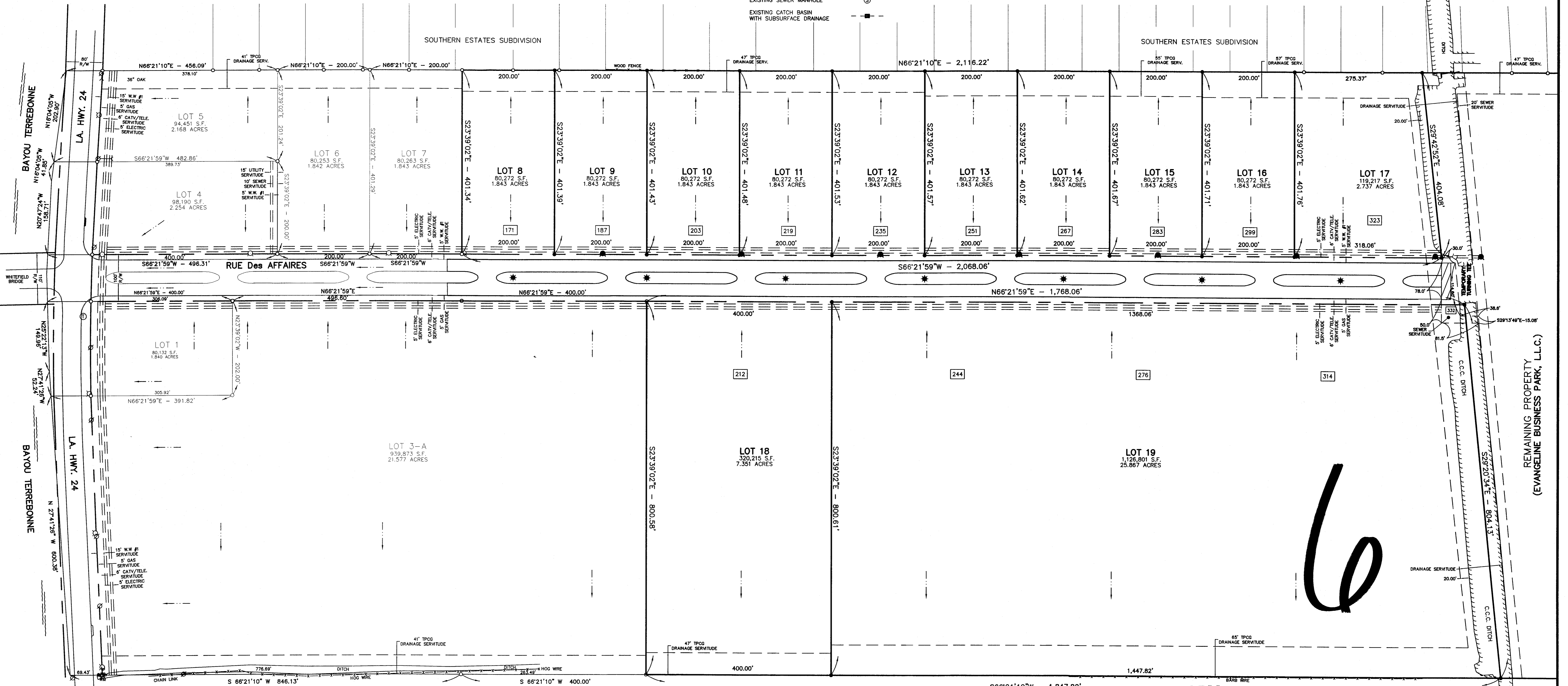
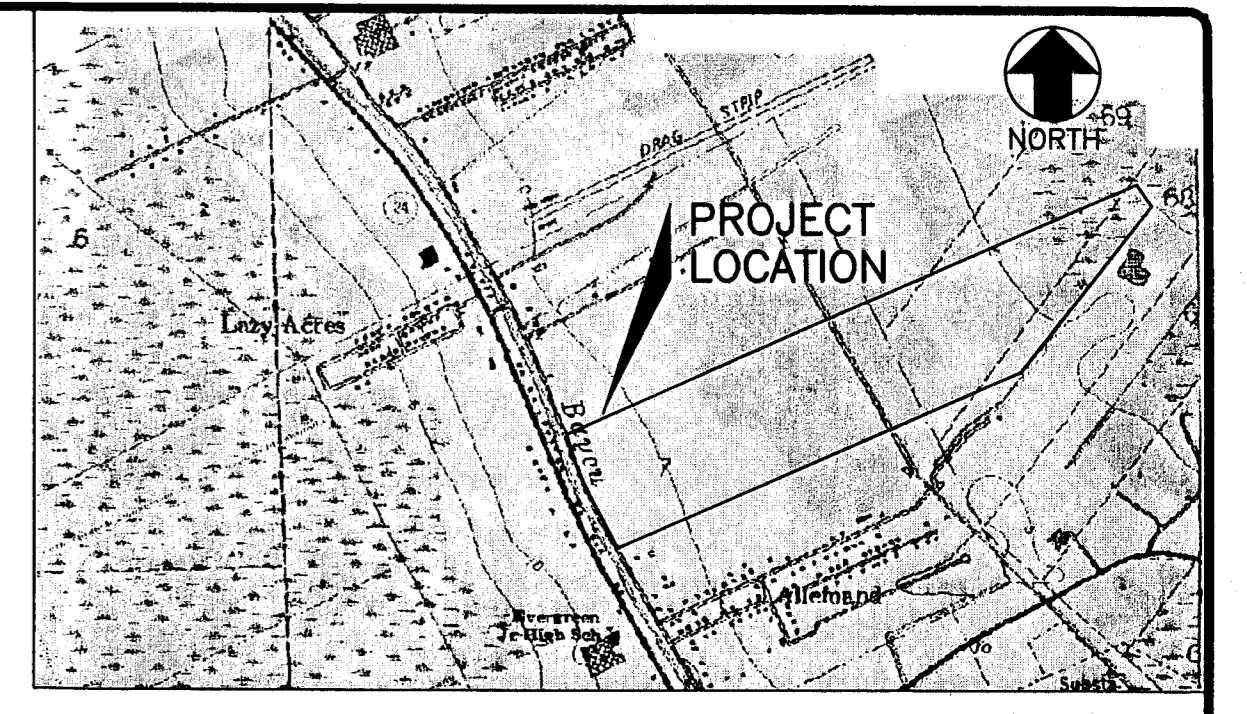
Record # 52

Revised 5/3/07

REFERENCE MAPS & BEARINGS:
 1. MAP SHOWING THE PROPERTY OF THE ESTATE OF ERNEST J. AYO IN SECTIONS 7, 82 & 69, T16S-R17E, TERREBONNE PARISH, LA. PREPARED BY: ROBERT R. WRIGHT DATED: OCTOBER 29, 1969
 2. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: T. BAKER SMITH & SON, INC. DATED: OCTOBER 4, 2004
 3. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C., LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: JUNE 30, 2006 ENTRY NO. 1243361
 4. EVANGELINE BUSINESS PARK COMMERCIAL DEVELOPMENT LOT LINE SHIFT DIVISION OF LOT 3 AND LOT 2-A OF EVANGELINE BUSINESS PARK INTO LOT 3-A AND LOT 2-A-1 LOCATED IN SECTIONS 7, 69 & 82, T16S-R17E, TERREBONNE PARISH, LOUISIANA PREPARED BY: DAVID A. WAITZ DATED: MARCH 1, 2007

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

- LEGEND**
- FOUND PROPERTY MARKER ○
 - SET 3/4" I.R. (UPON APPROVAL) ●
 - EXISTING WATER LINE — W —
 - EXISTING SEWER LINE — S —
 - EXISTING FENCE — X —
 - PROPOSED LIGHT POLE ⚡
 - EXISTING POWER POLE ⚡
 - EXISTING ANCHOR →
 - EXISTING TELEPHONE PEDESTAL ⊞
 - EXISTING TELEPHONE MANHOLE ⊙
 - EXISTING WATER VALVE ⊙ W
 - PROPOSED FIRE HYDRANT ●
 - EXISTING FIRE HYDRANT ⊙
 - EXISTING WATER METER ⊙ W M
 - EXISTING SEWER MANHOLE ⊙
 - EXISTING CATCH BASIN WITH SUBSURFACE DRAINAGE ⊞
 - PROPOSED SEWER MANHOLE ○
 - ADDRESS 235



