

Houma-Terrebonne Regional Planning Commission

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

JANUARY 19, 2017, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of December 15, 2016

E. COMMUNICATIONS

F. PUBLIC HEARING:

2. Preliminary Hearing:
Rezone from R-3 (Multi-Family Residential) to C-1 (Central Business District) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street; E3 Electrical, Inc., applicant (*Council District 1/City of Houma Fire District*)

G. NEW BUSINESS:

1. Planned Building Group:
Placement of new office & industrial facility, 1953 South Van Avenue; Blum & Bergeron, Inc., applicant (*Council District 7/City of Houma Fire District*)

H. STAFF REPORT

1. Discussion and possible action with regard to the Comprehensive Plan Update grant application and letter of support
2. Discussion and possible action with regard to Existing Land Use and Zoning Study in the northern portion of the Parish between U.S. Highway 90 and Savanne Road/Bayou Gardens Boulevard along LA Highway 311 and LA Highway 24

I. COMMISSION COMMENTS:

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

J. PUBLIC COMMENTS

K. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONFLICTS DISCLOSURE

D. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of December 15, 2016

E. APPROVE EMITTENCE OF PAYMENT FOR THE JANUARY 19, 2017 INVOICES AND TREASURER'S REPORT OF DECEMBER 2016

F. COMMUNICATIONS

G. APPLICATIONS:

- 1. a) Subdivision: Division of Tract 3 of Lot 10 of Batey Plantation
 Approval Requested: Process D, Minor Subdivision
 Location: Front portion of 3389 Highway 316, Terrebonne Parish, LA
 Government Districts: Council District 5 / Schriever Fire District
 Developer: Susan Chauvin
 Surveyor: Allen R. Woodard, P.L.S.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 2. a) Subdivision: Redivision of Lots 2, 3, 4, 5 & 6 of Addendum No. 3 and Lots 1, 2 & 34 of Addendum No. 5 to Caillou Grove Estates Subdivision
 Approval Requested: Process D, Minor Subdivision
 Location: 4320 - 4364 Grand Caillou Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Caillou Grove, LLC
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 3. a) Subdivision: Tracts 3-A & 3-B, A Redivision of Tract 3 belonging to Patti Bent, et al
 Approval Requested: Process D, Minor Subdivision
 Location: 301 & 303 North Hollywood Road, Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Cane Fire District
 Developer: Patti Bent
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
- 4. a) Subdivision: Subdivision of Property of Tract 10 in Sunrise Plantation Estates
 Approval Requested: Process D, Minor Subdivision
 Location: 673 Bayou Dularge Road, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Todd Marmande
 Surveyor: Delta Coast Consultants, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVAL(S):

- 1. Lot Line Adjustment between Lot 21 and 22, (Block 1) Roberta Grove Subdivision, Addendum No. 2, Section 105, T17S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

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

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF DECEMBER 15, 2016

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of December 15, 2016 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. James Erny.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan, Jr.; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. James Erny; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Jeremy Kelley. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter.
- D. **APPROVAL OF THE MINUTES:**
1. Mrs. Falgout moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of November 17, 2016.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Kelley. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- E. **COMMUNICATIONS:** None.
- Mr. Kelley arrived at the meeting at this time – 6:02 p.m.*
- F. **NEW BUSINESS:**
1. The Chairman called to order the application by Little Village, c/o Dalton LeBlanc requesting Parking Plan Approval for the creation of sixty-eight (68) parking spaces for a strip mall located at 1128 Grand Caillou Road.
- a) Mr. Dalton LeBlanc discussed his parking plan request.
- b) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
- c) Discussion was held with regard to handicapped parking and ensuring they are ADA compliant, access to the apartments by way of a private drive.
- d) Mr. Ostheimer moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Parking Plan Application for the creation of sixty-eight (68) parking spaces for a strip mall, 1128 Grand Caillou Road.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
2. Preliminary Hearing:
- a) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing for the application to rezone from R-3 (Multi-Family Residential) to C-1 (Central Business) Lot 8, Block 77, Newtown Addition, 1011 Grinage Street for Thursday, January 19, 2017 a 6:00 p.m.”
- The Chairman called for a vote on the motion offered by Mrs. Falgout. THERE WAS RECORDED: YEAS: Mr. Cehan, Mr. Erny, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, & Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: None. 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: None.
- J. Mr. Thibodeaux moved, seconded by Mr. Erny: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:10 p.m."

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

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

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

CERTIFICATION

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF DECEMBER 15, 2016.

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

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

*P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-5141*

ZLU16/18
Dist. 1
COH Fire

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

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

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

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 11/28/2016

E3 ELECTRICAL, INC.
Applicant's Name

1001 LAFAYETTE ST. HOUMA LA 70360
Address City State Zip

(985) 223-0778 SAME
Telephone Number (Home) (Work)

OWNER - SEE ACT OF CASH SALE
Interest in Ownership (Owner, etc.)

