

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
Jeremy Kelley	Vice-Chairman
Angi Falgout.....	Secretary/Treasurer
Joseph Cehan, Jr.....	Member
Kyle Faulk.....	Member
Gloria Foret.....	Member
Keith Kurtz.....	Member
Phillip Livas.....	Member
Wayne Thibodeaux.....	Member

MAY 23, 2019, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

(Revised 5/16/2019)

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 April 25, 2019
- E. COMMUNICATIONS**
- F. NEW BUSINESS:**
 - 1. Parking Plan:
Creation of 108 parking spaces, Heritage Manor of Houma; Lot 2, Block 1, Cameron Isles Business Park Unit 1, 852 Centurion Lane; High Tide Consultants, LLC, applicant *(District 2/Bayou Cane Fire)*
- 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. CONFLICTS DISCLOSURE**
- D. ACCEPTANCE OF MINUTES:**
 - 1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of April 25, 2019
- E. APPROVE EMITTENCE OF PAYMENT FOR THE MAY 23, 2019 INVOICES AND TREASURER'S REPORT OF APRIL 2019**
- F. COMMUNICATIONS**

G. OLD BUSINESS:

1. a) Subdivision: Redivision of Property belonging to Kenneth H. Wright, et ux
Approval Requested: Process D, Minor Subdivision
Location: 6622 West Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Neta Wright
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Variance Request: Fire hydrant spacing requirements
d) Consider Approval of Said Application
2. a) Subdivision: Tract T-1A, T-1B, & T-1C, A Redivision of Tract T-1 belonging to Irvin J. Naquin
Approval Requested: Process D, Minor Subdivision
Location: 2014 Hwy. 665, Terrebonne Parish, LA
Government Districts: Council District 9 / Montegut Fire District
Developer: Irvin J. Naquin
Surveyor: T. Baker Smith, LLC

b) Consider Approval of Said Application

H. APPLICATIONS:

1. a) Subdivision: Redivision of Property belonging to Alfred J. LeBouef (Lots 17-A & 17-B)
Approval Requested: Process D, Minor Subdivision
Location: 111 Horseshoe Road, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Bruce LeBouef
Surveyor: Charles L. McDonald Land Surveyor, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts G-1 and G-2, A Redivision of Tract A-B-C-D-A belonging to Craig A. Major
Approval Requested: Process D, Minor Subdivision
Location: 3408 Bayou Dularge Road, Terrebonne Parish, LA
Government Districts: Council District 7 / Bayou Dularge Fire District
Developer: Craig A. Major
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Evangeline Estates, Phase A
Approval Requested: Process C, Major Subdivision-Final
Location: Rue Des Affaires, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Evangeline Business Park, LLC
Engineer: David A. Waitz Engineering & Surveying, Inc.

b) Consider Approval of Said Application

I. STAFF REPORT

1. Roll Call with regard to those who have completed the annual Ethics Training Course as required by the State Legislature for 2019

J. ADMINISTRATIVE APPROVAL(S):

1. Revised Lots 10, 11, 12, 13 & 14, A Redivision of Lots 10, 11, 12, 13 & 14. Bayou Dularge Estates Subdivision
2. Revised Lots 4, 5, & 14, A Redivision of Revised Lots 4, 5, & 14, Bayou Dularge Estates Subdivision, Section 24, T19S-R16E, Terrebonne Parish, LA
3. Lot Line Shift between Tract A-1-B and Tract "A" by C McDonald, PLS, Section 84, T15S-R16E, Terrebonne Parish, LA
4. Revised Tracts "A", "B", & "D", A Redivision of Tracts "A", "B", & "D", Property belonging to S & A Capital Investments, LLC, Sections 7 & 8, T16S-R17E, Terrebonne Parish, LA
5. Tracts 3-A & 3-B, A Division of Tract 3 of a Redivision of Property belonging to the Estate of Francois Labit, Section 24, T17S-R18E, Terrebonne Parish, LA
6. Tracts "A" & "B", A Redivision of Property belonging to Pat M. Olivier, Section 11, T16S-R16E, Terrebonne Parish, LA

- 7. Revised Tracts "2-A" & "2-B", A Redivision of Tracts "2-A" & "2-B", being a portion of Tract 21 of the Division of Waubun, St. George and Isle of Cuba Plantations, Section 84, T15S-R16E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

- 1. Subdivision Regulations Review Committee
 - a) *Public Hearing*
Discussion and possible action with regard to engineering deadline and filing fees for major and minor mobile home parks

L. COMMISSION COMMENTS:

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

M. PUBLIC COMMENTS

N. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF APRIL 25, 2019

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of April 25, 2019 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. Jeremy Kelley.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mr. Kyle Faulk; Mrs. Gloria Foret; Mr. Jeremy Kelley, Vice-Chairman; and Mr. Phillip Livas. Absent at the time of Roll Call was: Mrs. Angi Falgout, Secretary/Treasurer; Mr. Keith Kurtz; and Mr. Wayne Thibodeaux. 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. Mr. Cehan moved, seconded by Mrs. Foret: “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 March 21, 2019.”
- The Chairman called for a vote on the motion offered by Mr. Cehan. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **STAFF REPORT:** None.
- G. **COMMISSION COMMENTS:**
1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments: None.
- H. **PUBLIC COMMENTS:** None.
- I. Mr. Kelley moved, seconded by Mr. Cehan: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:04 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Kelley: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mr. Faulk, Mrs. Foret, Mr. Kelley, Mr. Livas; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mrs. Falgout, Mr. Kurtz & Mr. Thibodeaux. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**

Dr. L.A. “Budd” Cloutier, Jr., 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 APRIL 25, 2019.