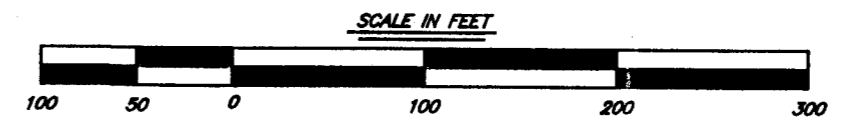
FEMA FLOOD ZONE AND HAZARDS
 THESE LOTS ARE LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING
 FEMA MAP COMMUNITY PANEL NUMBER 225206 0410 C, DATED: MAY 1, 1985
 PART OF LOT 2-A-1-A (REAR PORTION) IS LOCATED IN ZONE A, AREAS OF 100-YEAR FLOOD (B.F.E. = 5.0')
CERTIFICATIONS
 THIS IS TO CERTIFY THAT THIS SURVEY 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" SURVEYS INDICATED IN THE ABOVE STANDARDS.
 I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, STATE OF LOUISIANA, AS TO THE BLOCK LAYOUT AND STREET ALIGNMENT, AND I HEREBY APPROVE THE SAME.
 BY: _____
 TERREBONNE PARISH CONSOLIDATED GOVERNMENT
 APPROVE AND ACCEPTED THIS DATE _____ BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
 APPROVED BY: _____
 FOR: _____

DEDICATION:
 THIS IS TO CERTIFY THAT A SERVITUDE OF PASSAGE AND THE RIGHT TO INSTALL, MAINTAIN DRAINAGE, ELECTRICAL, COMMUNICATION, GAS & WATER UTILITIES IS HEREBY CREATED IN FAVOR OF THE TERREBONNE PARISH CONSOLIDATED GOVERNMENT, BELL SOUTH, TIME WARNER CABLE, ENERGY, ATMOS GAS, AND THE CITY OF HOUMA OVER AND IN ALL THESE CERTAIN STREETS AND SERVITUDES AS NAMED HEREON AND/OR SHOWN ON THIS PLAT OF SUBMISSION AND BELONGING TO THE UNDERSIGNED FEE TITLE OWNERSHIP 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: _____
 RONNIE THERIOT - MANAGER
 EVANGELINE BUSINESS PARK, L.L.C.

APPROVED: David A. Waitz Reg. No. 4744

PRELIMINARY COPY



DATE	DESCRIPTION	BY
7/30/06	RECORD DRAWINGS	JED
5/5/06	REVISED LOT LAYOUT	JED
DATE	DESCRIPTION	BY
REVISION		

EVANGELINE BUSINESS PARK - PHASE 2 COMMERCIAL DEVELOPMENT

DIVISION OF PROPERTY BELONGING TO EVANGELINE BUSINESS PARK, L.L.C. LOCATED IN SECTIONS 7, 69, & 82, T16S-R17E TERREBONNE PARISH, LOUISIANA

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

DESIGNED: JMT	DETAILED: JMT	TRACED:
CHECKED: DAW	CHECKED: DAW	CHECKED:
DATED: APRIL 30, 2007		FILE: F:\DWG\2006\06-176\THIRD DIVISION\PHASE 2\PLAT4.DWG
		JOB NO: 06-176

Houma-Terrebonne Regional Planning Commission

Subdivision Regulations Review

Planned Unit Developments

Item 4 – Revise Planned Unit Development (PUD) Regulations

Proposal:

Revise Article VI, Section 28-117(b) and Section 28-118(a)(2) of the Zoning Ordinance:

Sec. 28-117. Conditions to be met by special plans for Planned Unit Developments.

(a) *District regulations.* The provisions of this section waive the applicable district requirements for yard requirements and spacing of structures when certain conditions herein set forth are met.

(b) *Project eligibility.* The owner or owners of any tract of land ~~comprised of not less than ten (10) acres~~ with the availability of all public services and utilities is eligible for a project under this article.

Sec. 28-118. Procedure on special plans for Planned Unit Developments.

(a) *Application for approval.* An application for approval of a special plan for a planned unit development shall be filed with the office of zoning administration and shall contain the following information:

(1) *Interest and ownership:* The applicant's name, address and interest in the application, and the name, address and interest of every person, firm or corporation represented by the applicant in the application; the concurrence of the owner or owners of the entire land area included in the special plan and all encumbrances of such land; and sufficient evidence to establish that the applicants are all the owners and encumbrances of the designated area, and have both the means and ability to undertake the project;

(2) *Plans for application for approval:* A special plan for a Planned Unit Development shall be submitted fifteen (15) days prior to the zoning commission meeting date and shall provide the following information:

- a. Name of proposed development;
- b. Name of developer;
- c. Stamp and signature of registered architect or engineer on each page of plans;
- d. Vicinity map;
- e. Date, scale and north arrow;
- f. Boundary of entire tract to be developed;
- g. Major existing roads and streets;
- h. Proposed street names, lot and block numbers;
- i. Alignments with existing streets and rights-of-way;
- j. Description of proposed improvements, materials, typical street cross-sections, etc.;
- k. Final alignments of streets and sewerage;
- l. Drainage plans showing proposed contours not to exceed one-foot intervals and necessary finished grades;
- m. Location of utilities, light standards and fire hydrants;

- n. Method of sewage disposal;
- o. Profiles of all streets;
- p. Location of buildings, gross floor area, number of dwellings, number of stories, height of structure, accessory structures, sidewalks, and all structural dimensions;
- q. Open areas to be set aside for special purposes, with dimensions;
- r. Off-street parking, driveways, curb cuts;
- s. Screen planting and/or proposed fencing;
- t. Areas of special flood hazard zones as specified by the Federal Emergency Management Agency;
- u. Architectural elevations, including graphic depictions such as photographs or measured drawings, which shall be reviewed and approved by the Planning Commission.

Revise 24.7.1.4.1 and 24.7.1.4.6 of “Residential Planned Unit Development” of the Subdivision Ordinance:

24.7.1.4.1 Project Eligibility:

~~In Terrebonne Parish the owner or owners of any tract of land, or contiguous tracts of land, comprised of not less than two (2) acres may apply for approval of this type of development. No minimum acreage requirement shall apply to residential planned unit developments.~~

24.7.1.4.6 Special Residential Planned Unit Development Requirements:

For all types of residential planned unit development, the developer has to demonstrate effective control of structure construction so that certain minimum lot space standards are maintained. At the time of engineering approval application the developer must submit architectural elevations, including graphic depictions such as photographs or measured drawings to the Planning Commission ~~drawings~~ which show the type of planned unit development being proposed and which show allowable building envelope for each proposed lot for Planning Commission review and approval. ~~In addition to the general residential planned unit development being proposed and which show allowable building envelope for each proposed lot.~~ In addition to the general residential planned unit development requirements listed above the drawings must show compliance with one of the following standards for development.

Houma-Terrebonne Regional Planning Commission

Subdivision Regulations Review

Mobile Home & Recreational Vehicle Parks

Item 5 - Mobile home regulations, trailer parks and camper trailers

Issue:

There are multiple areas within the zoning and subdivision ordinances that regulate mobile home parks. This proposal consolidates the regulations and would replace the current Chapter 17 “Mobile Homes and Mobile Home Parks.”

Proposal:

Revise Chapter 17 to include the following:

- I. General
 - a. Definitions
 - b. Purpose
 - c. Scope
 - d. Appeals
 - e. Variances
- II. Application Procedure and Approval Process
- III. Park Construction
 - a. General Design Standards
 - b. Mobile Home Park And Recreational Vehicle Park Location, Area, And Setback Criteria
 - c. Mobile Home And Recreational Vehicle Space Area and Setback Requirements
 - d. Mobile Home And Recreational Vehicle Park Access Drive Standards
 - e. Utilities
- IV. Non Conforming Uses
- V. Park Operational Standards
 - I. Generally.
 - a. Definitions

Mobile Home: a structure, transportable on its own chassis and equipped to travel on the public highways, that is used either temporarily or permanently as a dwelling with or without a permanent foundation, when connected to the required utilities, and includes plumbing, heating, air conditioning and electrical systems contained therein. Vacation trailers, travel trailers, pick-up campers, tent trailers and bus campers are included in this definition if they are used as a dwelling and are located in a mobile home park as defined below. Modular homes shall not be considered mobile homes.

Mobile Home Park: a parcel or tract of land under single ownership which is or has been used or is planned or improved for the placement thereon of three or more mobile homes on individual mobile home spaces for the placement of mobile homes for dwelling purposes.

Mobile Home or Recreational Vehicle Park Access Drive: a private thoroughfare which affords internal circulation through a mobile home or recreational vehicle park.

Mobile Home Space: a parcel of land in a mobile home park or subdivision designated for the accommodation of one mobile home, its accessory buildings or structures, and accessory equipment for the exclusive use of the occupants.

Mobile Home Subdivision: a residential subdivision designed exclusively for and occupied only by mobile homes in which the homes and land are owned by the occupants. Such a subdivision shall not be included in the definition of a mobile home park and shall be regulated by the parish subdivision regulations and not by this chapter.