1011 GRINAGE ST. - LOT 8 BLOCK 77 NEWTOWN ADDITION
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Zoning Classification Request:

From: R-3 To: C-1

Previous Zoning History: X No Yes

If Yes, Date of Last Application:

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. REASONS FOR THIS AMENDMENT:

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

PLEASE CHECK ONE OR MORE:

ERROR. There is a manifest error in the ordinance.

CHANGE IN CONDITIONS. Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

SUBDIVISION OF LAND. The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. LIMITATIONS ON PROPOSED AMENDMENTS:

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. LEGAL PLAT OF PROPERTY TO BE REZONED: This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures. **SEE ATTACHED**

2. REASON FOR AMENDMENT: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application. **SEE ATTACHED**

3. DEVELOPMENT SCHEDULE: On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each. **SEE ATTACHED**

4. MARKET INFORMATION: Applicable only if the following conditions are met: **N/A**

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

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

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare. **SEE ATTACHED**
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties. **SEE ATTACHED**
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment. **N/A**

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SEE EXCEL SPREADSHEET

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

E3 ELECTRICAL, INC. 1001 LAFAYETTE ST. HOUMA, LA 70360

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

STANLEY B. WHITNEY III PRESIDENT
PHILIP L. WHITNEY SEC/TREAS

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

SEE ACT OF CASH SALE DATED 6/9/2016

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

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

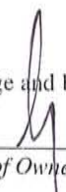
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own < 1 acres. A sum of 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

SUMMARY

The Applicant is E3 Electrical, Inc., (herein referred to as E3) a privately held Louisiana Corporation which was incorporated in 2004. E3 provides electrical contracting, electrical engineering, electronics and manufacturing services and products to commercial, industrial, marine, governmental, and offshore customers. E3 is operating out of a building located at 1001 Lafayette Street. The premises was originally constructed in 2005 and is currently under expansion (see permit number 2015-74715). The current expansion was undertaken because the Company continues to need additional space to conduct its business activities. The expansion includes the acquisition the adjacent property fronting on Honduras between Grinage Street and Church Street having the municipal address of 300 Honduras Street and a 40' x 75' addition to the original building. With the recent acquisition of the abutting property located at 1011 Grinage Street, E3 intends to use the property for its Business Support Office (BSO) while having minimal or no negative impact to the adjoining residential district. This application is to rezone subject property from an R-3 to a C-1 classification.

EXHIBITS

1. Legal Plat of Property to be rezoned

- a. Land area to be affected including legal description
 - i. See survey by Leonard Chauvin, P.E., P.L.S., Inc. dated 07/07/2016 and plan showing Property to be rezoned dated 11/28/2016
 - ii. The property having an area of 6,000 square feet (.13774 acre) and having a municipal address of 1011 Grinage Street (Lot 8, Block 77 Newtown Addition) was acquired by E3 via an Act of Cash Sale without Warranty dated June 9, 2016 for \$35,000 (See COB 2462 Folio 633 Entry 1509131 (See Copy Attached along with Exhibit "A" for legal description).
- b. Present zoning classification: R3
- c. Public right-of-way and easements – See Survey and Plan
- d. Location of existing and proposed structure – See Survey and Plan
- e. Specific ground area – See Survey and Plan

2. Reason for amendment

- a. **Change in Conditions** - The existing property has been used as residential rental for numerous years. Due to changing conditions in the neighborhood, the previous owner had difficulty in finding steady tenants. As a result, the property has mostly been vacant and has recently fallen into disrepair. The previous owner, living in another city, was challenged in maintaining the structure and at times, the lot was overgrown with weeds, trees, and tall grass. The change in neighborhood conditions and the impact of that change on this property is a strong indication that an alternate and best use for the property would be a use other than residential.

- b. **Increased Need for Sites for Business** - E3, located in the abutting C-1 district, has had a continuing and increasing need for additional space to conduct its business activities. Other abutting properties with a C-1 zoning have not become available to meet the increasing needs of E3. As a result, it has become desirable and necessary for E3 to acquire this property and to file this application to extend the current boundaries of the C-1 district. The proposed development is to clean, repair, and otherwise bring the existing structure (a wood frame house circa 1946) into code compliance for its intended use as E3's Business Support Office (BSO). The structure with approximately 628 square feet will include two offices for E3's staff. The use of the BSO will free up additional office space in E3's main building. The budget for the repair project is \$5,000.

3. Development Schedule

- a. Once this application is approved, E3 will begin the process of cleaning, repairing, and upgrading the structure for code compliance. The anticipated schedule is less than six (6) months.

4. Market Information

- a. The area of the land covered by this application is 50' x 120' or 6,000 square feet which is not 100% or more of the adjacent and surrounding C-1 district, and is less than eight (8) acres. Accordingly, the applicant is not required to include a written description of the market area and none is contained herein.

5. Public Need

- a. Amending the zoning of the subject property from an R-3 district to a C-1 district is both necessary and desirable for the promotion of the public health, safety and general welfare of the community. As mentioned before, the existing property has been used as residential rental for numerous years. Due to changing conditions in the neighborhood, the previous owner had difficulty in finding steady tenants. As a result, the property has been vacant and has recently fallen into disrepair. The lot at times has been overgrown with weeds, trees, and tall grass. In addition to being a constant eyesore, this property like other vacant or abandoned houses in Houma and other communities around the country have proven to be detrimental to health, safety and general welfare of surrounding land owners. Abandoned houses represent a fire hazard, a crime hazard, and an overall blight to the economic health of the community. Rehabilitating such properties have reversed those negative conditions and have generally proven to be beneficial to the communities.