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) 580-8141*

ZLU 19/4

*Dist. 2
Bayou Cane*

**Zoning & Land Use Commission
Application**

Name: High Tide Consultants, LLC
Address: 700 Canal Blvd, Thibodaux, LA 70301
Phone: (985) 859-8994

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

The premises affected are situated at 852 Centurion Lane, Houma in a
C3 Zoning District. The legal description of the property involved in this application
is: Lot 2 - Block 1 of the Cameron Isles Business Park Unit 1 located in Sections 31, 32 and 101
T17S-R17E, Terrebonne Parish, Louisiana

Has any previous application been filed in connection with these premises? Yes X No
Applicant's interest in the premises affected: Engineering consultant

Approximate cost of work involved: \$12,500,000.00

Explanation of property use: Heritage Manor of Houma

Plot Plan attached: X Yes No Drainage Plan attached: X Yes No

Ground Floor Plan and Elevations attached: X Yes No

Address of adjacent property owners:

1.	<u>Westside Capital LLC</u>	2.	<u>Linton Road Company, LLC</u>
	<u>300 Benton Road</u>		<u>300 Benton Road</u>
	<u>Bossier City, LA 7112</u>		<u>Bossier City, LA 71171</u>

3. Matherne Realty Partnership LLC
PO BOX 763
Houma, LA 70361

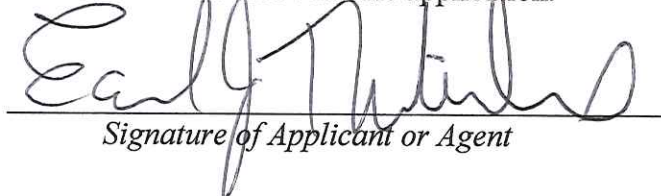


Signature of Applicant or Agent

985-859-8994

Phone Number

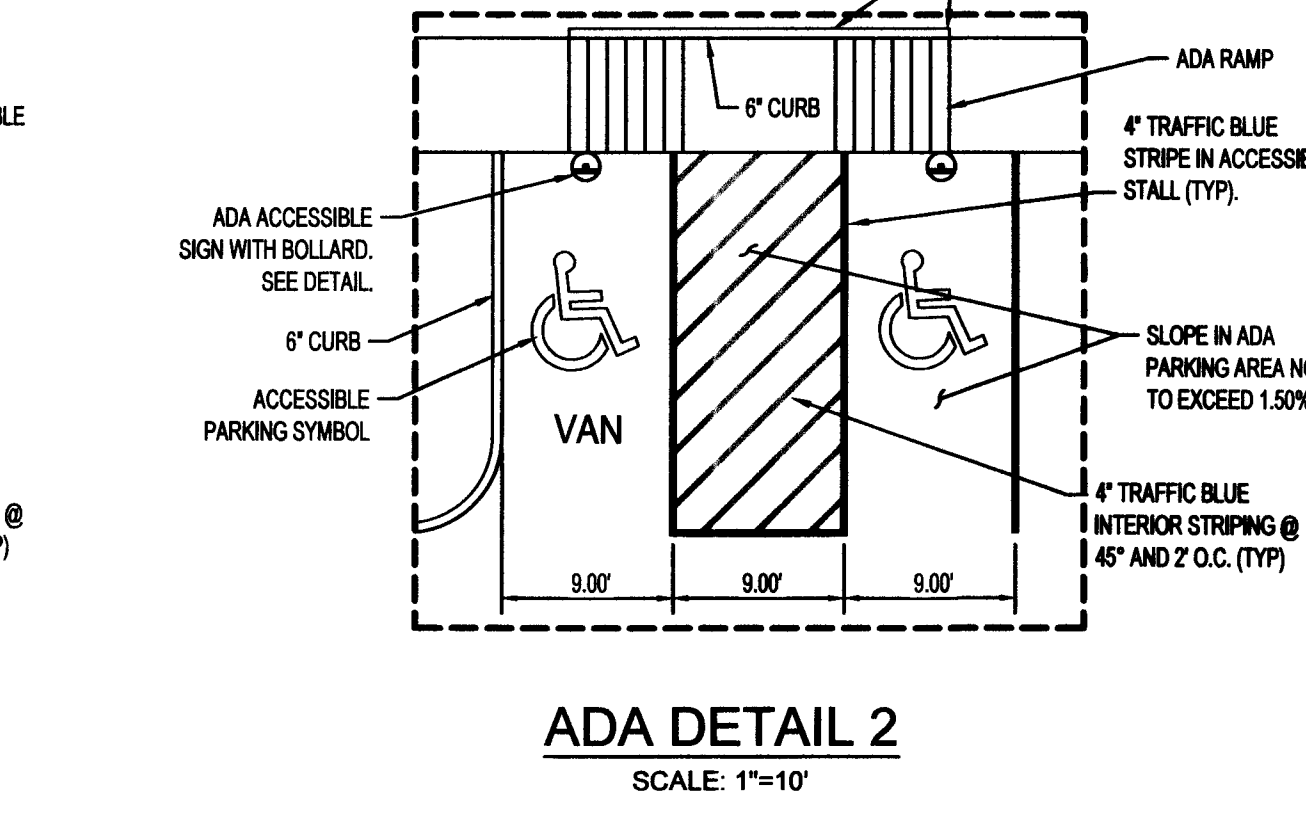
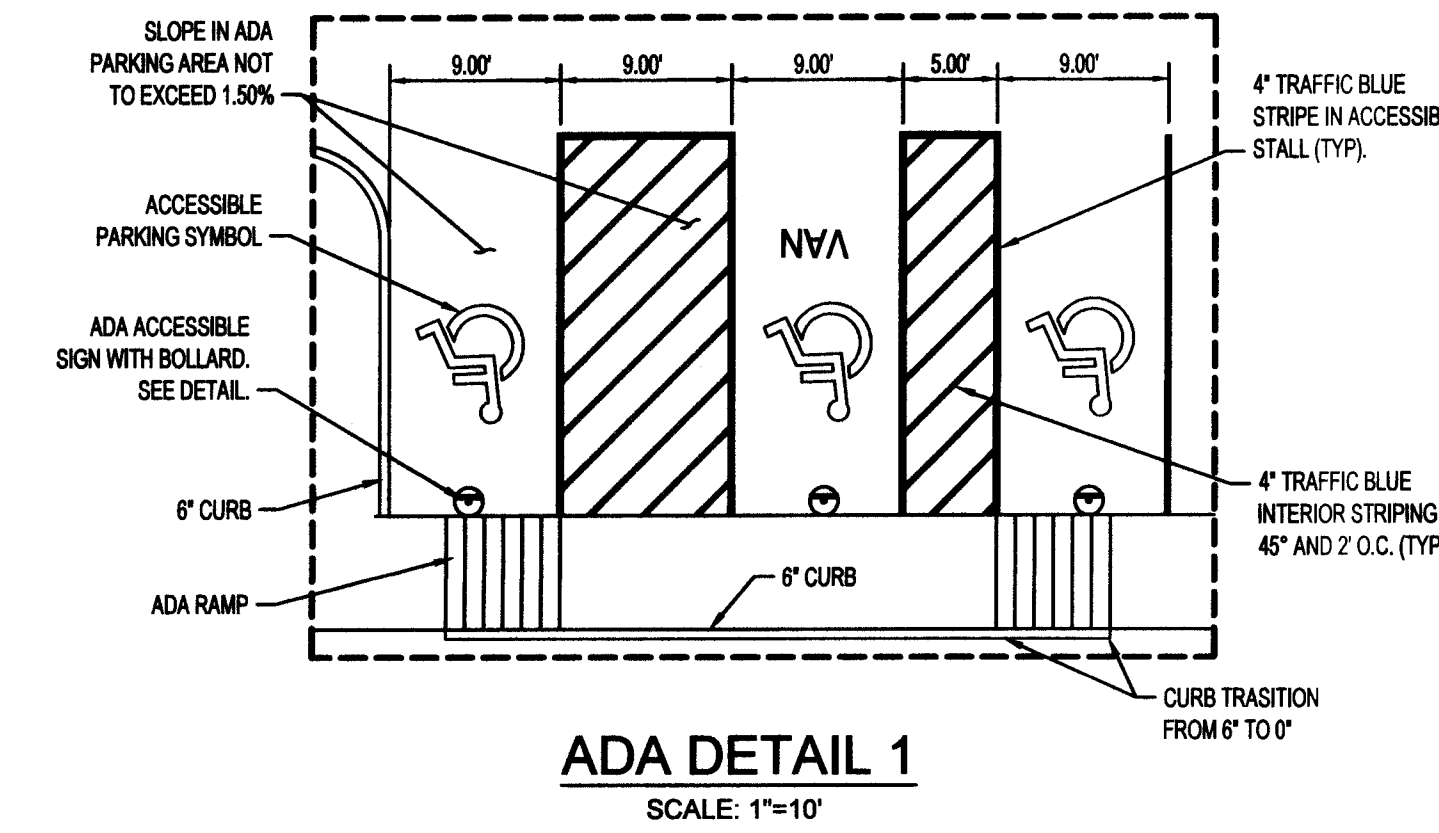
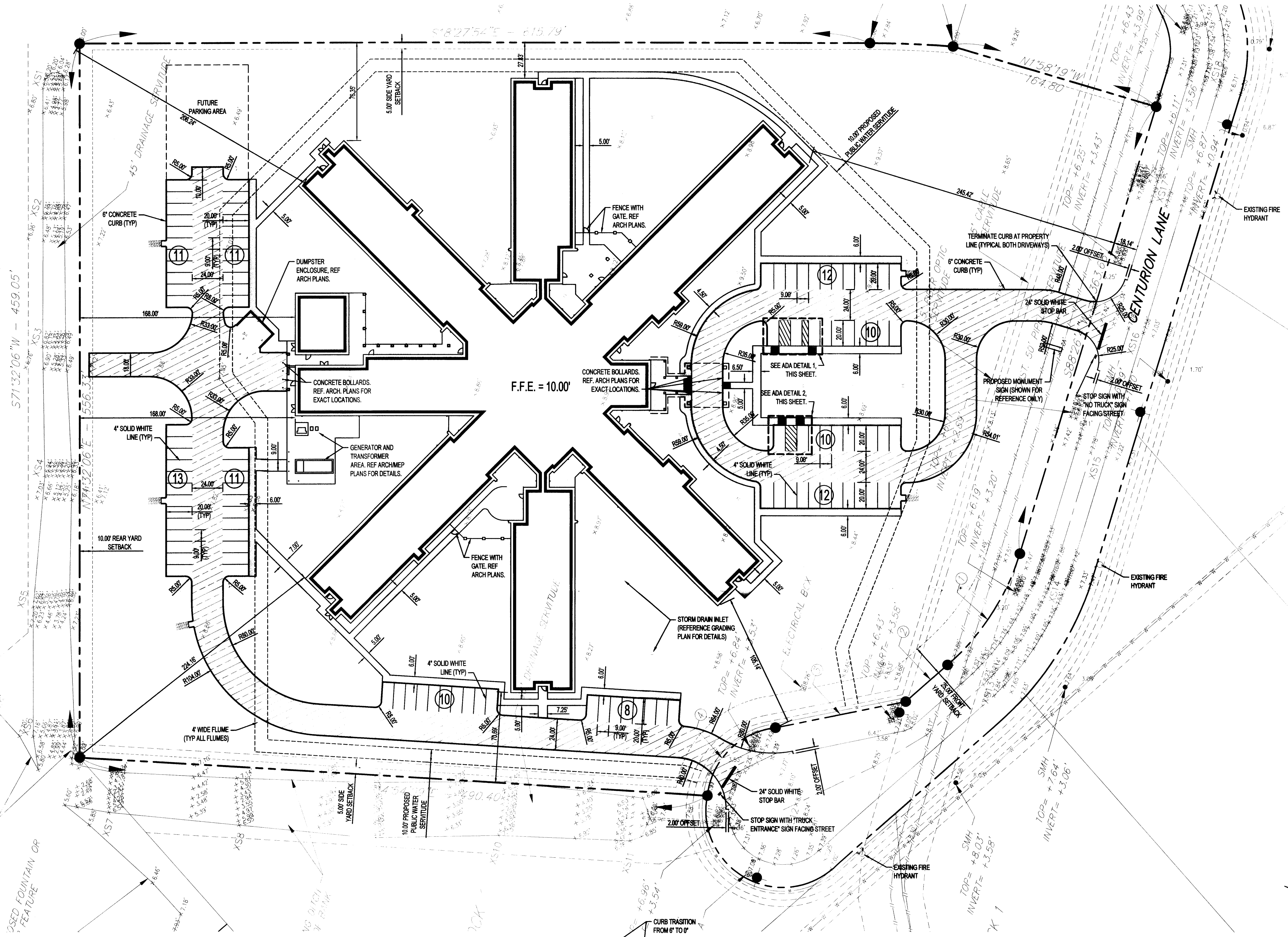
The undersigned is the owner of the entire land area included in the proposal and, in signing,
indicates concurrence with the application.



Signature of Applicant or Agent

5-6-19

Date



ACREAGE ANALYSIS	
MAIN LOT	+/- 9.73 AC.
TOTAL	+/- 9.73 AC.