Modular Home: A sectional prefabricated building or house that consists of multiple modules or sections which are manufactured in a remote facility and then delivered to their intended site of use. Modular homes are built without axles and are transported by means of a flat bed truck.

Recreational Vehicle (RV): a structure or vehicle used as a temporary dwelling by vacationers, transient workers, etc., designed to be towed by a vehicle or self-propelled, and designed to be licensed as a vehicle. The structure may be used without connections to public utilities; provided however that self-contained, sanitary, water and electrical systems are installed.

Recreational Vehicle Space: a parcel of land in a recreational vehicle park designated for the accommodation of one recreational vehicle, its accessory buildings or structures, and accessory equipment for the exclusive use of the occupants.

Recreational Vehicle Park: a parcel or tract of land under single ownership which is or has been used or is planned or improved for the placement thereon of three or more recreational vehicles for temporary, recreational or transient uses.

b. Purpose

These regulations are adopted to protect and promote the health, safety and general welfare of the parish; to prevent overcrowding and undue congestion of the population; to provide adequate and convenient open space for vehicular traffic and parking, utilities and access for emergency and service apparatus by:

1. Establishing minimum standards and requirements for the design, construction and maintenance of mobile home and recreational vehicle parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;
2. Authorizing the licensing of owners and/or operators and the inspection of mobile home and recreational vehicle parks which are subject to this chapter and by defining duties and responsibilities of owners and operators in making mobile home and recreational vehicle parks safe, sanitary and fit for human habitation; and
3. Specifying a period for compliance for all nonconforming mobile home and recreational vehicle parks and by fixing penalties for violations.

c. Scope

1. The regulations contained in this chapter shall apply to the ownership, development and operation of mobile home and recreational vehicle parks, as herein defined, situated in all areas of Terrebonne parish.
2. The mobile home and recreational vehicle park regulations contained in this chapter shall only apply to those mobile home and recreational vehicle parks which shall have for their purpose the lease, rent or letting of mobile home spaces.
3. The development of mobile home and recreational vehicle parks that shall have for its purpose the sale only of spaces for use by mobile homes shall be governed by the subdivision regulations in effect for the parish.

d. Appeals

Upon denial of a mobile home park or recreational vehicle park development, the Houma-Terrebonne Regional Planning Commission shall communicate its reasons to the Terrebonne Parish Council and developers within seven (7) days of said denial. Included with the notice of denial to the developer shall be the appeal process provided herein.

Applicants may appeal decisions rendered by the Houma-Terrebonne Regional Planning Commission to the Terrebonne Parish Council. Appeals shall be filed within thirty (30) days of the planning commission decision. The notice of appeal shall include the names and addresses of all adjacent property owners of said affected development, and the development's name and location. Appeals shall be filed in writing with the Terrebonne Parish Council clerk.

Upon receipt of appeal, the Terrebonne parish council shall notify the Houma-Terrebonne Regional Planning Commission and adjacent property owners of said request for appeal.

Included in the notice of appeal shall be: the notice of the hearing date, list of adjacent property owners, the names and location of said development, and the name of the developer.

Upon receipt of request for appeal, the Terrebonne Parish Council must hear the appeal within thirty (30) days of receipt of the request. The Terrebonne Parish Council may override the decision of the planning commission by a majority vote of the full council.

As provided by R.S.. 33:101-119, 130-140, the Clerk of Court shall not record a plat of a subdivision without the approval of the planning commission.

e. Variances

1. Where it can be shown by the owner or the owner's designated representative that any provision of these regulations would cause any unnecessary hardship if strictly adhered to because of topographical or other conditions peculiar to the site, then a variance must be petitioned for in writing and submitted to the planning commission. The petitions shall state fully the petitioners reasoning for the variance.
2. The planning commission will study the variance requested and all comments, and approve or disapprove the variance. If, in the opinion of the planning commission, a departure can be made without destroying the intent of these regulations, the requested variance may be approved, unless the planning commission finds that it would not be in the best interest and welfare of the parish to approve the requested variance, and the reasons for the approval or disapproval shall be entered into the minutes of the meeting; with the party requesting the variance being informed of the decision in writing.
3. In no case shall any variance, modification or waiver be more than a minimum easing of the requirements.

II. Application procedure and approval process.

The Houma-Terrebonne Regional Planning Commission will use the following procedure for the purpose of approving mobile home and recreational vehicle building parks so as to ensure that the mobile home and recreational vehicle park development provides for adequate and convenient open space for traffic, vehicular access, utilities, drainage, access of firefighting and other emergency apparatus, light and air, and to avoid congestion of the population.

a. Conceptual Approval.

The purpose of the conceptual phase is to consider the proposed land use of the proposed development. The conceptual plan application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed.
2. Have the signature of property owner or agent on application.
3. Be accompanied by number of copies as required in application of preliminary survey plat as described below and complying with all aspects of these regulations.
4. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
5. Be accompanied by the application fee as specified herein.
6. Shall include the name, mailing address, and telephone number of the agent and owner.

In conjunction with the application, a preliminary survey plat must be submitted. This plat shall depict the following information:

1. Name of proposed mobile home or recreational vehicle park;
2. Name of developer;
3. Name of planner, engineer, architect or surveyor;
4. Vicinity map;
5. Location of mobile home or recreational vehicle park by section, township and range;
6. Date, text of legible letter size, scale (suggested one (1) inch equals six hundred (600) feet), north arrow;
7. Boundary of entire tract to be planned;
8. Boundary of proposed mobile home or recreational building park;
9. Major existing streets and roads;
10. Proposed major streets and roads including those from the major street plan;
11. Proposed land use (single-family, multifamily, commercial, industrial, etc.,) for land within the tract;
12. Important existing features, i.e. pipelines, utility rights-of-way, well locations, etc.;
13. Land use of property adjacent to the boundary of the tract (within three hundred (300) feet);
14. Current standard signature block for approval by commission; and
15. Clearly marked "Conceptual Plan."

An electronic copy of all drawings submitted with the application shall be submitted by any electronic means accepted by the Planning Director.

The developer or his agent shall submit to the commission the minimum number of copies of the conceptual plan as required on the application at least seventeen (17) days prior to the meeting of the commission.

The staff shall review the conceptual plan and provide its comments in writing prior to the meeting. Approval by the commission allows the developer to proceed with the preliminary plan for the mobile home or recreational vehicle park itself. Denial requires a re-submission of the conceptual plans unless a compromise is reached between the developer and the commission. In any case, the developer will furnish the commission with a revised conceptual plan reflecting the agreed compromise.

Application fee: The application fee to obtain review of the conceptual plan by the planning commission shall be in compliance with the current fee schedule.

b) Preliminary Approval:

The purpose of the preliminary phase is to consider the development from the point of view of layout and configuration of lots, mobile home or recreational vehicle park access roads and easements. The preliminary plan application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed.
2. Have the signature of property owner or agent on application.
3. Be accompanied by the minimum number of copies of a preliminary survey plat as required in application and as described below and complying with all aspects of these regulations.
4. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
5. Be accompanied by the application fee as specified herein.
6. Shall include the name, mailing address, and telephone number of the agent and owner.

Along with the application, the applicant must submit in the electronic format required by the planning department, on a separate document, names and addresses of the property owners within a two hundred fifty (250) foot perimeter of the development. All adjacent property owners shall be listed separately. Notations should be placed on plat indicating the names of the property owners. (This must be submitted or mobile home or recreational vehicle park cannot be placed on commission agenda.)

In conjunction with the application, a preliminary survey plat must be submitted. This plat shall depict the following information:

1. Name of proposed mobile home or recreational vehicle park;
2. Name of developer;
3. Name of planner, engineer, architect or surveyor;
4. Vicinity map;

5. Location of mobile home or recreational vehicle park by section, township and range;
6. Date, text of legible letter size, scale (suggested one (1) inch equals two hundred (200) feet), north arrow;
7. Proposed street names, lot and block numbers (including major streets);
8. Alignment of existing streets, rights-of-way, easements, and servitudes which join or cross the proposed mobile home or recreational vehicle park;
9. Section, township and range, city limits and/or parish boundaries which abut or cross the proposed mobile home or recreational vehicle park;
10. Geometric layout of lots, blocks, streets, rights-of-way, easements, and servitudes which join or cross the proposed mobile home or recreational vehicle park;
11. Proposed land use (single-family, multifamily, commercial, industrial, etc.) for land within the tract;
12. Current standard signature block for approval by commission; and
13. Clearly marked "Preliminary Plan."

