

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

SEPTEMBER 20, 2018, THURSDAY

6:00 P.M.

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

A • G • E • N • D • A

Revised 9/18/2018

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 August 16, 2018

E. COMMUNICATIONS

F. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial), #1 McCord Road; Terrebonne ARC, applicant (*Council District 8 / City of Houma Fire*)
2. Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial), 102 Ramey Road; Dixie Rice Agricultural, L.L.C., applicant (*Council 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 August 16, 2018

E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 20, 2018 INVOICES AND TREASURER'S REPORT OF AUGUST 2018

F. COMMUNICATIONS

G. OLD BUSINESS:

- 1. a) Subdivision: Subdivision of Property belonging to L-M Limited Partnership near LA Hwy. 182 and LA Hwy. 662 (Tracts 5A, 5B, 5C, 5D, 5E, 6A, & 6B)
Approval Requested: Process D, Minor Subdivision
Location: 583 Powhattan Court, Gibson, Terrebonne Parish, LA
Government Districts: Council District 6 / Gibson Fire District
Developer: L-M Limited Partnership
Surveyor: Delta Coast Consultants, LLC

b) Consider Approval of Said Application

- 2. a) Subdivision: Tract 6-C, A Redivision of Tract 6, Property belonging to Millicent B. Bourgeois, et al
Approval Requested: Process D, Minor Subdivision
Location: 5747 Bayou Black Drive, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Paris Broussard
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application

H. APPLICATIONS:

- 1. a) Subdivision: Imperial Landing Subdivision, Phase B
Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
Location: 441 Duplantis Street, Terrebonne Parish, LA
Government Districts: Council District 4 / Schriever Fire District
Developer: Onshore Materials, LLC, c/o Neil Arabie, Manager
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application

- 2. a) Subdivision: Redivision of Lots 1 through 7, Block 23 & Lots 1 through 6, Block 18, Sugar Mill Olde Towne, Addendum No. 2 into Lots 1A through 6A, Block 23 & 1A through 5A, Block 18
Approval Requested: Process A, Re-Subdivision
Location: Rue Saia & Rue St, Sydney, Terrebonne Parish, LA
Government Districts: Council District 6 / City of Houma Fire District
Developer: Rutter Land Co., Inc.
Surveyor: David A. Waitz Engineering & Surveying, Inc.

b) Public Hearing

c) Consider Approval of Said Application

- 3. a) Subdivision: Revised Tract "A" and Tracts "B", "C", "D", "E", "F", & "G", Redivision of Property belonging to Richard P. Wright, et al
Approval Requested: Process D, Minor Subdivision
Location: West Park Avenue @ Evergreen Drive, Terrebonne Parish, LA
Government Districts: Council District 3 / Bayou Cane Fire District
Developer: Richard P. Wright
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

- 4. a) Subdivision: Revised Tract A-2 and Tracts A-3, A-4 and A-5, A Redivision of Tract A-2 belonging to Kent C. Guidry, et al
Approval Requested: Process D, Minor Subdivision
Location: 6419, 6427, 6429, & 6431 South Bayou Black Drive, Gibson, Terrebonne Parish, LA
Government Districts: Council District 2 / Gibson Fire District
Developer: Kent C. Guidry
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing

c) Consider Approval of Said Application

5. a) Subdivision: Survey of Lots "J" through "M", A Redivision of a portion of Property belonging to Adruel B. Luke
 Approval Requested: Process D, Minor Subdivision
 Location: 7999 Shrimpers Row, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Adruel B. Luke
 Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Dularge Waterfront Lots (Lots 1-12)
 Approval Requested: Process D, Minor Subdivision
 Location: 1729 Dr. Beatrous Road, Theriot, Terrebonne Parish, LA
 Government Districts: Council District 7 / Bayou Dularge Fire District
 Developer: Best Boat & RV Park, LLC
 Surveyor: T. Baker Smith, LLC
 - b) Public Hearing
 - c) Consider Approval of Said Application