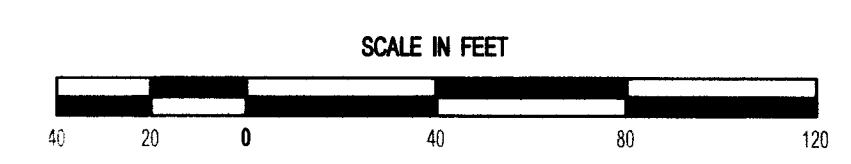
PARKING ANALYSIS	
TOTAL BUILDING AREA	+/- 77,488 S.F.
PARKING PROVIDED (ACCESSIBLE PARKING)	108 SPACES 5 SPACES
REQUIRED PARKING PER SECTION 28-136 OF TERREBONNE PARISH ZONING ORDINANCE: INSTITUTIONS FOR CHILDREN OR THE AGED, CONVALESCENT HOMES	
1 SPACE / 4 BEDS	30 SPACES
120 BEDS	
REQUIRED PARKING	30 SPACES

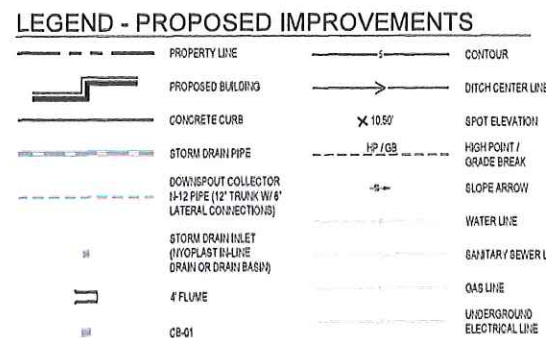
ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	CURB AND GUTTER
	PARKING COUNT
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE DUMPSTER PAD
	CONCRETE SIDEWALK
	ARCHITECTURAL PAVEMENT
	STORM DRAIN INLET

PERMIT / BID SET
Not For Construction

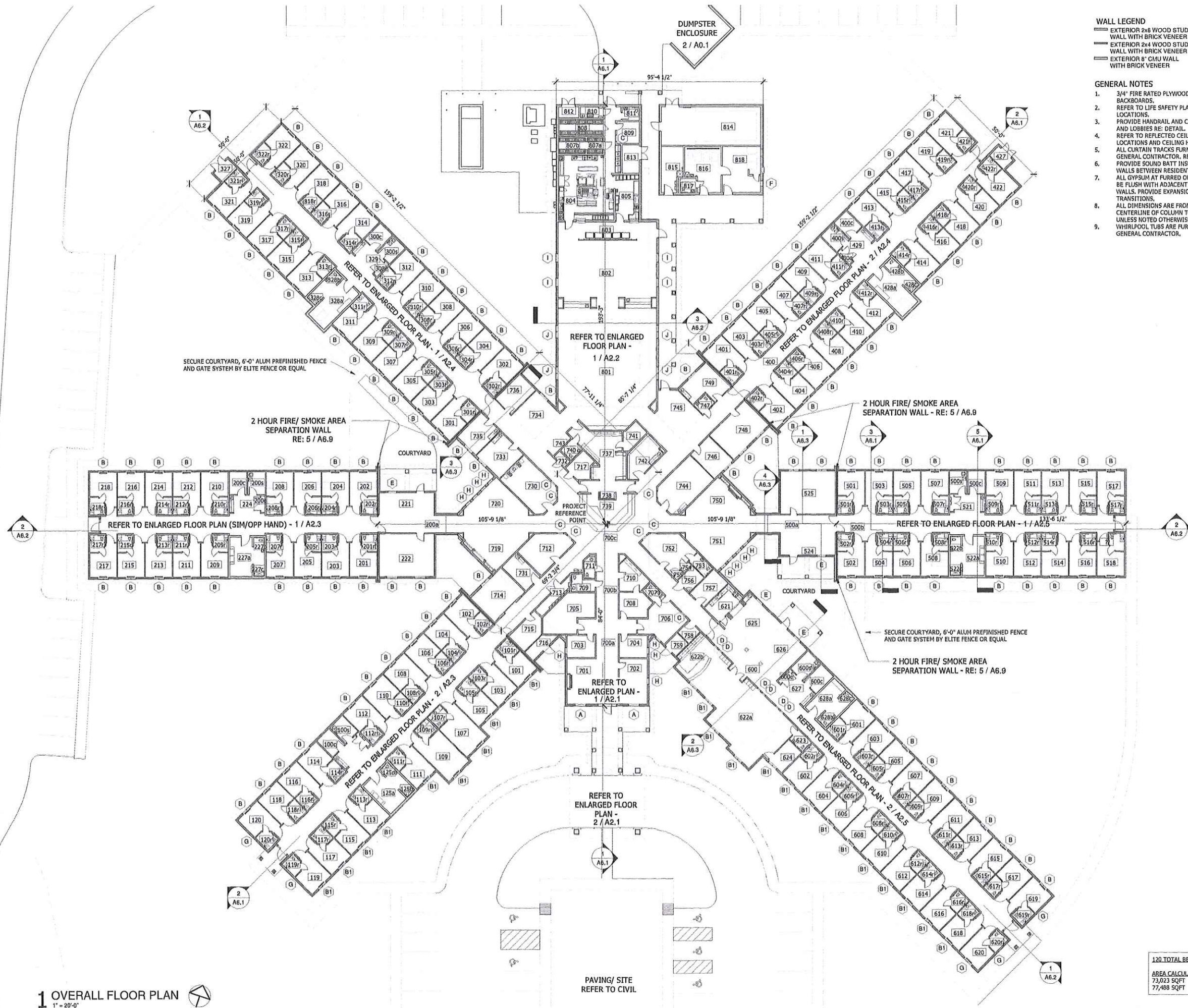
SITE PLAN





GRADING PLAN





- WALL LEGEND**
- EXTERIOR 2x6 WOOD STUD WALL WITH BRICK VENEER
 - EXTERIOR 2x4 WOOD STUD WALL WITH BRICK VENEER
 - EXTERIOR 8" CMU WALL WITH BRICK VENEER
 - INTERIOR 2x6 WOOD STUD WALL
 - INTERIOR 2x4 WOOD STUD WALL
 - INTERIOR 8" CMU WALL

- GENERAL NOTES**
- 3/4" FIRE RATED PLYWOOD AT ALL COMMUNICATIONS BACKBOARDS.
 - REFER TO LIFE SAFETY PLAN FOR FIRE EXTINGUISHER LOCATIONS.
 - PROVIDE HANDRAIL AND CRASH RAILS AT ALL CORRIDORS AND LOBBIES RE: DETAIL.
 - REFER TO REFLECTED CEILING PLAN FOR THE FURR DOWN LOCATIONS AND CEILING HEIGHTS.
 - ALL CURTAIN TRACKS FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO SPECIFICATIONS.
 - PROVIDE SOUND BATT INSULATION AT ALL COMMON WALLS BETWEEN RESIDENT ROOMS.
 - ALL GYPSUM AT FURRED OUT CONCRETE BLOCK WALLS TO BE FLUSH WITH ADJACENT GYPSUM ON WOOD STUD WALLS. PROVIDE EXPANSION JOINTS AT ALL BLOCK/STUD TRANSITIONS.
 - ALL DIMENSIONS ARE FROM EDGE OF SLAB OR CENTERLINE OF COLUMN TO UNFINISHED FACE OF STUD UNLESS NOTED OTHERWISE.
 - WHIRLPOOL TUBS ARE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.