In conjunction with the application, a separate drawing must be submitted showing vehicular circulation patterns. If pedestrian access is provided separately from vehicular access then the drawing shall show pedestrian circulation patterns. Circulation patterns are to show expected ADT for each proposed street and expected ADT increase on existing streets.

In conjunction with the application, letter of availability from utility companies must be submitted, i.e., electric, gas, water, sewerage, telephone, etc.

An electronic copy of all drawings submitted with the application shall be submitted by any electronic means accepted by the Planning Director

The developer or his agent shall submit to the commission the minimum number of copies of the preliminary plan as required on the application at least seventeen (17) days prior to the meeting of the commission. It shall be the responsibility of the developer to secure utility service agreements from either public or private utilities. The service agreement should indicate that the utility has the capacity or facilities to serve the mobile home or recreational vehicle park and that it intends to provide service.

It shall be the responsibility of the developer or his/her agent to furnish the commission, in the electronic format required by the planning department with the names and addresses of all property owners within two hundred fifty (250) foot perimeter of the development when submitting an application to the Houma-Terrebonne Regional Planning Commission which requires a public hearing. All adjacent property owners shall be listed separately.

In addition, for all mobile home and recreational vehicle parks that will hold a public hearing consisting of six (6) spaces or more, a 4' x 4' sign shall be erected by the developer at the location of the proposed mobile home and recreational vehicle park ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.

The planning commission shall hold a public hearing to receive public comments and shall study the plat and the report of the planning commission staff, taking

into consideration the requirements of the mobile home and recreational vehicle park regulations. Subsequent to the review and staff recommendations, the planning commission shall advise the applicant of any changes or additions which may be required prior to the approval of the mobile home and recreational vehicle park plat.

Notification shall be sent by parish staff by certified mail to the developers and adjacent property owners and first class mail to all remaining property owners within a two hundred fifty (250) foot radius of the development at least five (5) days prior to the hearing. The notice shall advise the purpose, date, time, and place of the hearing.

The staff shall review the comments of public and private utilities and prepare its recommendations, in writing, prior to the next commission meeting.

Upon review, the commission may grant preliminary approval which will permit the developer to proceed with engineering plans for the construction of the mobile home and recreational vehicle park. If the commission rejects the preliminary plan, the developer shall be required to amend or revise and resubmit his preliminary plan. The planning commission may grant approval with revised plats.

Application Fee: The application fee to obtain review of the preliminary plan by the planning commission shall be in compliance with the current fee schedule.

c) Engineering Approval.

The purpose of the engineering approval phase is to consider the engineering plans of the proposed mobile home and recreational vehicle park prior to construction. The engineering application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed for a mobile home or recreational vehicle park.
2. Have the signature of property owner or agent on application;
3. Shall include the name, mailing address, and telephone number of the agent and owner;
4. Be accompanied by the application fee as specified herein;
5. Be accompanied by a minimum number of copies as required by the application of a preliminary survey plat as described and complying with all aspects of these regulations;
6. These engineering plans and drawings shall be distributed to the appropriate T.P.C.G. reviewing agencies as required by section 5.3.1. of the subdivision regulations by the same date as they are submitted to the planning commission;
7. Letters and/or signed plats from each utility company showing approval of location of utility servitudes shall be submitted;
8. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
9. In conjunction with the final approval application, a final survey plat must be submitted. This plat must be prepared by a registered land surveyor and shall depict the following information:

- a. Name of proposed mobile home or recreational vehicle park. The proposed name shall not duplicated the name of any plat previously recorded.
- b. Name of developer.
- c. Vicinity map.
- d. Proposed street names (including major streets), lot and block numbers and lot area. The municipal street address of each lot shall be shown, where applicable. Addresses should be established by the 911 director.
- e. Existing recorded legal rights-of-way or easements affecting the property shall be identified.
- f. Location of property by section, township and range, parish, graphic scale (suggested scale one (1) inch equals one hundred (100) feet of greater), north arrow, and date of plat.
- g. Location of property lines, existing easements, railroad right-of-way, watercourses, fire hydrants and streetlights; location and names of all existing or platted streets or other public ways within and/or abutting the property.
- h. The center natural ground elevation of each proposed lot and the FEMA first floor elevation requirements shall be shown as of the date of the plat. The Terrebonne Parish Flood Insurance Rate (F.I.R.M.) maps are available at the TPCG Planning Department. Said elevations shall be referenced to the latest FEMA elevation and shown in feet and tenths of foot.
- i. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties. See section 24.7.6.4 for description.
- j. Standard dedication block for utilities, drainage and street rights-of-way with signature of owner.
- k. Current standard signature block for approval by planning commission.
- l. All property boundary surveys shall be performed by persons qualified to practice land surveying and registered in accordance with the provisions of R.S. 37:681, et seq.
- m. The survey plat shall be prepared in accordance with the most recently approved "Minimum Standards for Property Boundary Surveys" as adopted by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors.
- n. All property surveyed within Terrebonne Parish shall tie to one (1) of the following:
 - i. If the property is located within a two thousand (2,000) foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plan coordinate (Louisiana South Zone) of a least two (2) points within the mobile home or recreational vehicle park. Terrebonne Parish GIS information is available at the Terrebonne Parish Consolidated Government Planning Department.
 - ii. If the property is located outside of the two thousand (2,000) foot radius as specified in No. 1 above, but within a four thousand

(4,000) radius of any state, parish or municipal road intersection, the survey plat shall show at least two (2) ties, with bearings and approximate distances.

- o. Clearly marked final survey plat.
- p. All property corners shall be monumented and flagged prior to the planning commission signing the final survey plat.

10. An electronic copy of all drawings submitted with the application shall be submitted by any electronic method approved by the Planning Director.

A civil engineer registered in the State of Louisiana shall submit one (1) copy of the construction plans and specifications to the parish engineering department and one (1) copy to the commission along with the minimum number of copies of the preliminary plat as required on the application at least seventeen (17) days prior to the meeting of the commission.

Partial sets of the construction plans and specifications shall be submitted to the Terrebonne Parish Consolidated Government Pollution Control Division, Consolidated Waterworks District No. 1 and the Utilities Department at the same time plans and specifications are submitted to the parish engineer. These partial sets of plans and specifications shall contain all information pertinent to the responsibilities of these entities.

An electronic copy of all drawings submitted with the application shall be submitted by any electronic method accepted by the planning director.

The staff and the governmental engineer will evaluate the engineering plans along with the comments of public and private utilities and submit their comments, in writing, prior to the commission meeting.

Application fee: The application fee to obtain review of the engineering by the planning commission shall be in compliance with the current fee schedule.

In conjunction with the engineering phase application, engineering drawings and plans must be submitted. These drawings and plans must be stamped and signed by a professional engineer licensed in the State of Louisiana and shall depict the following information:

1. Drawings must be submitted showing final alignment of streets and sewerage, method of sewerage disposal and/or tie-in with existing collective systems, lagoons, lift stations, force mains, etc.;
2. Final drainage plan(s) shall be submitted showing existing contours at one-foot intervals or less, proposed final lot grading, and where open ditched are used for drainage, a minimum size and grade of pipe to be used for future or current improvements shall be denoted. Drainage design calculations shall be submitted at the same time;
3. Profiles of all mobile home or recreational vehicle access roads, proposed sewer lines and ditches shall be submitted, with hydraulic gradient of the drainage system shown on the profile;
4. Plans showing location of utilities, light standards, and fire hydrants shall be submitted; and
5. In conjunction with the engineering plans, a method for mitigating adverse impacts of the proposed development calculated in 1., 2., and 3. above, shall be submitted to the planning commission for their review and approval for the health safety and welfare of the residents of Terrebonne Parish.

After engineering approval has been granted by the planning commission, the applicant may submit his approved plans to the Terrebonne Parish Council and request confirmation that acceptance of perpetual maintenance by the Terrebonne Parish Consolidated Government for a development so constructed will be granted after final approval is received from the planning commission.

d) Mobile Home and Recreation Vehicle Park Final Approval.

There shall be no outstanding engineering conditions at the final application phase of the development. A special meeting may be called to address the engineering conditions prior to the regular meeting.

The final acceptance consists of the inspection of the mobile home or recreational vehicle park as constructed and the submission of engineering certification to the commission. The Mobile Home and Recreation Vehicle Park Final approval application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission.
2. Be accompanied by the minimum number of final survey plats as indicated on the application form and as described below and complying with all aspects of these regulations.
3. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
4. Be accompanied by the application fee as specified herein.
5. Shall include the name, mailing address, and telephone number of the agent and owner.
6. Be accompanied by the applicant's engineer's certification that the subdivision was constructed in substantial conformance with the approved plans and specifications.
7. Land use shall be depicted on final plat.
8. Drawings indicating any revisions in the plan of construction for the mobile home or recreational vehicle park since the engineering approval was granted shall be submitted to the commission at least nine (9) days prior to final inspection.