6. Effect of Amendment

- a. The nature of the project described in this amendment application should have no negative effect on the surrounding land owners and on the overall community.

- b. The intended positive effects will include the elimination of an eyesore, the elimination of a safety hazard from the proper maintenance of the lot and structure.

7. Error

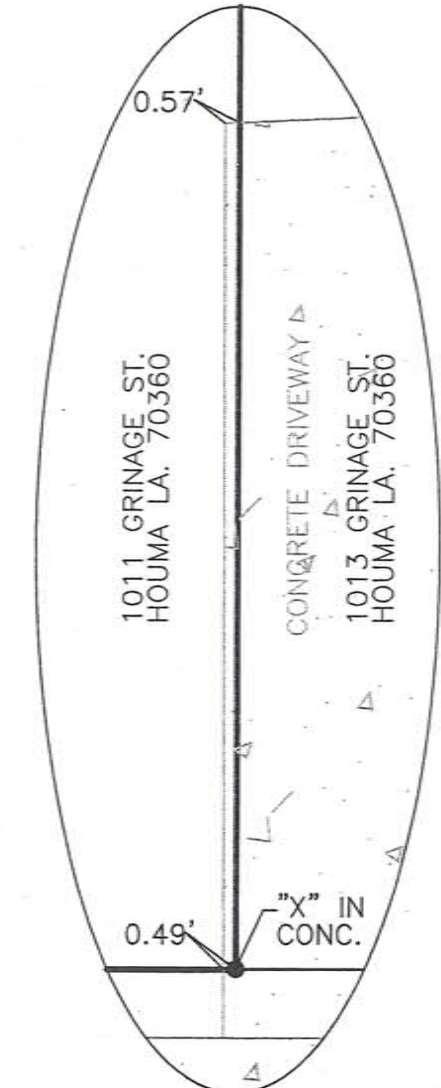
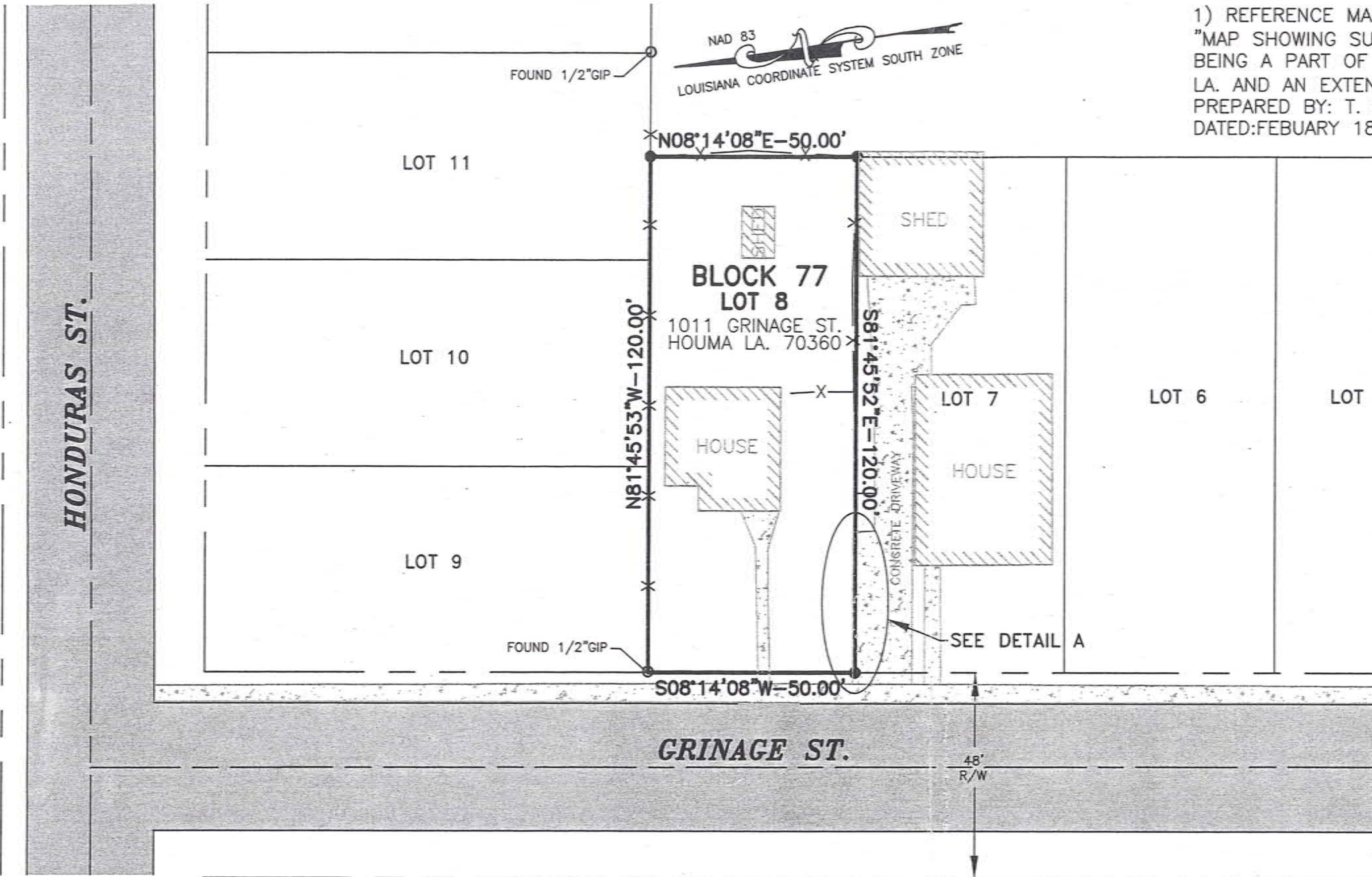
- a. This application does not allege that there is an error in the zoning classification