I. STAFF REPORT

J. ADMINISTRATIVE APPROVAL(S):

1. Lots 4A, 5A, & 6A, Block 6, Addendum No. 1, Ellendale Subdivision, Section 80, T17E-R16E, Terrebonne Parish, LA
2. Revised Tract 6 being part of a Partition of Property formerly belonging to Caul Porche, Section 6, T16S-R16E, Terrebonne Parish, LA
3. Revised Lot 8, A Redivision of Lots 5 & 8, Block 8 of Connely Subdivision, Section 8, T17S-R17E, Terrebonne Parish, LA
4. Parcel "A", Property belonging to Claude B. Lyons, Jr., et ux, Section 3, T18S-R19E, Terrebonne Parish, LA
5. Revised Lots "F" and "H" being a part of Crescent Plantation Subdivision, Property belonging to LL&G Construction, Inc., Sections 12 & 101, T17S-R17E, Terrebonne Parish, LA
6. Revised Tract 2 being a portion of the Morris W. Callahan Succession belonging to Richard C. Davidson, III, Sections 53 & 54, T19S-R17E, Terrebonne Parish, LA
7. Lot Line Shift between Lot 5 and Lot 6, Block 1 of Theriot Estates Subdivision, Sections 71 & 72, T17S-R16E, Terrebonne Parish, LA
8. Lot Line Adjustment of previously adjusted Lots 1, 2, & 3 being a portion of the John Theriot Partition, Section 35, T19S-R16E, Terrebonne Parish, LA
9. Lot Line Shift belonging to Kevin R. Burton, et ux, Section 105, T17S-R17E, Terrebonne Parish, LA
10. Redivision of Lots 34 & 35, Block 2 of Addendum No. 1 to Geo. Williams Subdivision and Property belonging to Lloyd Ruffin, Sr., et al, Section 6, T17S-R17E, Terrebonne Parish, LA

K. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee:
 - a) *Pubic Hearing*
 Discussion and possible action with regard to revisions to application and comment issuance deadlines related to Process C Engineering Phase and Final Approval Phase
 - b) Discussion and possible action with regard to Residential Building Park regulations and allowed number of units

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 AUGUST 16, 2018

- A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 16, 2018 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. Alex Ostheimer.
- B. Upon Roll Call, present were: Mr. Joseph “Joey” Cehan; Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Angi Falgout, Secretary/Treasurer; Mrs. Gloria Foret; Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. James Erny. 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. Kelley moved, seconded by Mrs. Falgout: “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 July 19, 2018.”
- The Chairman called for a vote on the motion offered by Mr. Kelley. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Erny. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. **Planning Approval:**
- a) The Chairman called to order the Planning Approval application by Carolina Crawford for a proposed church in a C-2 (General Commercial) zoning district located at 2000 East Tunnel Boulevard.
- (1) Carolina Crawford, 15 HMS Drive, stated she wanted to start a church in an existing building.
- (2) Mr. Pulaski discussed the Staff Report and stated Staff recommended approval of the request.
- (3) Mr. Ostheimer moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant approval of the Planning Approval application for a proposed church in a C-2 (General Commercial) zoning district located at 2000 East Tunnel Boulevard.”
- The Chairman called for a vote on the motion offered by Mr. Ostheimer: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Erny. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
2. **Preliminary Hearings:**
- a) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential) to C-3 (Neighborhood Commercial), #1 McCord Road, Terrebonne ARC, applicant, for Thursday, September 20, 2018 at 6:00 p.m.
- The Chairman called for a vote on the motion offered by Mrs. Falgout: **THERE WAS RECORDED: YEAS:** Mr. Cehan, Mrs. Falgout, Mrs. Foret, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Dr. Cloutier; **ABSENT:** Mr. Erny. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- b) Mrs. Falgout moved, seconded by Mr. Kelley: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from R-3 (Multi-Family Residential) to C-2 (General Commercial), 102 Ramey Road, Dixie Rice Agricultural, applicant, for Thursday, September 20, 2018 at 6:00 p.m.

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

G. STAFF REPORT:

1. Mr. Pulaski discussed an ordinance going to the Terrebonne Parish Council on Monday, August 27 with regard to small cell wireless facilities that supplement macro towers. He further discussed definition of the same and being a permitted use in residential districts. He suggested more discussion at a future Subdivision Regulations Review Committee meeting.
 - a) Discussion ensued with the poles being aesthetically pleasing along with proper wind and structural standards.