The request for final acceptance shall be made by the engineer representing the developer, in writing, at least nine (9) days prior to the date when the final inspection is requested. The developer's engineer shall submit certification that the construction was completed, a final inspection was conducted and that the construction was found to be in substantial conformance with the plans and specifications. Record drawings indicating any revisions in the plan of construction for the mobile home or recreational vehicle park since the engineering approval was granted shall be submitted to the commission at least nine (9) days prior to final inspection.

An electronic copy of all drawings submitted with the application as well as any changes shall be submitted by an electronic method approved by the Planning Director.

The recommendations of the commission together with the engineering certification shall be submitted by the commission to the Terrebonne Parish Consolidated Government prior to its meetings. It shall become the responsibility of the commission to submit the necessary maps to the Terrebonne Parish Consolidated Government for its concurrence, approval and acceptance of improvements for public and perpetual maintenance. For mobile home or recreational vehicle parks approved by the planning commission on a conditional basis, the applicant's engineer shall submit final as built drawings and a final accepted survey plat. The recommendations of the commission's engineer, the engineering certification and a

certification by the developer that they will maintain the development perpetually shall be submitted to the commission for its approval.

Upon receiving final approval and acceptance by the planning commission of a mobile home or recreational vehicle park, the developer may record his plat and begin renting mobile home or recreational vehicle spaces in the mobile home park.

Should the Houma-Terrebonne Regional Planning Commission grant final approval with a condition, a cash bond, or some other cash security in the amount of one hundred twenty-five (125) percent of the remaining construction costs has to be secured in favor of Terrebonne Parish Consolidated Government until improvements have been completed. An estimate of the remaining work shall be submitted to the planning commission by the applicant's engineer.

Application fee: The application fee to obtain final approval review of the mobile home or recreational vehicle park by the planning commission shall be in compliance with the current fee schedule.

III. Mobile home and recreational vehicle park construction

a. General design standards.

1. Condition of soil, groundwater level, drainage, and topography of proposed development sites shall not create hazards to the property or health and safety of the occupants. Mobile home and recreational vehicle park sites shall not be exposed to objectionable smoke, noise, odors or other adverse influences.
2. Mobile home and recreational vehicle park developments must meet the requirements of the Terrebonne Parish Stormwater Drainage and Detention Manual.

b. Mobile home and recreational vehicle park location, area, and setback criteria.

1. A mobile home or recreational vehicle park in the zoned areas of the parish may be located only in accordance and in compliance with the applicable zoning district.
2. Access to mobile home and recreational vehicle parks shall be only from collector streets, arterials, or highways. No mobile home or recreational vehicle parks shall have access to or from local residential streets. Mobile home and recreational vehicle parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development.
3. Mobile home and recreational vehicle parks shall not be permitted at locations so far removed from existing utilities or community services such as fire or police protection and schools so as to place a financial burden on the government for provision and maintenance of these facilities.
4. A minimum of five (5) acres is required for each mobile home and recreational vehicle park, with adequate access from a publicly maintained street or road.
5. The perimeter boundaries of mobile home and recreational vehicle parks shall provide for a ten (10) foot green space between exterior property lines of the park and the adjoining space, tract, or parcel. Mobile home and recreational vehicle parks shall provide a landscaped strip of green space twenty-five (25) feet wide along major highways and local streets.

6. Open space and recreation. Mobile home and recreational vehicle parks shall contain one or more open space areas intended primarily for the use of park residents on a minimum ratio of 250 square feet for every mobile home or recreational vehicle space, provided that buffer zone areas shall not be included as part of such requirement.
 7. Any mobile home or recreational vehicle park developed under these standards shall provide a solid fence at least eight (8) feet high along all side and rear property lines.
 8. Each mobile home and recreational vehicle park shall be landscaped in accordance with a landscape plan approved by the planning commission staff. Trees are required to be planted along the interior access drives and within the recreational area. Landscaping is required across the front of the mobile home and recreational vehicle parks. All plant material shall be labeled with the name and size of each plant indicated on the plan, which shall be drawn to scale.
- c. Mobile home and recreational vehicle space area, setback, drive, parking and addressing requirements.
1. Maximum density- 8 dwelling units per net acre
 2. Minimum area per unit space- 4,000 square feet
 3. Minimum depth per unit space - 75 feet
 4. Minimum width per unit space - 50 feet
 5. Front yard setback per unit space - 15 feet
 6. Side yard setback per unit space (each side) - 5 feet/5 feet
 7. Rear yard setback - 5 feet

Mobile homes and recreational vehicles shall not be located closer than fifteen (15) feet from any permanent structure of buildings together with their additions and appurtenances.

Each mobile home and recreational vehicle space shall provide a minimum of three hundred and sixty (360) square feet of paved off street parking sufficient for two parking spaces

Individual mobile home and recreational vehicle spaces shall be assigned a designated number on the plat plan and will be an official address of such site. The designated number shall be displayed or posted in a visible and conspicuous location on each site.

- d. Mobile home and recreational vehicle access drive standards. The requirements shall be the same as that of the subdivision regulations as set forth in *24.7.1.2.1 Streets*.
1. Where only one (1) drive is to be provided, each mobile home and recreational vehicle park shall include an adequate circular turnaround at the rear of the property with a minimum inside pavement radius of thirty-five (35) feet for emergency vehicles, garbage trucks and other vehicles.
- e. Utilities.
1. Utilities within mobile home and recreational vehicle parks shall comply with Chapter 6, Article II of the Parish Code. When community sewage is not available, a private system must comply with the requirements of the Louisiana Health and Hospitals.
 2. Garbage and trash disposal. The contract collector is hereby authorized and directed to collect and dispose of all garbage and trash or other waste matter as defined in section 11-21, as is placed in the type of container, and in the manner and at place specified in section 11-25. The

contract collector is expressly prohibited from collecting any such garbage or trash or other waste matter other than that which is put out for collection in compliance with section 11-25.

3. Lighting. Adequate lighting must be provided per parish recommendation and/or road lighting district requirements. The spacing shall be two hundred (200) feet per parish regulation; however, the installation of the lighting is acceptable on the rear of the mobile home or recreational vehicle space rather than on the street per the subdivision regulations.
4. Standard fire hydrants and fire service lines shall be installed in such a manner that a fire hydrant shall be located within two hundred and fifty (250) feet of each mobile home or recreational vehicle space.

IV. Nonconforming uses.

- a. Mobile home parks which existed lawfully on August 30, 1966, although nonconforming to the zoning ordinance, may continue as a nonconforming use provided they shall not be discontinued for a period of six (6) months or more. Such nonconforming parks may not be permitted to expand in area without obtaining mobile home park approval.

V. Mobile home and recreational vehicle park operational standards.

- a. Occupational license. Prior to the opening of a mobile home or recreational vehicle park, the owner or operator shall obtain an occupational license from the parish.

(city code 1965, § 22 1/2-15)

State law references: occupational license tax, R.S. 47:341 et seq.

- b. Abandonment, stockpiling of trailers. It shall be unlawful for any mobile home or recreational vehicle park owner to allow abandoned, junked, dilapidated, stripped, or broken down trailers to be stockpiled, located, or permitted in any mobile home or recreational vehicle park for a period of over thirty (30) days.

(city code 1965, § 22 1/2-11)

Cross references: junk and abandoned vehicles, Ch. 14.

State law references: abandoned mobile homes, secured parties, R.S. 9:5363.1; local control of abandoned motor vehicles, major appliances and other junk, R.S. 33:4876; junkyards and outdoor advertising near certain highways, R.S. 48:461 et seq.

- c. Animals running at large. No owner or person in charge of animals and pets shall permit them to run at large or commit any nuisance within the limits of any mobile home or recreational vehicle park. Such owner or person is subject to the parish ordinances governing the control of animals and pets.

(city code 1965, § 22 1/2-12)

Cross references: animals, Ch. 5.

State law references: municipal regulation of livestock running at large, R.S. 3:2531 et seq.; power of parish to regulate animals at large, R.S. 33:1236(5).

- d. Duty of owner-operator. The owner-operator shall be responsible for maintaining the mobile or recreational vehicle park in accordance with all applicable ordinances of the parish and may be held liable for any negligence of operation and maintenance of the park.

State law references: person outside the state engaged in the sale, leasing, distribution, etc., of mobile homes or manufactured housing to have agent for service of process, R.S. 51:911.22(2), (5), 51:911.33.

e. Register of occupants; inspection of register and premises.