GASAWAY GASAWAY BANKSTON ARCHITECTS APAC
ggbarchitects.com
Andrew Gasaway, Jr., AIA
Bret Gasaway, AIA, NCARB
Chris Bankston, AIA, NCARB, LEED AP
1007 W. Thomas St., Suite G - Hammond LA 70401 985.345.5047

PROJECT # **1706**

HERITAGE MANOR OF HOUMA
852 CENTURION LANE, HOUMA, LOUISIANA 70360

DATE **04.05.19**



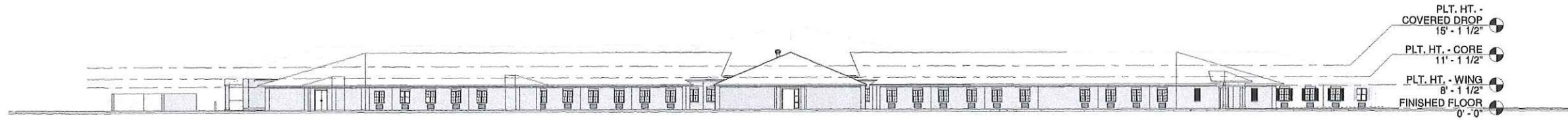
REVISIONS

SHEET # **A1.1**

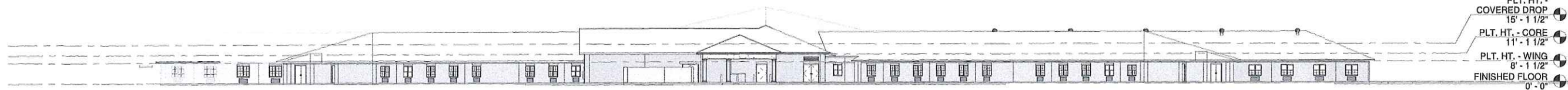
120 TOTAL BEDS
AREA CALCULATIONS:
73,023 SQFT CONDITIONED SPACE
77,488 SQFT TOTAL FACILITY UNDER BEAM



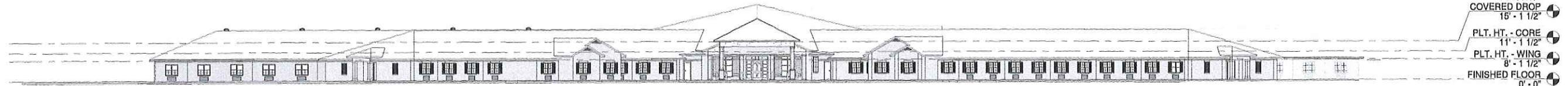
1 EXTERIOR ELEVATION
1/16" = 1'-0"



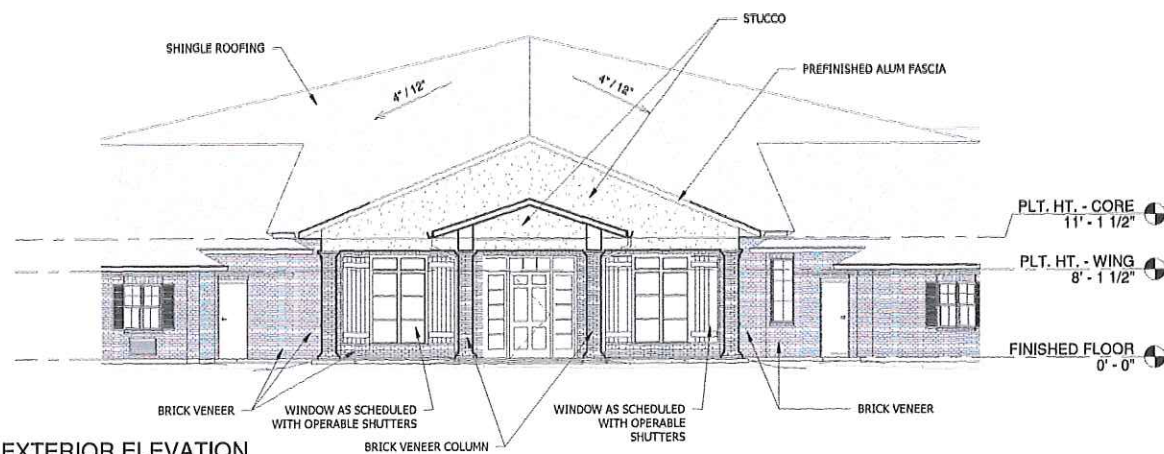
2 EXTERIOR ELEVATION
1" = 20'-0"



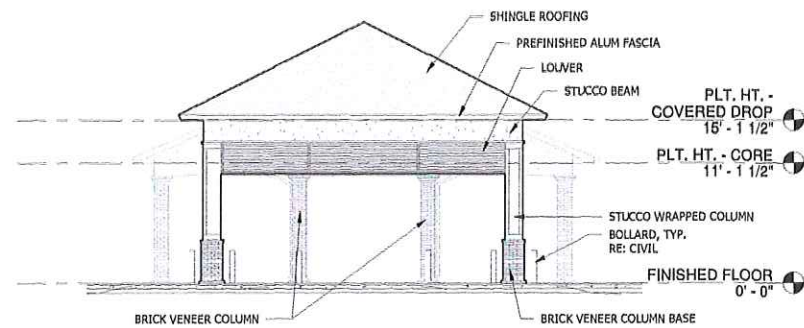
3 EXTERIOR ELEVATION
1" = 20'-0"