H. COMMISSION COMMENTS:

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

I. PUBLIC COMMENTS: None.

- J. Mrs. Falgout moved, seconded by Mr. Kelley: "THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:18 p.m."

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

L.A. "Budd" Cloutier, Jr., 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 AUGUST 16, 2018.

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

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.

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

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

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

2. LIMITATIONS ON PROPOSED AMENDMENTS:

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

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

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

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

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

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

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

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

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

ZONING CLASSIFICATION REQUEST – APPLICANT: Terrebonne ARC - LOCATED IN SECTION 105, T17S-R17E, TERREBONNE PARISH, LOUISIANA - ENGINEER'S PROJECT NO. 2018-057

REASON FOR AMENDMENT:

The reason for this Amendment Request is to change the current zoning of a Zone R-1 (Single Family Residential) to a Zone C-3 (Neighborhood Commercial District) which would include the proposed Terrebonne ARC Bayou Country Café and the current bead retail on the Terrebonne ARC campus.

DEVELOPMENT SCHEDULE:

Currently the construction of the Bayou Country Café is scheduled to begin in November of 2018 with a completion date in September of 2019.

MARKET INFORMATION:

Terrebonne ARC currently maintains a restaurant on this site that was originally started in 1982. Terrebonne ARC is mandated by the federal government, Center for Medicaid Services to provide their individuals with intellectual and other disabilities with employment through a business that serves the public. Due to the present growth of the Terrebonne ARC, the present restaurant is too small to accommodate the amount of individuals working at this business and a decision was made to expand it to a Bayou Country Café with more space in order to include more individuals with disabilities. The existing facility at this location serves meals to approximately 300 people per day at an affordable price and provides bulk meals to businesses and organizations. It is a successful business that allows our clients the opportunity to achieve employment and to be included in the community that they serve.

EXPLANATION OF PUBLIC NEED:

The expansion of this facility will allow us to employ more of our Terrebonne ARC clients and better serve the public with nutritional meals at affordable prices.

EFFECT OF AMENDMENT:

The effect of the amendment would be to zone the property to a Zone C-3 in order for Terrebonne ARC to conform with the current zoning designations to operate the existing bead retail and the proposed Café. There are currently properties in the area that are zoned C-3 and C-2, as well as, Zone R-1, therefore this location is already in a mixed zoned location and has had no ill effects on the surrounding properties.