8. Additional Information

- a. Information on the owner and property is as follows:
 - 1. Owner: E3 Electrical, Inc. – 100%
 - 2. There are no mortgages, liens, or other encumbrances on the property.
 - 3. E3 has the financial means to complete the project without obtaining outside financial resources.

NOTES:

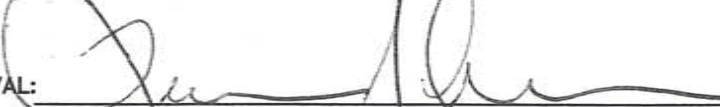
1) REFERENCE MAP:
 "MAP SHOWING SUBDIVISION OF PROPERTY BELONGING TO HARRY HELLIER BEING A PART OF BLOCK 77 NEW TOWN ADDITION TO THE CITY OF HOUMA LA. AND AN EXTENSION OF SAME TO BAYOU LECARPE"
 PREPARED BY: T. BAKER SMITH, C.E.
 DATED: FEBRUARY 18, 1938



DETAIL A

CERTIFICATION:

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.

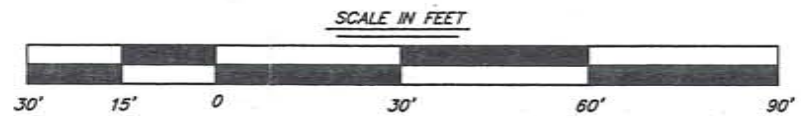
APPROVAL: 
 LEONARD J. CHAUVIN, JR. (REG. NO. 4607)
LEONARD CHAUVIN P.E., P.L.S., INC.
 CIVIL ENGINEER - LAND SURVEYOR
 627 JACKSON ST. THIBODAUX, LA.
 PHONE: (985) 449-1376



LEGEND

- FOUND AS NOTED
- SET 5/8" IRON ROD UNLESS NOTED OTHERWISE

SURVEY SHOWING
LOT 8 OF BLOCK 77 OF
HARRY HELLIER SUBDIVISION
LOCATED IN SECTION 37, T17S-R17E
TERREBONNE PARISH, LOUISIANA
JULY 7, 2016



ZLU17/1

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

Dist. 7/COH Fire

I-2

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

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

BLUM & BERGERON, INC.

Applicant's Name

PO BOX 549

HOUMA

LA

70361-0549

Address

City

State

Zip Code

12/12/16

Date

(985) 804-8870 c
(985) 873-7561 o

Telephone Number(s)

OWNER

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: NEW OFFICE & INDUSTRIAL FACILITY
2. Location: 1953 S. VAN AVE, HOUMA, LA 70363
3. Zoning District: I-2
4. Total Land Area: 1.89 AC
5. Total Number of Units: N/A
6. Gross Floor Area: 6,840 SQ FT
7. Total Parking Spaces Provided: 22
Total Parking Spaces Required: 22
8. Approximate Cost of Work Involved: \$ 750,000
9. Has any previous application been made: NO X YES _____

If Yes, please describe: _____

PLEASE ATTACH THE FOLLOWING INFORMATION:

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

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

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

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

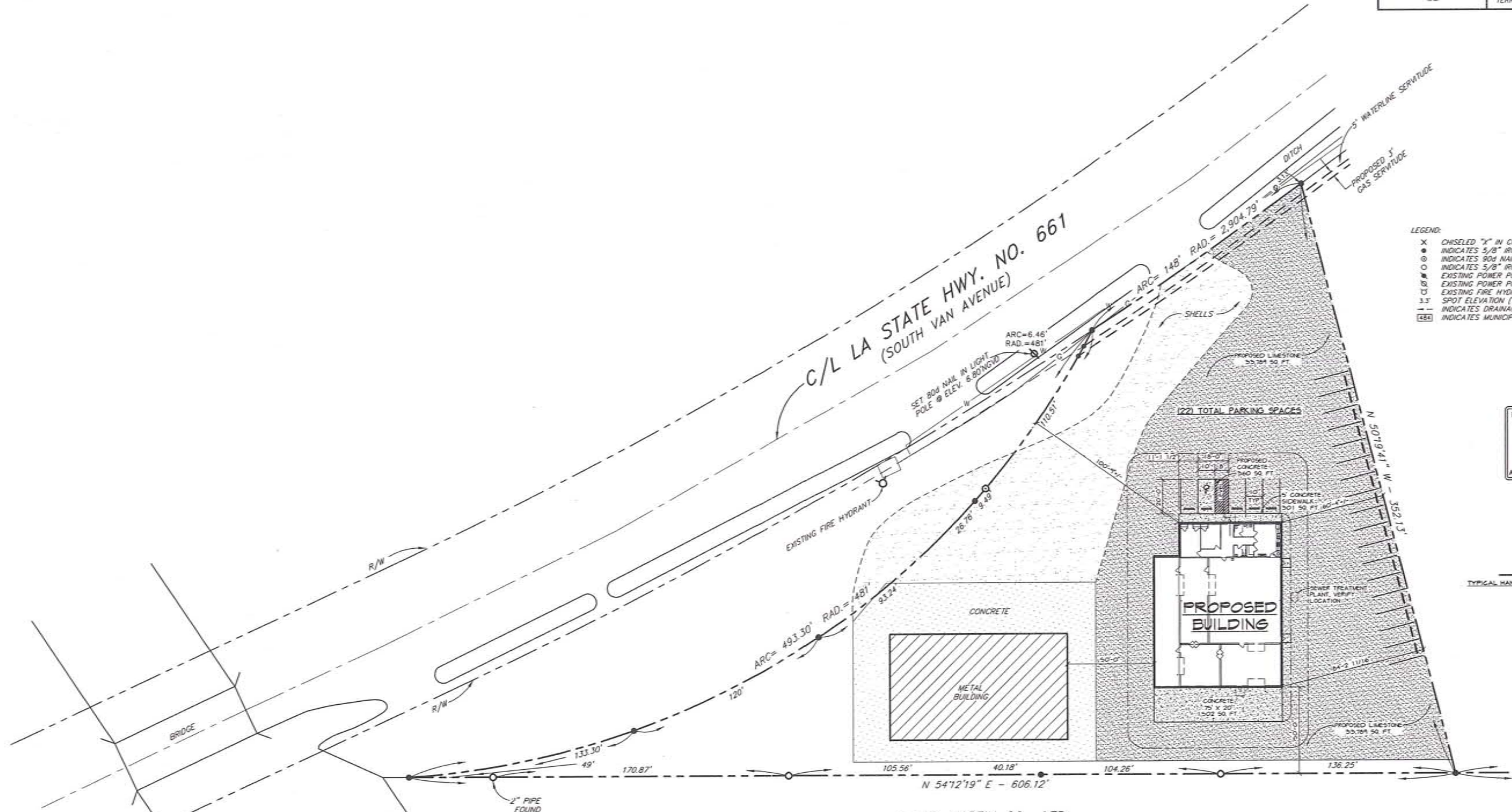
Note: Acreage is based on total area, exclusive of streets.

I (We) own 1.89 acres. A sum of \$25 dollars is enclosed and made a part of this application.

X Louis Blum
Signature of Applicant
12/12/16
Date

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

X Louis Blum
Signature of Owner or Authorized Agent
12/12/16
Date



- LEGEND:
- X CHISELED "X" IN CONCRETE
 - INDICATES 3/8" IRON ROD
 - INDICATES 3/4" IRON SET
 - INDICATES 5/8" IRON ROD
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING POWER POLE WITH LIGHT
 - ⊕ EXISTING FIRE HYDRANT
 - 3.5' SPOT ELEVATION (TAKEN ON 3/26/2015)
 - INDICATES DRAINAGE ARROW
 - █ INDICATES MUNICIPAL ADDRESS



PROPERTY AREA	= 82,407 SQ. FT.
EXISTING BUILDING AREA	= 6,211 SQ. FT.
PROPOSED BUILDING AREA	= 6,870 SQ. FT.
EXISTING CONCRETE PAVING AREA	= 8,071 SQ. FT.
PROPOSED CONCRETE PAVING AREA	= 2,165 SQ. FT.
TOTAL IMPERVIOUS AREA	= 23,423 SQ. FT. 28%
TOTAL PERVIOUS AREA	= 58,984 SQ. FT. 72%