4 EXTERIOR ELEVATION
1" = 20'-0"

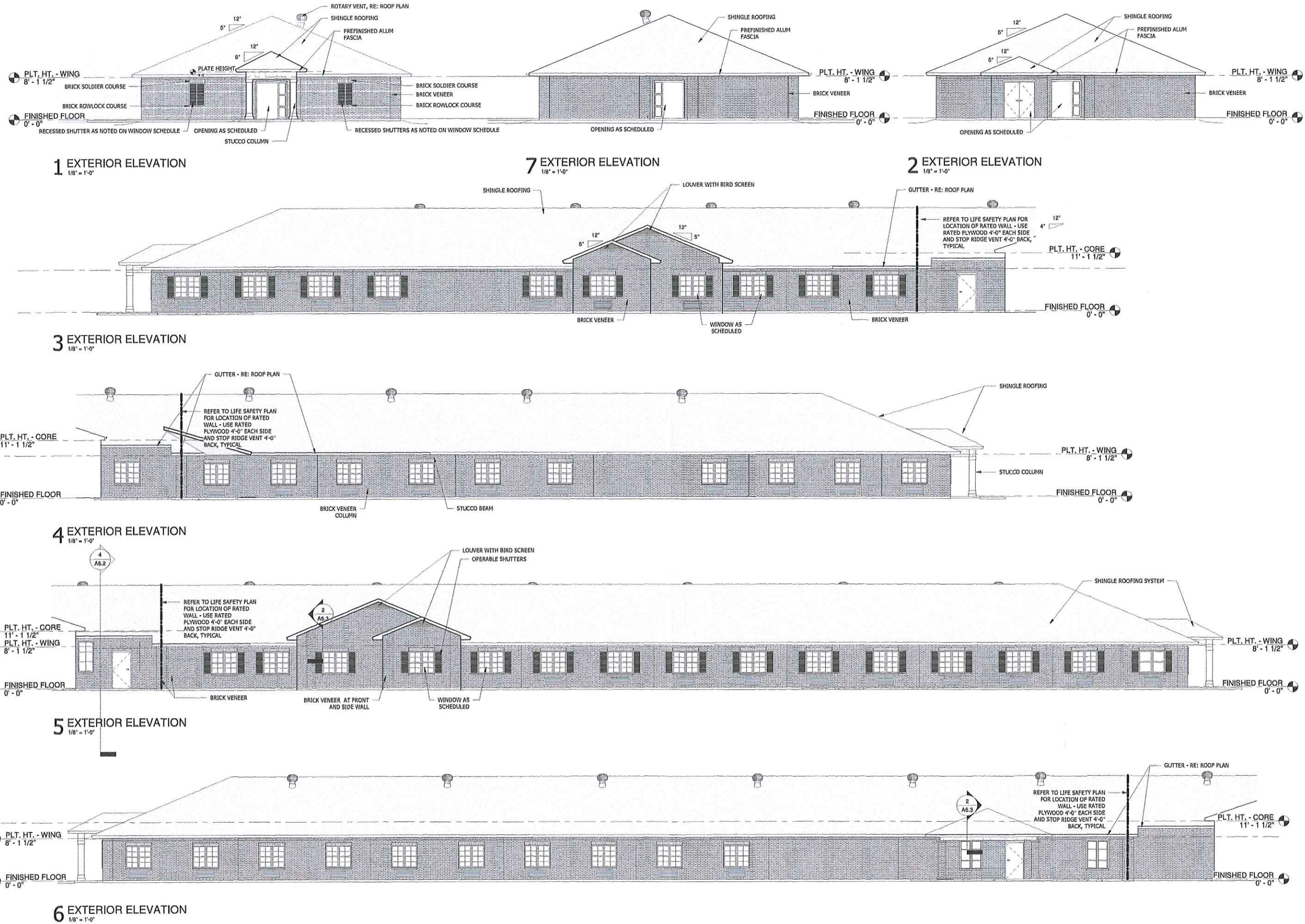


5 EXTERIOR ELEVATION
1/8" = 1'-0"



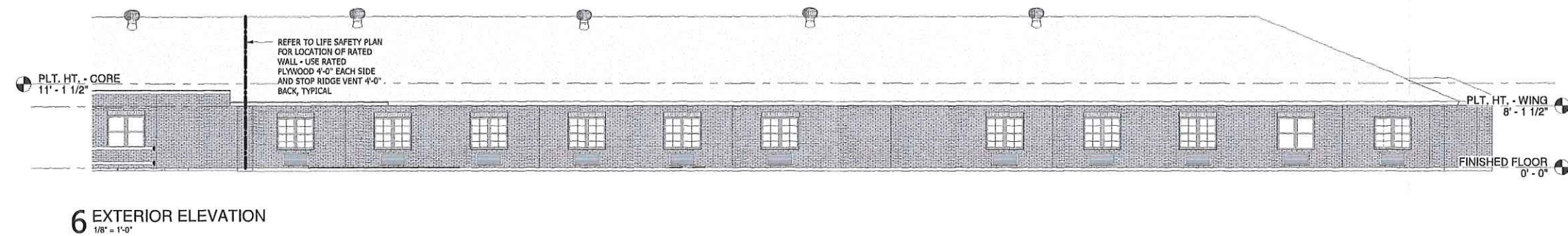
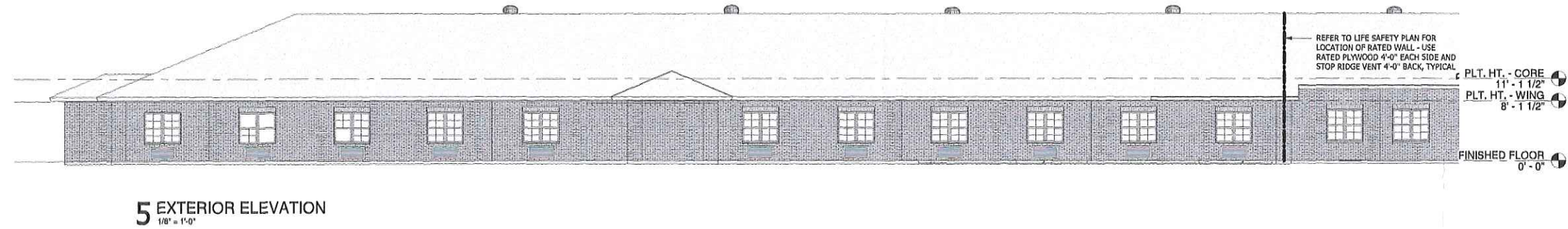
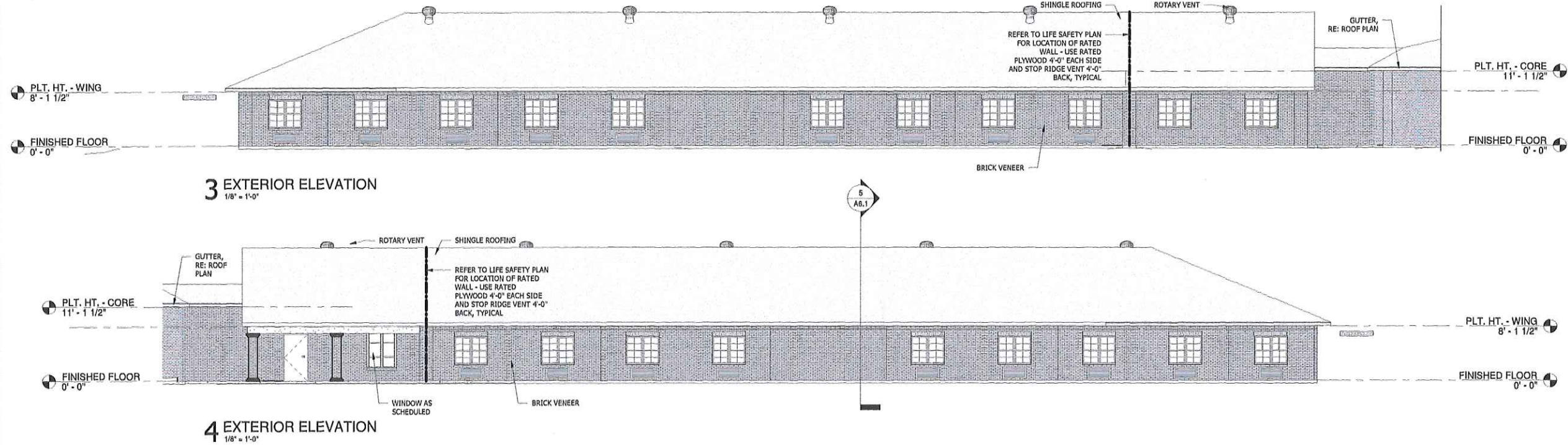
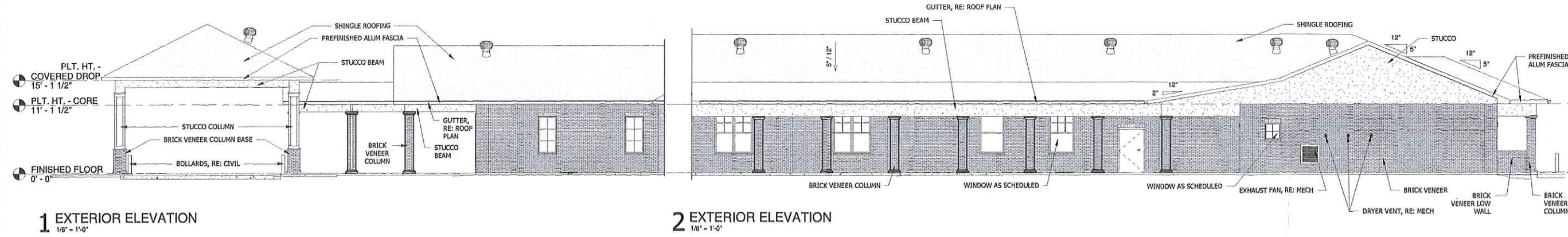
6 EXTERIOR ELEVATION
1/8" = 1'-0"

- GENERAL NOTES:
1. REFER TO SECTIONS & DETAILS FOR MATERIAL INFORMATION.
 2. INSTALL MASONRY EXPANSION JOINTS SEALED (COLOR SELECTED BY ARCHITECT) @ 30'-0" OC AND AT ALL INSIDE CORNERS. VERIFY ALL LOCATIONS WITH ARCHITECT.