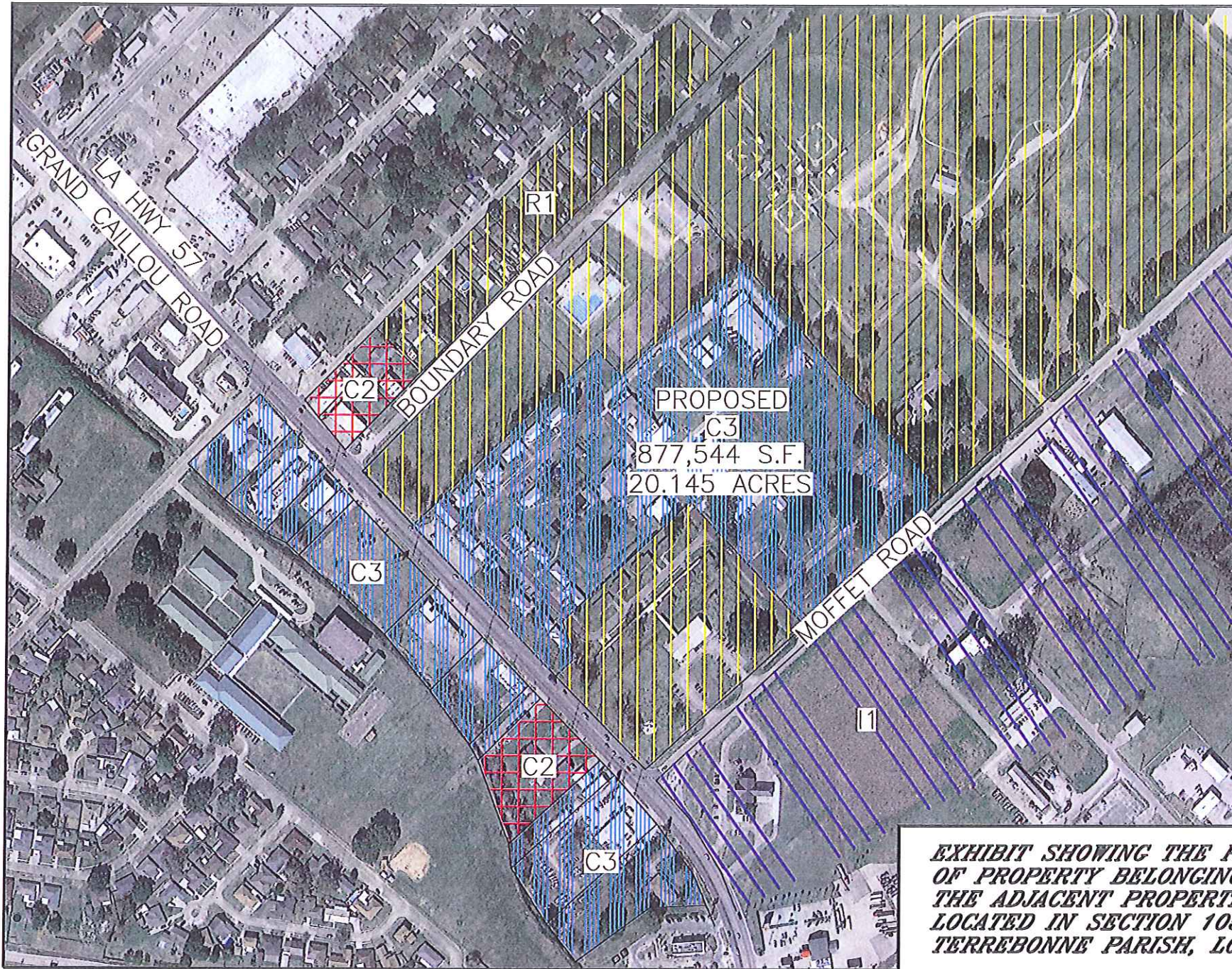


EXHIBIT SHOWING THE PROPOSED ZONING OF PROPERTY BELONGING TO T.A.R.C. AND THE ADJACENT PROPERTIES LOCATED IN SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA

PREPARED BY:

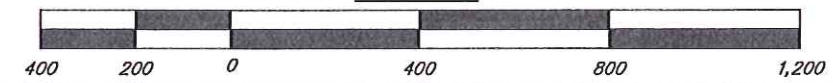
DAVID A. WATZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DATE: JULY 13, 2018

FILE: F:\DWGS\2018\18-057\ZONE CHANGE MAPS.dwg

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

SCALE IN FEET



"EXHIBIT D"