1. It shall be the duty of the owner, operator, manager, or person in charge of a mobile home or recreational vehicle park to keep a register containing a record of all mobile home owners and occupants located within the park.
2. The person in charge of the mobile home or recreational vehicle park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other state or city officials whose duties may necessitate knowledge of the information contained in the register. The register records shall be retained by the park operator for a period of three (3) years following the date of departure of any mobile home or recreational vehicle.
3. Upon presentation of proper credentials, an inspector of the planning and zoning department may enter, at reasonable times, any building, structure, or premises in the city to inspect the same for compliance with the requirements of this division and to perform any other duty imposed upon him thereby.

(City Code 1965, §§ 22 1/2-14, 22 1/2-18)

State law references: entry on premises by health officers, R.S. 40:8; right of fire marshal to enter places where manufactured homes are sold, R.S. 51:911.32(e).

- f. Revocation. A permit to maintain and operate a mobile home or recreational vehicle park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of violating any provision of this article. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.

(city code 1965, § 22 1/2-16)

State law references: suspension of licenses for violation of uniform standards code for mobile homes and manufactured housing, R.S. 51:911.38.

Houma-Terrebonne Regional Planning Commission

Subdivision Regulations Review

Residential Building Parks

Item 17 – Multiple Structures on one piece of property

Issue:

Outside the zoned area of the parish there are no development guidelines for those wishing to construct multiple structures on one piece of property. Ms. Teri Cavalier, District 4 Councilwoman, directed staff to create regulations that would address this issue.

Proposal:

Insert the following regulations into the ordinance to guide the development of multiple structures on one lot:

- I. General
 - a. Definitions
 - b. Purpose
 - c. Scope
 - d. Appeals
 - e. Variances
- II. Application Procedure and Approval Process
- III. Park Construction
 - a. General Design Standards
 - b. Residential Building Park Location, Area, And Setback Criteria
 - c. Residential Building Park Space Area and Setback Requirements
 - d. Residential Building Park Access Drive Standards
 - e. Utilities
- IV. Non Conforming Uses
- V. Park Operational Standards
 - I. Generally:
 - a. Definitions

Dwelling: A building or portion thereof providing living facilities for one or more families.

Modular Home: A sectional prefabricated building or house that consists of multiple modules or sections which are manufactured in a remote facility and then delivered to their intended site of use. Modular homes are built without axles and are transported by means of a flat bed truck.

Residential Building Park: a parcel or tract of land under single ownership which is or has been used or is planned or improved for the placement thereon of two or more structures for dwelling purposes in the zoned area of the parish and three or more structures for dwelling purposes in the unzoned areas of the parish.

Residential Building Park Space: a parcel of land in a residential building park designated for the accommodation of one dwelling unit.

Residential Building Park Access Drive: a private thoroughfare which affords internal circulation through a residential building park.

- b. Purpose

These regulations are adopted to protect and promote the health, safety and general welfare of the parish; to prevent overcrowding and undue congestion of the population; to

provide adequate and convenient open space for vehicular traffic and parking, utilities and access for emergency and service apparatus by:

1. Establishing minimum standards and requirements for the design, construction and maintenance of residential building parks and the related utilities and facilities which are subject to the jurisdiction of these regulations as herein set forth;
2. Authorizing the licensing of owners and/or operators and the inspection of residential building parks which are subject to this chapter and by defining duties and responsibilities of owners and operators in making residential building park safe, sanitary and fit for human habitation; and
3. Specifying a period for compliance for all nonconforming residential building parks and by fixing penalties for violations.

c. Scope

1. The regulations contained in this chapter shall apply to the ownership, development and operation of residential building parks, as herein defined, situated in the non-zoned areas of the Parish.
2. The residential building park regulations contained in this chapter shall only apply to those residential building parks which shall have for their purpose the lease, rent or letting of residential building spaces.

d. Appeals

Upon denial of a residential building park development, the Houma-Terrebonne Regional Planning Commission shall communicate its reasons to the Terrebonne Parish Council and developers within seven (7) days of said denial. Included with the notice of denial to the developer shall be the appeal process provided herein.

Applicants may appeal decisions rendered by the Houma-Terrebonne Regional Planning Commission to the Terrebonne Parish Council. Appeals shall be filed within thirty (30) days of the planning commission decision. The notice of appeal shall include the names and addresses of all adjacent property owners of said affected development, and the development's name and location. Appeals shall be filed in writing with the Terrebonne Parish Council Clerk.

Upon receipt of appeal, the Terrebonne Parish Council shall notify the Houma-Terrebonne Regional Planning Commission and adjacent property owners of said request for appeal.

Included in the notice of appeal shall be: the notice of the hearing date, list of adjacent property owners, the names and location of said development, and the name of the developer.

Upon receipt of request for appeal, the Terrebonne Parish Council must hear the appeal within thirty (30) days of receipt of the request. The Terrebonne Parish Council may override the decision of the planning commission by a majority vote of the full council.

As provided by R.S.. 33:101-119, 130-140, the clerk of court shall not record a plat of a subdivision without the approval of the planning commission.

e. Variances

1. Where it can be shown by the owner or the owner's designated representative that any provision of these regulations would cause any unnecessary hardship if strictly adhered to because of topographical or other conditions peculiar to the site, then a variance must be petitioned for in writing and submitted to the planning commission. The petitions shall state fully the petitioner's reasoning for the variance.
2. The planning commission will study the variance requested and all comments, and approve or disapprove the variance. If, in the opinion of the planning

commission, a departure can be made without destroying the intent of these regulations, the requested variance may be approved, unless the planning commission finds that it would not be in the best interest and welfare of the parish to approve the requested variance, and the reasons for the approval or disapproval shall be entered into the minutes of the meeting; with the party requesting the variance being informed of the decision in writing.

3. In no case shall any variance, modification or waiver be more than a minimum easing of the requirements.

II. Application procedure and approval process.

The Houma-Terrebonne Regional Planning Commission will use the following procedure for the purpose of approving residential building parks so as to insure that the residential building park development provides for adequate and convenient open space for traffic, vehicular access, utilities, drainage, access of firefighting and other emergency apparatus, light and air, and to avoid congestion of the population.

a. Conceptual Approval.

The purpose of the conceptual phase is to consider the proposed land use of the proposed residential building park. The conceptual plan application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed.
2. Have the signature of property owner or agent on application.
3. Be accompanied by number of copies as required in application of preliminary survey plat as described below and complying with all aspects of these regulations.
4. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
5. Be accompanied by the application fee as specified herein.
6. Shall include the name, mailing address, and telephone number of the agent and owner.

In conjunction with the application, a preliminary survey plat must be submitted. This plat shall depict the following information:

1. Name of proposed residential building park;
2. Name of developer;
3. Name of planner, engineer, architect or surveyor;
4. Vicinity map;
5. Location of residential building park by section, township and range;
6. Date, text of legible letter size, scale (suggested one (1) inch equals six hundred (600) feet), north arrow;
7. Boundary of entire tract to be planned;
8. Boundary of proposed residential building park;
9. Major existing streets and roads;
10. Proposed major streets and roads including those from the major street plan;

11. Proposed land use (single-family, multifamily, commercial, industrial, etc.,) for land within the tract;
12. Important existing features, i.e. pipelines, utility rights-of-way, well locations, etc.;
13. Land use of property adjacent to the boundary of the tract (within three hundred (300) feet);
14. Current standard signature block for approval by commission; and
15. Clearly marked "Conceptual Plan."

An electronic copy of all drawings submitted with the application shall be submitted by any electronic means accepted by the Planning Director.

The developer or his agent shall submit to the commission the minimum number of copies of the conceptual plan as required on the application at least seventeen (17) days prior to the meeting of the commission.

The staff shall review the conceptual plan and provide its comments in writing prior to the meeting. Approval by the commission allows the developer to proceed with the preliminary plan for the residential building park itself. Denial requires a re-submission of the conceptual plans unless a compromise is reached between the developer and the commission. In any case, the developer will furnish the commission with a revised conceptual plan reflecting the agreed compromise.

Application fee: The application fee to obtain review of the conceptual plan by the planning commission shall be in compliance with the current fee schedule.

b) Preliminary Approval:

The purpose of the preliminary phase is to consider the development from the point of view of layout and configuration of lots, residential building park vehicle access roads and easements. The preliminary plan application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be divided.
2. Have the signature of property owner or agent on application.
3. Be accompanied by the minimum number of copies of a preliminary survey plat as required in application and as described below and complying with all aspects of these regulations.
4. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
5. Be accompanied by the application fee as specified herein.
6. Shall include the name, mailing address, and telephone number of the agent and owner.