 3. REFER TO MECHANICAL AND ELECTRICAL PLAN FOR ADDITIONAL PENETRATIONS AND MISCELLANEOUS ITEMS. GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES.
 4. REFER TO ROOF FRAMING PLAN FOR ROTARY VENT LOCATIONS.



1:00000 - Magnolia Management-Beebe and Gamborg\1706 - Heritage Manor of Houma\DRAWINGS\9.0 WORKING DRAWINGS\1706 Heritage Manor of Houma WRKG DWGS 2019 VERSION.rvt

4/8/2019 11:32:27 AM



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Andrew Gasaway, Jr., AIA
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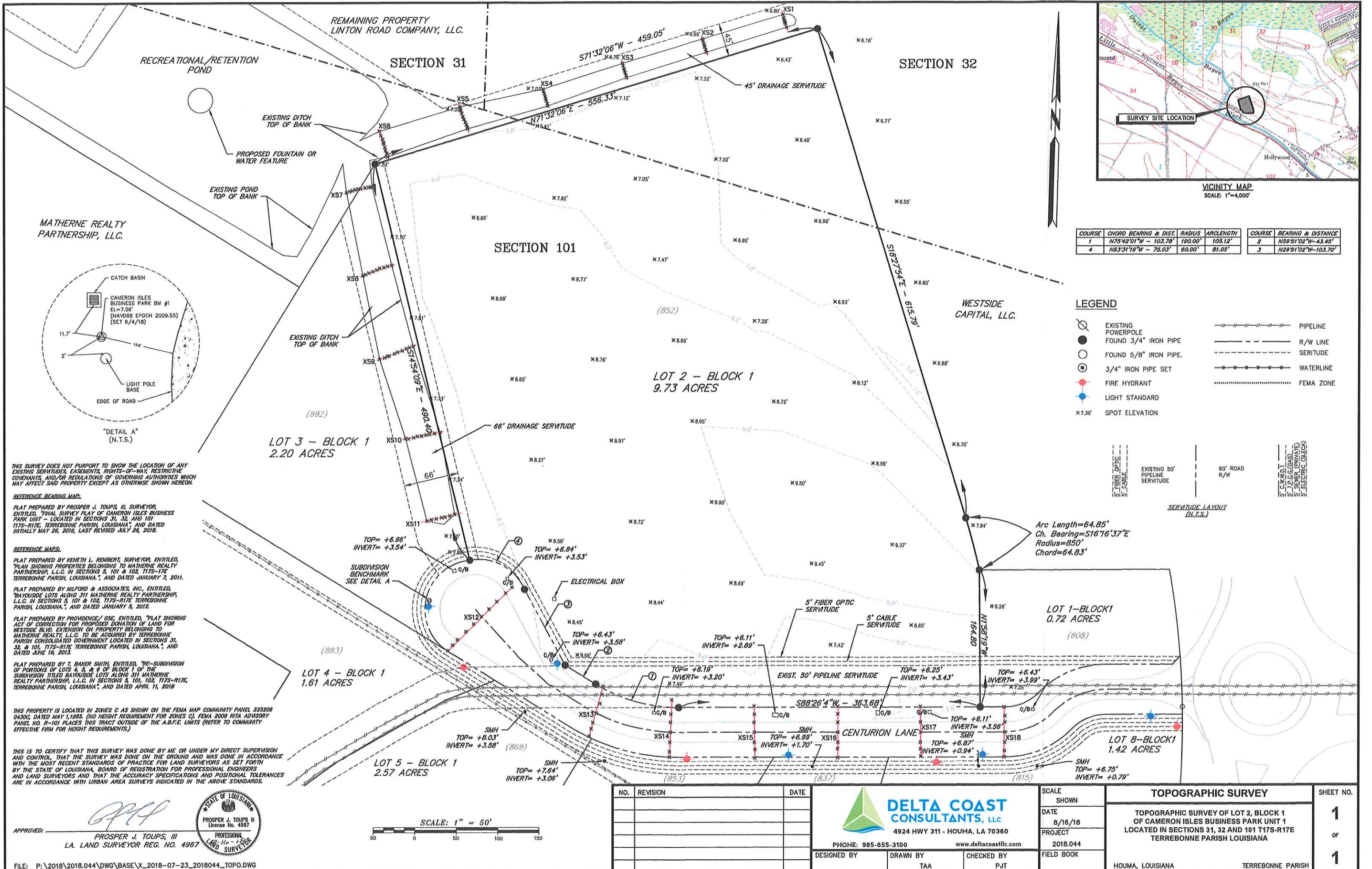
PROJECT #
1706