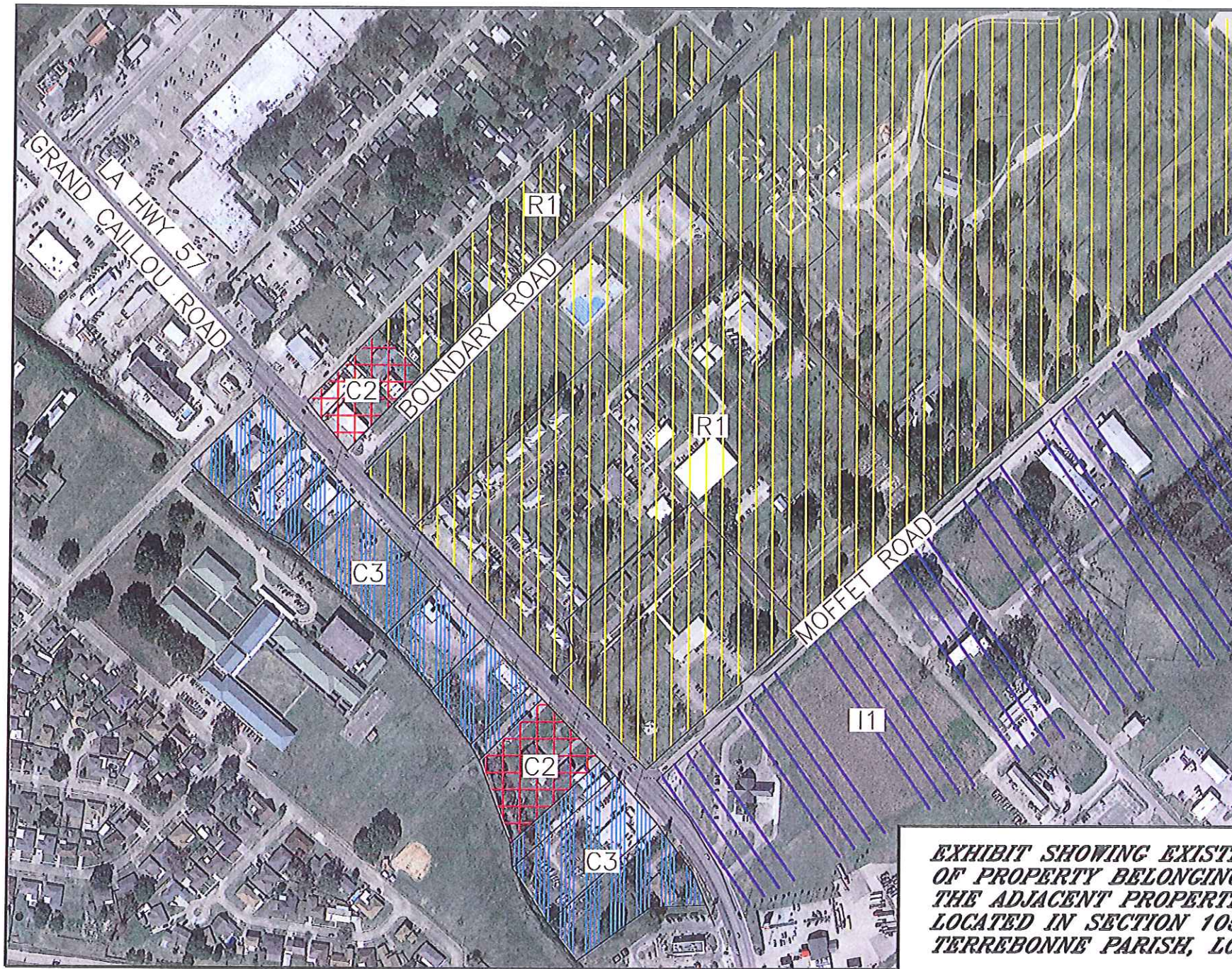


EXHIBIT SHOWING EXISTING ZONING OF PROPERTY BELONGING TO T.A.R.C. AND THE ADJACENT PROPERTIES LOCATED IN SECTION 105, T17S-R17E TERREBONNE PARISH, LOUISIANA

PREPARED BY:

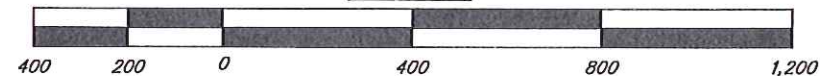
DAVID A. WAITZ
 ENGINEERING AND SURVEYING, INC.
 Civil Engineers & Professional Land Surveyors
 Thibodaux, Louisiana

DATE: JULY 13, 2018

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SCALE IN FEET



*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

ZLU18/5
2 Dist.
Bayou Cane 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: 7/6/18

DIXIE RICE AGRICULTURAL, L.L.C.

Applicant's Name
5430 LBJ FREEWAY SUITE 1700 DALLAS TX 75240
Address City State Zip

Telephone Number (Home) (Work)
100%

Interest in Ownership (Owner, etc.)
102 RAMEY RD. REVISED LOT 4, PROGRESSIVE SQUARE, ADD. NO 1

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

Zoning Classification Request:

From: R3 To: C2

Previous Zoning History: X No _____ Yes

If Yes, Date of Last Application: _____

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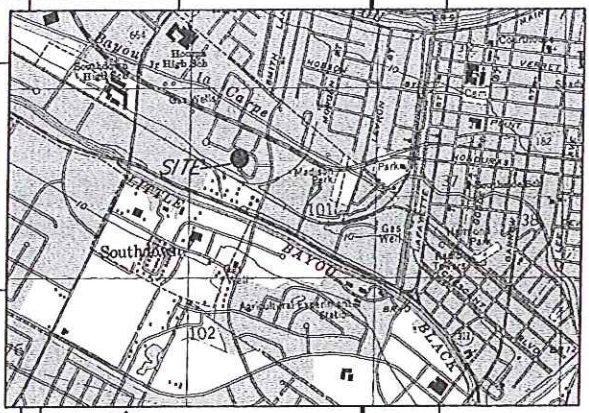
2. REASON FOR AMENDMENT: Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