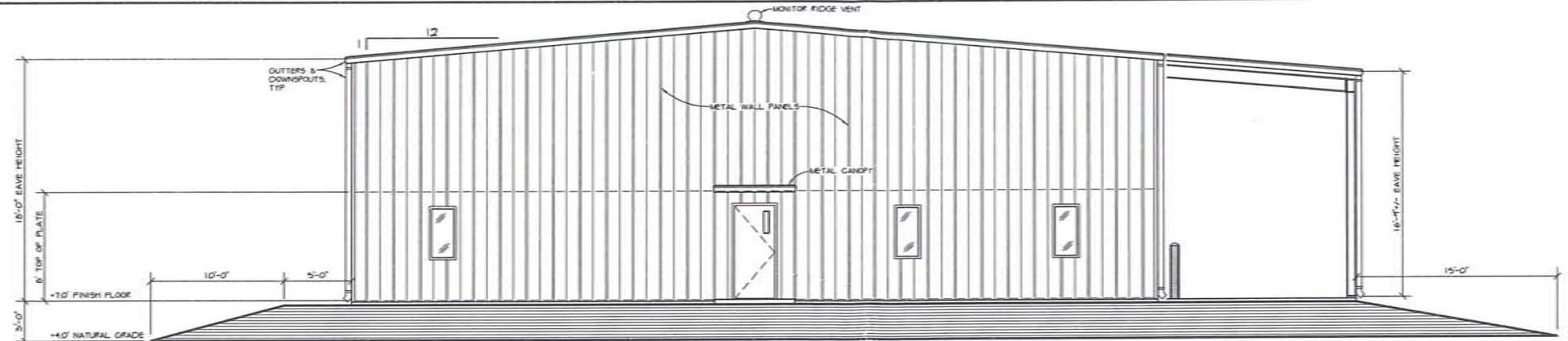
PRELIMINARY

1949 SOUTH VAN AVE.
HOUMA, LA
TERREBONNE PARISH

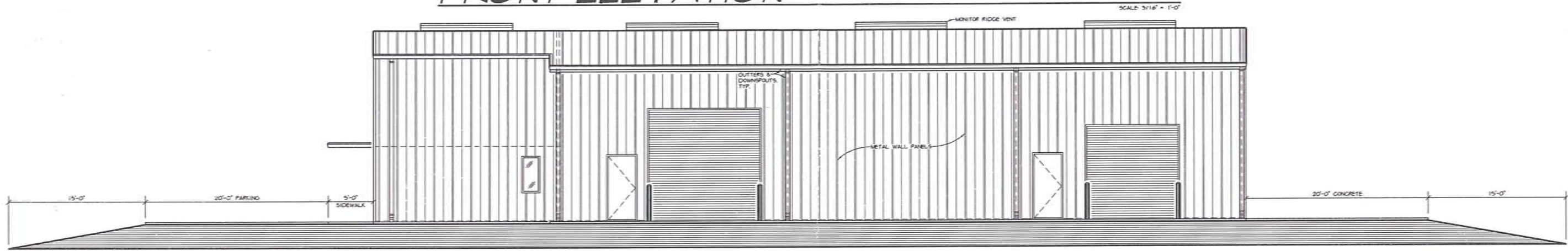
SITE PLAN
SCALE: 1" = 30'-0"

A PROPOSED OFFICE/INDUSTRIAL FACILITY FOR:		
BLUM & BERGERON, INC		
1949 SOUTH VAN AVE. HOUMA, LA		
DRAWN: MMDS		DATE: 6/22/15
CHECKED:		
SCALE: NOTED		APPROVED BY:
JOB # -		
CAD # 1581-SITE	FILE #	

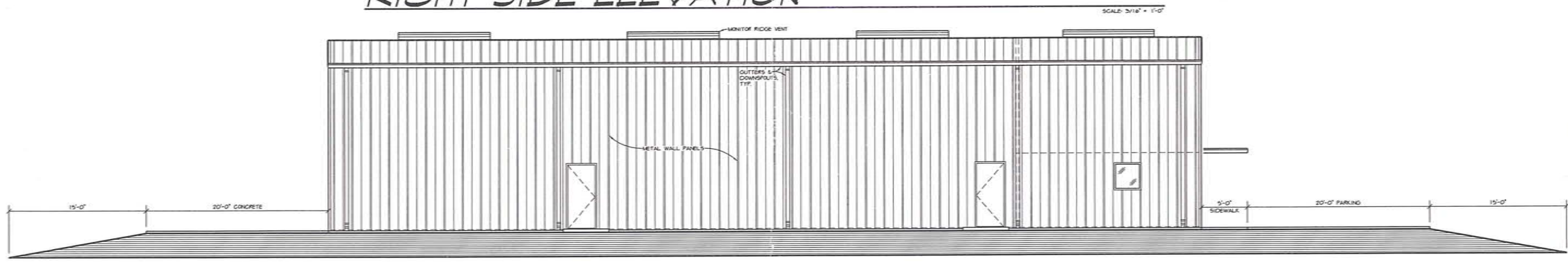
PROJECT NO.	PARISH	SHEET NO.
--	TERREBONNE	--