Along with the application, the applicant must submit in the electronic format required by the planning department, on a separate document, names and addresses of the property owners within a two hundred fifty (250) foot perimeter of the development. All adjacent property owners shall be listed separately. Notations should be placed on plat indicating the names of the property owners. (This must be submitted or residential building parks cannot be placed on commission agenda.)

In conjunction with the application, a preliminary survey plat must be submitted. This plat shall depict the following information:

1. Name of proposed residential building park;
2. Name of developer;
3. Name of planner, engineer, architect or surveyor;
4. Vicinity map;
5. Location of residential building park by section, township and range;
6. Date, text of legible letter size, scale (suggested one (1) inch equals two hundred (200) feet), north arrow;
7. Proposed street names, lot and block numbers (including major streets);
8. Alignment of existing streets, rights-of-way, easements, and servitudes which join or cross the proposed residential building park;
9. Section, township and range, city limits and/or parish boundaries which abut or cross the proposed residential building park;
10. Geometric layout of lots, blocks, streets, rights-of-way, easements, and servitudes which join or cross the proposed residential building park;
11. Proposed land use (single-family, multifamily, commercial, industrial, etc.) for land within the tract;
12. Current standard signature block for approval by commission; and
13. Clearly marked "Preliminary Plan."

In conjunction with the application, a separate drawing must be submitted showing vehicular circulation patterns. If pedestrian access is provided separately from vehicular access then the drawing shall show pedestrian circulation patterns. Circulation patterns are to show expected ADT for each proposed street and expected ADT increase on existing streets.

In conjunction with the application, letter of availability from utility companies must be submitted, i.e., electric, gas, water, sewerage, telephone, etc.

An electronic copy of all drawings submitted with the application shall be submitted by any electronic means accepted by the Planning Director

The developer or his agent shall submit to the commission the minimum number of copies of the preliminary plan as required on the application at least seventeen (17) days prior to the meeting of the commission. It shall be the responsibility of the developer to secure utility service agreements from either public or private utilities. The service agreement should indicate that the utility has the capacity or facilities to serve the residential building park and that it intends to provide service.

It shall be the responsibility of the developer or his/her agent to furnish the commission, in the electronic format required by the planning department with the names and addresses of all property owners within two hundred fifty (250) foot perimeter of the development when submitting an application to the Houma-Terrebonne Regional Planning Commission which requires a public hearing. All adjacent property owners shall be listed separately.

In addition, for all residential building parks that will hold a public hearing consisting of six (6) spaces or more, a 4' x 4' sign shall be erected by the developer at the location of the proposed residential building park ten (10) days prior to the public hearing depicting the name of the development, owner and agent, time, date and location of the public hearing, and phone number of the planning commission.

The planning commission shall hold a public hearing to receive public comments and shall study the plat and the report of the planning commission staff, taking into consideration the requirements of the residential building park regulations. Subsequent to the review and staff recommendations, the planning commission shall advise the applicant of any changes or additions which may be required prior to the approval of the residential building park plat.

Notification shall be sent by parish staff by certified mail to the developers and adjacent property owners and first class mail to all remaining property owners within a two hundred fifty (250) foot radius of the development at least five (5) days prior to the hearing. The notice shall advise the purpose, date, time, and place of the hearing.

The staff shall review the comments of public and private utilities and prepare its recommendations, in writing, prior to the next commission meeting.

Upon review, the commission may grant preliminary approval which will permit the developer to proceed with engineering plans for the construction of the residential building park. If the commission rejects the preliminary plan, the developer shall be required to amend or revise and resubmit his preliminary plan. The planning commission may grant approval with revised plats.

Application Fee: The application fee to obtain review of the preliminary plan by the planning commission shall be in compliance with the current fee schedule.

c) Engineering Approval.

The purpose of the engineering approval phase is to consider the engineering plans of the proposed residential building park prior to construction. The engineering application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission to include all contiguous holdings of the owner with indication of the portion which is proposed to be developed for a residential building park.
2. Have the signature of property owner or agent on application;
3. Shall include the name, mailing address, and telephone number of the agent and owner;
4. Be accompanied by the application fee as specified herein;
5. Be accompanied by a minimum number of copies as required by the application of a preliminary survey plat as described and complying with all aspects of these regulations;
6. These engineering plans and drawings shall be distributed to the appropriate T.P.C.G. reviewing agencies as required by section 5.3.1. of the subdivision regulations by the same date as they are submitted to the planning commission;
7. Letters and/or signed plats from each utility company showing approval of location of utility servitudes shall be submitted;
8. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
9. In conjunction with the final approval application, a final survey plat must be submitted. This plat must be prepared by a registered land surveyor and shall depict the following information:
 - a. Name of proposed residential building park. The proposed name shall not duplicated the name of any plat previously recorded.
 - b. Name of developer.
 - c. Vicinity map.

- d. Proposed street names (including major streets), lot and block numbers and lot area. The municipal street address of each lot shall be shown, where applicable. Addresses should be established by the 911 director.
 - e. Existing recorded legal rights-of-way or easements affecting the property shall be identified.
 - f. Location of property by section, township and range, parish, graphic scale (suggested scale one (1) inch equals one hundred (100) feet of greater), north arrow, and date of plat.
 - g. Location of property lines, existing easements, railroad right-of-way, watercourses, fire hydrants and streetlights; location and names of all existing or platted streets or other public ways within and/or abutting the property.
 - h. The center natural ground elevation of each proposed lot and the FEMA first floor elevation requirements shall be shown as of the date of the plat. The Terrebonne Parish Flood Insurance Rate (F.I.R.M.) maps are available at the TPCG Planning Department. Said elevations shall be referenced to the latest FEMA elevation and shown in feet and tenths of foot.
 - i. All permanent benchmarks shall be shown on the final survey plat including elevation, datum, date and three point ties. See section 24.7.6.4 for description.
 - j. Standard dedication block for utilities, drainage and street rights-of-way with signature of owner.
 - k. Current standard signature block for approval by planning commission.
 - l. All property boundary surveys shall be performed by persons qualified to practice land surveying and registered in accordance with the provisions of R.S. 37:681, et seq.
 - m. The survey plat shall be prepared in accordance with the most recently approved "Minimum Standards for Property Boundary Surveys" as adopted by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors.
 - n. All property surveyed within Terrebonne Parish shall tie to one (1) of the following:
 - i. If the property is located within a two thousand (2,000) foot radius of a National Geodetic Survey Monument or a Terrebonne Parish GIS monument, the survey plat shall show the state plan coordinate (Louisiana South Zone) of a least two (2) points within the residential building park. Terrebonne Parish GIS information is available at the Terrebonne Parish Consolidated Government Planning Department.
 - ii. If the property is located outside of the two thousand (2,000) foot radius as specified in No. 1 above, but within a four thousand (4,000) radius of any state, parish or municipal road intersection, the survey plat shall show at least two (2) ties, with bearings and approximate distances.
 - o. Clearly marked final survey plat.
 - p. All property corners shall be monumented and flagged prior to the planning commission signing the final survey plat.
10. An electronic copy of all drawings submitted with the application shall be submitted by any electronic method approved by the Planning Director.

A civil engineer registered in the State of Louisiana shall submit one (1) copy of the construction plans and specifications to the parish engineering department and one (1) copy to the commission along with the minimum number of copies of the preliminary plat as

required on the application at least seventeen (17) days prior to the meeting of the commission.

Partial sets of the construction plans and specifications shall be submitted to the Terrebonne Parish Consolidated Government Pollution Control Division, Consolidated Waterworks District No. 1 and the Utilities Department at the same time plans and specifications are submitted to the parish engineer. These partial sets of plans and specifications shall contain all information pertinent to the responsibilities of these entities.

An electronic copy of all drawings submitted with the application shall be submitted by any electronic method accepted by the planning director.

The staff and the governmental engineer will evaluate the engineering plans along with the comments of public and private utilities and submit their comments, in writing, prior to the commission meeting.

Application fee: The application fee to obtain review of the engineering by the planning commission shall be in compliance with the current fee schedule.

In conjunction with the engineering phase application, engineering drawings and plans must be submitted. These drawings and plans must be stamped and signed by a professional engineer licensed in the State of Louisiana and shall depict the following information:

1. Drawings must be submitted showing final alignment of streets and sewerage, method of sewerage disposal and/or tie-in with existing collective systems, lagoons, lift stations, force mains, etc.;
2. Final drainage plan(s) shall be submitted showing existing contours at one-foot intervals or less, proposed final lot grading, and where open ditches are used for drainage, a minimum size and grade of pipe to be used for future or current improvements shall be denoted. Drainage design calculations shall be submitted at the same time;
3. Profiles of all residential building park access roads, proposed sewer lines and ditches shall be submitted, with hydraulic gradient of the drainage system shown on the profile;
4. Plans showing location of utilities, light standards, and fire hydrants shall be submitted; and
5. In conjunction with the engineering plans, a method for mitigating adverse impacts of the proposed development calculated in 1., 2., and 3. above, shall be submitted to the planning commission for their review and approval for the health safety and welfare of the residents of Terrebonne Parish.