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

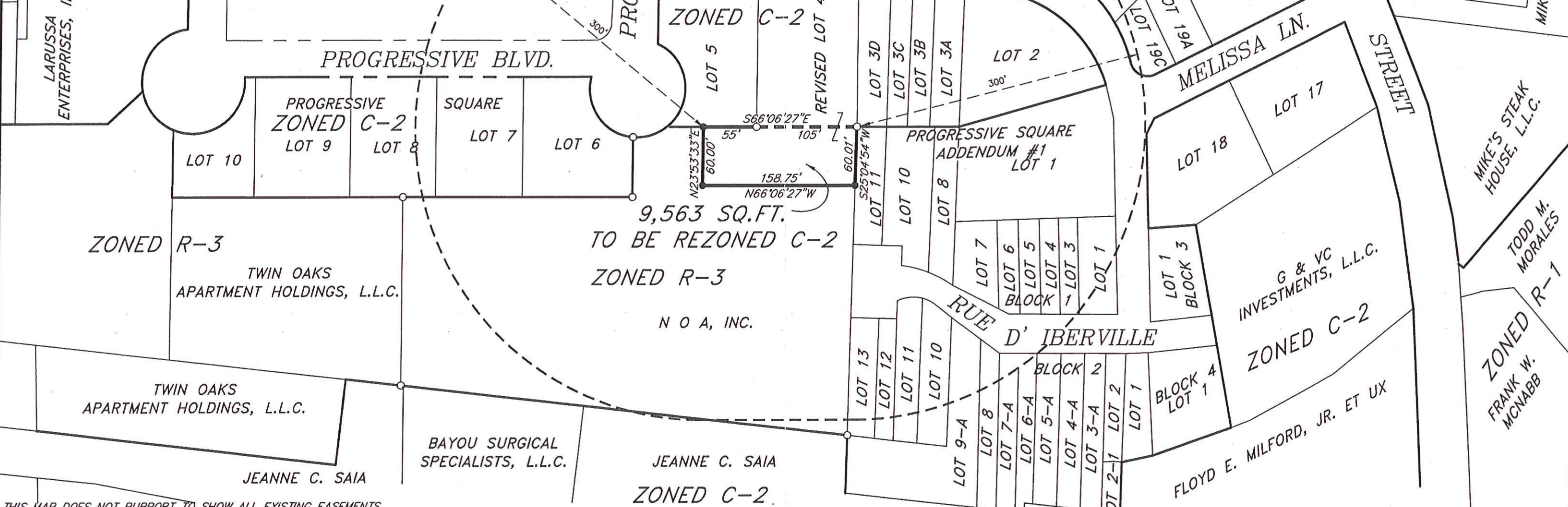
4. MARKET INFORMATION: Applicable only if the following conditions are met:

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VICINITY MAP



THIS MAP DOES NOT PURPORT TO SHOW ALL EXISTING EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, PIPELINES OR PHYSICAL OBJECTS WHICH MAY AFFECT THE TRACT SURVEYED.

THIS TRACT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). (FIRM INDEX DATE DEC. 16, 1980). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-Q102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS SURVEY BASED ON MAP PREPARED BY T. BAKER SMITH & SON, INC. ENTITLED "SURVEY OF 2.723 ACRES REMAINING IN TRACT A OF PROGRESSIVE SQUARE ADDENDUM NO. 1 LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED MAY 3, 2001. ALSO MAP RECORDED UNDER ENTRY NO. 596086. BOTH AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE WITH NO ADDITIONAL TITLE RESEARCH MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAPS.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON PIPE FOUND

PLAT SHOWING A PORTION OF REVISED LOT 4 PROGRESSIVE SQUARE-ADDENDUM NO. 1 PREPARED FOR REZONING FROM R-3 TO C-2 LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA

JULY 19, 2018

SCALE: 1" = 100'

Keneth L. Rembert

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