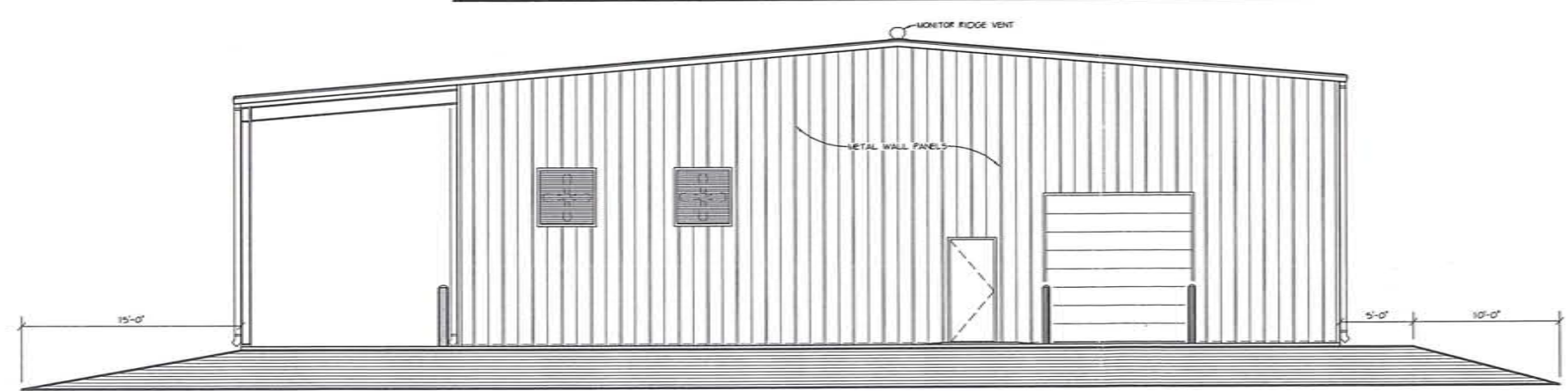
FRONT ELEVATION



RIGHT SIDE ELEVATION



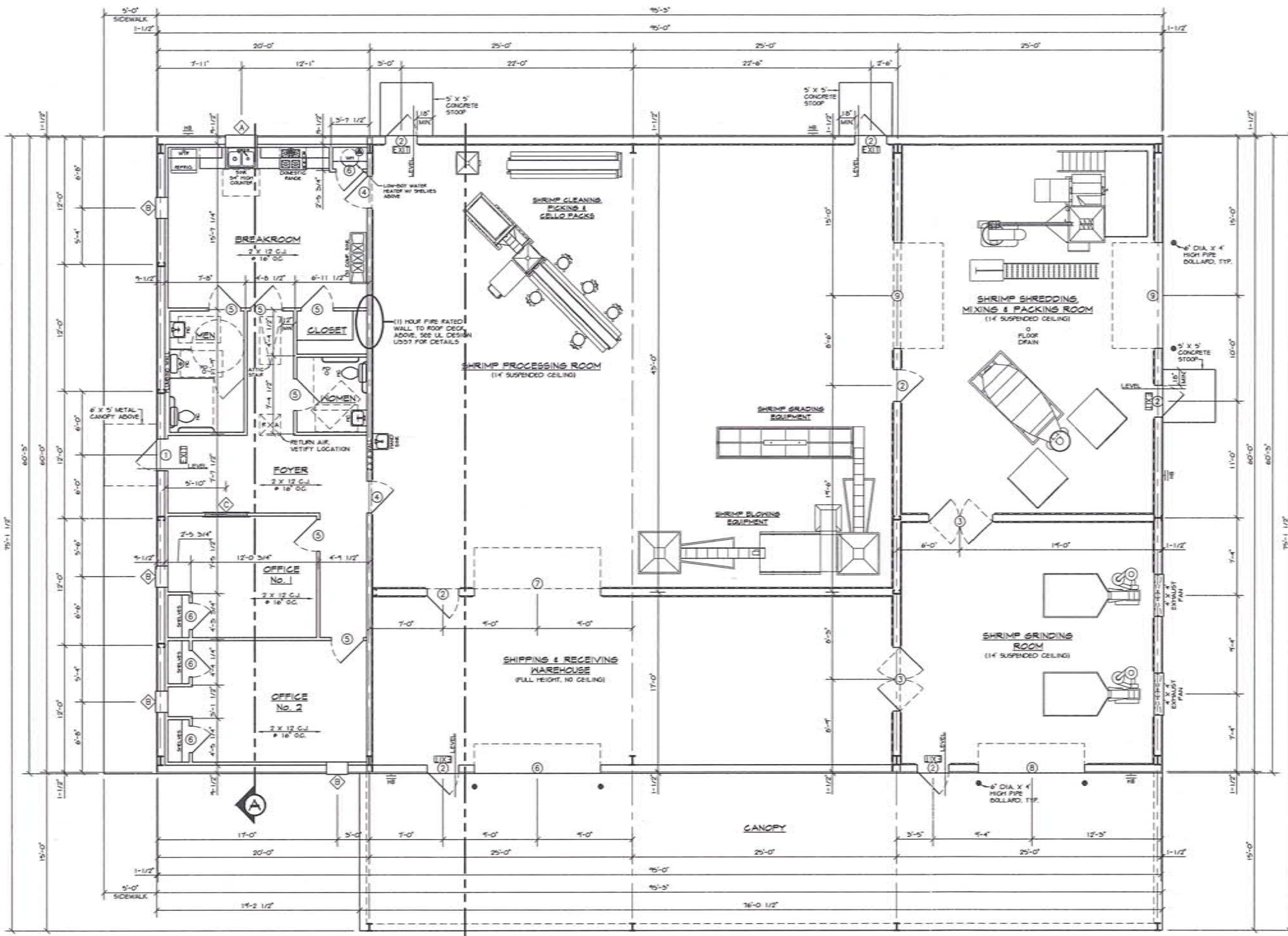
LEFT SIDE ELEVATION



REAR ELEVATION

PRELIMINARY

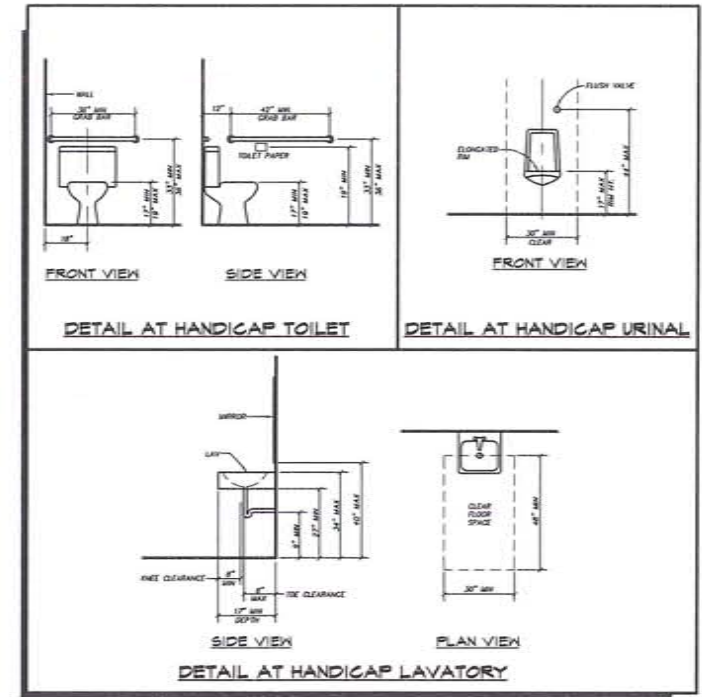
A PROPOSED OFFICE/INDUSTRIAL FACILITY FOR:		
BLUM & BERGERON, INC		
1949 SOUTH VAN AVE. HOUMA, LA		
DRAWN: MMDS		SCALE: NOTED
CHECKED: FEMJ		DATE: 6/22/15
APPROVED BY: _____		
JOB # -	CAD # 1581-ELV	FILE #



FLOOR PLAN

SCALE: 3/16" = 1'-0"

FOOTAGE DATA	
OFFICE AREA	1,201 SQ. FT.
PROCESSING AREA	3,621 SQ. FT.
WAREHOUSE	870 SQ. FT.
CANOPY	1,140 SQ. FT.
TOTAL	6,840 SQ. FT.



SCHEDULE OF OPENINGS		
MARK	SIZE	DESCRIPTION
1	3'-0" X 7'-0" X 1'-3/4"	5G. FLUSH METAL DOOR W/ 5" X 20" NARROW LIGHT
2	3'-0" X 7'-0" X 1'-3/4"	5G. FLUSH METAL DOOR
3	6'-0" X 7'-0" X 1'-3/4"	PAIR 3', 5G. DOUBLE ACTION SWING FLUSH METAL DOORS
4	3'-0" X 6'-8" X 1'-3/4"	45 MIN FIRE RATED DOOR ASSEMBLY
5	3'-0" X 6'-8" X 1'-3/4"	5G. FLUSH WOOD DOOR