After engineering approval has been granted by the planning commission, the applicant may submit his approved plans to the Terrebonne Parish Council and request confirmation that acceptance of perpetual maintenance by the Terrebonne Parish Consolidated Government for a development so constructed will be granted after final approval is received from the planning commission.

d) Residential Building Park Final Approval.

There shall be no outstanding engineering conditions at the final application phase of the development. A special meeting may be called to address the engineering conditions prior to the regular meeting.

The final acceptance consists of the inspection of the residential building park as constructed and the submission of engineering certification to the commission. The residential building park final approval application shall conform to the following:

1. Be made on forms available at the office of the Houma-Terrebonne Regional Planning Commission.
2. Be accompanied by the minimum number of final survey plats as indicated on the application form and as described below and complying with all aspects of these regulations.

3. Be presented to the planning commission seventeen (17) days prior to the meeting of the planning commission.
4. Be accompanied by the application fee as specified herein.
5. Shall include the name, mailing address, and telephone number of the agent and owner.
6. Be accompanied by the applicant's engineer's certification that the subdivision was constructed in substantial conformance with the approved plans and specifications.
7. Land use shall be depicted on final plat.
8. Drawings indicating any revisions in the plan of construction for the residential building park since the engineering approval was granted shall be submitted to the commission at least nine (9) days prior to final inspection.

The request for final acceptance shall be made by the engineer representing the developer, in writing, at least nine (9) days prior to the date when the final inspection is requested. The developer's engineer shall submit certification that the construction was completed, a final inspection was conducted and that the construction was found to be in substantial conformance with the plans and specifications. Record drawings indicating any revisions in the plan of construction for the residential building park since the engineering approval was granted shall be submitted to the commission at least nine (9) days prior to final inspection.

An electronic copy of all drawings submitted with the application as well as any changes shall be submitted by an electronic method approved by the Planning Director.

The recommendations of the commission together with the engineering certification shall be submitted by the commission to the Terrebonne Parish Consolidated Government prior to its meetings. It shall become the responsibility of the commission to submit the necessary maps to the Terrebonne Parish Consolidated Government for its concurrence, approval and acceptance of improvements for public and perpetual maintenance. For residential building parks approved by the planning commission on a conditional basis, the applicant's engineer shall submit final as built drawings and a final accepted survey plat. The recommendations of the commission's engineer, the engineering certification and a certification by the developer that they will maintain the development perpetually shall be submitted to the commission for its approval.

Upon receiving final approval and acceptance by the planning commission of a residential building park, the developer may record his plat and begin renting residential building park spaces in the residential building park.

Should the Houma-Terrebonne Regional Planning Commission grant final approval with a condition, a cash bond, or some other cash security in the amount of one hundred twenty-five (125) percent of the remaining construction costs has to be secured in favor of Terrebonne Parish Consolidated Government until improvements have been completed. An estimate of the remaining work shall be submitted to the planning commission by the applicant's engineer.

Application fee: The application fee to obtain final approval review of the residential building park by the planning commission shall be in compliance with the current fee schedule.

III. Residential building park construction

a. General design standards.

1. Condition of soil, groundwater level, drainage, and topography of proposed development sites shall not create hazards to the property or health and safety of the occupants. Residential building park sites shall not be exposed to objectionable smoke, noise, odors or other adverse influences.
2. Residential building park developments must meet the requirements of the Terrebonne Parish Stormwater Drainage and Detention Manual.

b. Residential building park location, area, and setback criteria.

1. A residential building park shall not be located in the zoned areas of the parish.
 2. Access to residential building parks shall be only from collector streets, arterials, or highways. No residential building park shall have access to or from local residential streets. Residential building parks shall not be located where it is necessary for traffic movement from the park to pass through an existing or proposed residential development.
 3. Residential building parks shall not be permitted at locations so far removed from existing utilities or community services such as fire or police protection and schools so as to place a financial burden on the government for provision and maintenance of these facilities.
 4. The perimeter boundaries of residential building parks shall provide for a ten (10) foot green space between exterior property lines of the park and the adjoining space, tract, or parcel. Residential building parks shall provide a landscaped strip of green space twenty-five (25) feet wide along major highways and local streets.
 5. Open space and recreation. The residential building park shall contain one or more open space areas intended primarily for the use of park residents on a minimum ratio of 2,000 square feet for every residential building park space, provided that buffer zone areas shall not be included as part of such requirement.
 6. Any residential building park developed under these standards shall provide a solid fence at least eight (8) feet high along all side and rear property lines.
 7. Each residential building park shall be landscaped in accordance with a landscape plan approved by the planning commission staff. Trees are required to be planted along the interior access drives and within the recreational area. Landscaping is required across the front of the residential building park. All plant material shall be labeled with the name and size of each plant indicated on the plan, which shall be drawn to scale.
- c. Residential Building Park space area, setback, drive, parking and addressing requirements.
1. Maximum density- 8 dwelling units per net acre
 2. Minimum area per unit space- 4,000 square feet
 3. Minimum depth per unit space - 75 feet
 4. Minimum width per unit space - 50 feet
 5. Front yard setback per unit space - 20 feet. Where provisions are made to allow for off-street parking behind the front setback line, the setback shall be reduced to 10 feet.
 6. Side yard setback per unit space (each side) 5 feet/5 feet
 7. Rear yard setback - 5 feet

Residential building park spaces shall not be located closer than fifteen (15) feet from any permanent structure of buildings together with their additions and appurtenances.

Each residential building park space shall provide a minimum of three hundred and sixty (360) square feet of paved off-street parking sufficient for two parking spaces.

Individual residential building park spaces shall be assigned a designated number on the plat plan and will be an official address of such site. The designated number shall be displayed or posted in a visible and conspicuous location on each site.

- d. Residential building park access drive standards. The requirements shall be the same as that of the subdivision regulations as set forth in *24.7.1.2.1 Streets*.
 1. Where only one (1) drive is to be provided, each residential building park shall include an adequate circular turnaround at the rear of the property with a minimum inside pavement radius of thirty-five (35) feet for emergency vehicles, garbage trucks and other vehicles.
- e. Utilities.
 1. Utilities within residential building parks shall comply with Chapter 6, Article II of the Parish Code. When community sewage is not available, a private system must comply with the requirements of the Louisiana Health and Hospitals.
 2. Garbage and trash disposal. The contract collector is hereby authorized and directed to collect and dispose of all garbage and trash or other waste matter as defined in section 11-21, as is placed in the type of container, and in the manner and at place specified in section 11-25. The contract collector is expressly prohibited from collecting any such garbage or trash or other waste matter other than that which is put out for collection in compliance with section 11-25.
 3. Lighting. Adequate lighting must be provided per parish recommendation and/or road lighting district requirements. The spacing shall be two hundred (200) feet per parish regulation; however, the installation of the lighting is acceptable on the rear of the residential building park space rather than on the street per the subdivision regulations.
 4. Standard fire hydrants and fire service lines shall be installed in such a manner that a fire hydrant shall be located within two hundred and fifty (250) feet of each residential building park space.

IV. Nonconforming uses.

- a. Residential building parks which existed lawfully prior to the passage of this ordinance, although nonconforming to the residential building park ordinance, may continue as a nonconforming use. However, such nonconforming parks may not be permitted to expand in area or scope without obtaining residential building park approval.

V. Residential building park operational standards.

- a. Occupational license. Prior to the opening of a residential building park, the owner or operator shall obtain an occupational license from the parish.
- b. Duty of owner-operator. The owner-operator shall be responsible for maintaining the residential building park in accordance with all applicable ordinances of the parish and may be held liable for any negligence of operation and maintenance of the park.
- c. Register of occupants; inspection of register and premises.
 1. It shall be the duty of the owner, operator, manager, or person in charge of a residential building park to keep a register containing a record of all occupants located within the park.
 2. The person in charge of the residential building park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other state or city officials whose duties may necessitate knowledge of the information contained in the register.
 3. Upon presentation of proper credentials, an inspector of the planning and zoning department may enter, at reasonable times, any building, structure, or premises

to inspect the same for compliance with the requirements of this division and to perform any other duty imposed upon him thereby.

- d. Revocation. A permit to maintain and operate a residential building park may be revoked when the owner, operator, or person in charge has been found guilty by a court of competent jurisdiction of violating any provision of this article. After such conviction, the permit may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.