HERITAGE MANOR OF HOUMA
852 CENTURION LANE, HOUMA, LOUISIANA 70360

DATE
04.05.19

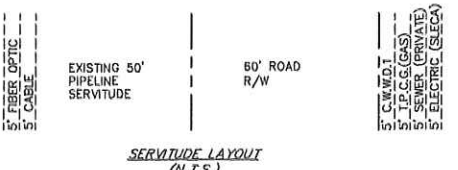


REVISIONS
SHEET #
A5.3



COURSE	CHORD BEARING & DIST.	RADIUS	ARC LENGTH	COURSE	BEARING & DISTANCE
1	N73°42'01"W - 103.78'	190.00'	105.12'	2	N59°51'02"W - 43.45'
4	N63°31'19"W - 75.03'	60.00'	81.05'	3	N29°51'02"W - 103.70'

- LEGEND**
- EXISTING POWERPOLE
 - FOUND 3/4" IRON PIPE
 - FOUND 5/8" IRON PIPE
 - 3/4" IRON PIPE SET
 - FIRE HYDRANT
 - LIGHT STANDARD
 - SPOT ELEVATION
 - PIPELINE
 - R/W LINE
 - SERVITUDE
 - WATERLINE
 - FEMA ZONE



THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

REFERENCE BEARING MAP:

PLAT PREPARED BY PROSPER J. TOUPS, III, SURVEYOR, ENTITLED, "FINAL SURVEY PLAT OF CAMERON ISLES BUSINESS PARK UNIT - LOCATED IN SECTIONS 31, 32, AND 101 T17S-R17E, TERREBONNE PARISH, LOUISIANA", AND DATED INITIALLY MAY 26, 2016, LAST REVISED JULY 26, 2016.

REFERENCE MAPS:

PLAT PREPARED BY KENNETH L. REMBERT, SURVEYOR, ENTITLED, "PLAT SHOWING PROPERTIES BELONGING TO MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA", AND DATED JANUARY 7, 2011.

PLAT PREPARED BY MILFORD & ASSOCIATES, INC., ENTITLED, "BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101 & 102, T17S-R17E TERREBONNE PARISH, LOUISIANA", AND DATED JANUARY 5, 2012.

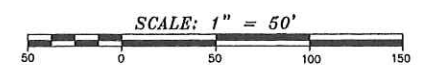
PLAT PREPARED BY PROVIDENCE / GSE, ENTITLED, "PLAT SHOWING ACT OF CORRECTION FOR PROPOSED DONATION OF LAND FOR WESTSIDE BLVD. EXTENSION ON PROPERTY BELONGING TO MATHERNE REALTY, L.L.C. TO BE ACQUIRED BY TERREBONNE PARISH CONSOLIDATED GOVERNMENT LOCATED IN SECTIONS 31, 32 & 101, T17S-R17E TERREBONNE PARISH, LOUISIANA", AND DATED JUNE 18, 2013.

PLAT PREPARED BY T. BAKER SMITH, ENTITLED, "RE-SUBDIVISION OF PORTIONS OF LOTS 4, 5 & 6 OF BLOCK 1 OF THE SUBDIVISION TITLED BAYOUSIDE LOTS ALONG 311 MATHERNE REALTY PARTNERSHIP, L.L.C. IN SECTIONS 5, 101, 102, T17S-R17E, TERREBONNE PARISH, LOUISIANA", AND DATED APRIL 11, 2018.

THIS PROPERTY IS LOCATED IN ZONES C AS SHOWN ON THE FEMA MAP COMMUNITY PANEL 225208 0430C, DATED MAY 1, 1995. (NO HEIGHT REQUIREMENT FOR ZONES C). FEMA 2006 RITA ADVISORY PANEL NO. R-101 PLACES THIS TRACT OUTSIDE OF THE A.B.F.E. LIMITS (REFER TO COMMUNITY EFFECTIVE FIRM FOR HEIGHT REQUIREMENTS).

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 SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: PROSPER J. TOUPS, III
L.A. LAND SURVEYOR REG. NO. 4967



NO.	REVISION	DATE

DELTA COAST CONSULTANTS, LLC
4924 HWY 311 - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com

DESIGNED BY	DRAWN BY	CHECKED BY
	TAA	PJT

SCALE SHOWN	DATE	PROJECT	FIELD BOOK	TOPOGRAPHIC SURVEY	SHEET NO.
8/16/18	2018.044	TOPOGRAPHIC SURVEY OF LOT 2, BLOCK 1 OF CAMERON ISLES BUSINESS PARK UNIT 1 LOCATED IN SECTIONS 31, 32 AND 101 T17S-R17E TERREBONNE PARISH LOUISIANA		HOUMA, LOUISIANA TERREBONNE PARISH	1 OF 1