6	12'-0" X 12'-0" X	WIND RATED ROLL-UP DOOR
7	12'-0" X 12'-0" X	HEAVY DUTY INSULATED OVERHEAD DOOR W/ HIGH LEFT TRACKS
8	10'-0" X 10'-0" X	WIND RATED ROLL-UP DOOR
9	10'-0" X 10'-0" X	HEAVY DUTY INSULATED OVERHEAD DOOR W/ HIGH LEFT TRACKS
10	3'-0" X 3'-0" SING	ALUMINUM FRAME, INSULATED, IMPACT RESISTANT, COMMERCIAL GLASS WINDOW
11	3'-6" X 4'-0" SING	ALUMINUM FRAME, INSULATED, IMPACT RESISTANT, COMMERCIAL GLASS WINDOW
12	4'-0" X 3'-0" SING	ALUMINUM FRAME, COMMERCIAL, DY-PASS, GLASS WINDOW

SCHEDULE OF FINISHES				
ROOM	HALL	FLOOR	CEILING	BASE
OFFICE AREA	1	2	3	4
SHRIMP PROCESSING ROOM	1	2	3	4
SHRIMP SHREDDING & PACKING ROOM	1	2	3	4
SHRIMP GRINDING ROOM	1	2	3	4
SHIPPING & RECEIVING WAREHOUSE	1	2	3	4

PRELIMINARY

A PROPOSED OFFICE/INDUSTRIAL FACILITY FOR:

BLUM & BERGERON, INC

1949 SOUTH VAN AVE. HOUMA, LA

APPROVED BY:	DRAWN: MMDS1
	CHECKED: FEM3
	SCALE: NOTED
	DATE: 6/22/15
JOB # -	CAD # 1581-FLOOR FILE #