

# Exhibit H. Rebecca Development Park North Zoning Map & Documents

# Rebecca Development Park North Zoning Map & Documents

Rebecca Development  
Park North  
Terrebonne Parish, LA

SLEC



Terrebonne Parish

## Key Site Points:

The site is not within a zoning district and is not subject to zoning rules or regulations. Future industrial development of the property is not limited or restricted by the future land use designation. Development of the site would go through the Houma-Terrebonne Regional Planning Commission standard approval process.

P:\213151\Bayou Region\Rebecca Development Park North\CADGIS templates\GIS\Exhibit E. Rebecca Development Park North Zoning Map & Documents.mxd



**Legend**

- Site Boundary

**Terrebonne Parish Future Land Use**

- Agricultural
- Commercial/Office
- Environmentally Sensitive
- Residential
- Vacant/Open

**Major Roads**

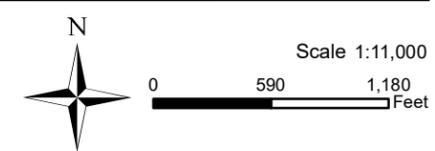
- US Highway
- Rural State Highway
- Local Roads



Date:	6/25/2019
Project Number:	213151
Drawn By:	DWC
Checked By:	EEB

**General Notes:**

- No attempt has been made by CSRS, Inc. to verify site boundary, title, actual legal ownership, deed restrictions, servitudes, easements, or other burdens on the property, other than that furnished by the client or his representative.
- Transportation data from 2013 TIGER datasets via U.S. Census Bureau at <ftp://ftp2.census.gov/geo/tiger/TIGER2013>.
- 2015 aerial imagery from USDA-APFO National Agricultural Inventory Project (NAIP) and may not reflect current ground conditions.
- Zoning data gathered from Terrebonne Parish Comprehensive Plan accessed June 20, 2019.



# Rebecca Development Park North Zoning Map & Documents

## **24.5.3 - PROCESS C: MAJOR SUBDIVISION PROCEDURE AND APPROVAL**

The Houma-Terrebonne Regional Planning Commission shall use the following procedure for the purpose of approving major subdivisions.

It will be incumbent upon the developer to submit sufficient information to prove that all public facilities and utilities meet the requirements of these subdivision regulations.

For Approval Process C, the owner of the land or his representative, shall file an application for conceptual, preliminary, engineering, and then final approval.

### **24.5.3.1 - Process C: Conceptual Approval:**

The purpose of the conceptual phase is to consider the proposed land use, in particular, the subdivision of undeveloped land. The checklist of the conceptual plan is set forth in section 24.5.4.3.

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 subdivision 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.

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

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.

(Ord. No. 7755, § I, 12-16-09)

### **24.5.3.2 - Process C: Preliminary Approval:**

The purpose of the preliminary phase is to consider the subdivision from the point of view of layout and configuration of lots, streets, easements, and geometric relationships with existing streets and easements which may join or cross the proposed subdivision. The prerequisites of the preliminary plan are listed in section 24.6.

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 subdivision 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 subdivisions that will hold a public hearing consisting of six (6) lots or more, a dated photograph of a 4' x 4', or larger, sign erected on the property to be developed ten (10) days prior to the public hearing with two-inch letters identifying the name of the development; owner and agent; time, date, and location of the public hearing and phone number of the planning commission. The type of proposed land use shall be depicted including, but not limited to, residential subdivision, raw land division, and commercial/industrial, etc.

The type of proposed subdivision based on land use, including but not limited to residential subdivision, raw land division, family partition, commercial/industrial, etc.

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 subdivision 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 subdivision 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 subdivision. 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.

(Ord. No. 7805, § I, Att. A, 4-14-10)

#### **24.5.3.3 - Process C: Engineering Approval:**

The purpose of the engineering approval phase is to consider the engineering plans of the proposed subdivision. The engineering approval process cannot be requested at the same meeting that the conceptual/preliminary is submitted for approval. The prerequisites of the engineering plan are listed in section 24.5.4.5.

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 twenty-four (24) 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 on 3½-inch 2HD floppy disk or, CD ROM or other 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, at least seven (7) days 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.

The type of proposed subdivision based on land use, including but not limited to residential, subdivision, raw land division, family partition, commercial/industrial, etc.

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.

(Ord. No. 7755, § I, 12-16-09; Ord. No. 9017, § I(Att. A), 11-28-18)

#### **24.5.3.4 - Process C: 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 subdivision as constructed and the submission of engineering certification to the commission. The checklist of the final survey plat is set forth in section 24.5.5.

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 subdivision 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 on 3½-inch 2HD floppy disk, CD ROM or other electronic methods 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 subdivisions 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. For mobile home parks, 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 final approval and acceptance by the planning commission, the developer may record his survey plat and begin the sale of lots in the subdivision. No lots may be sold from a plat which has not been approved by the Houma-Terrebonne Regional Planning Commission and registered with the Terrebonne Parish Clerk of Court. Upon receiving final approval and acceptance by the planning commission of mobile home parks, the developer may record his plat and begin renting mobile home 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 subdivision by the planning commission shall be in compliance with the current fee schedule.

### **24.7.3 - DEVELOPMENT IMPROVEMENTS - INDUSTRIAL**

#### **24.7.3.1 - Street Type:**

Street rights-of-way in an industrial subdivision shall be minimum width of eighty (80) feet. All streets shall be hard surfaced with drainage to conform to the S.D.D.M. The minimum standards shall be the option of the developer in the parish and shall be subject to approval by the Houma-Terrebonne Regional Planning Commission. Option b is mandatory inside the urban services district and urban planning area. Such improvements shall consist of:

- a) Streets shall consist of a minimum of eight-inch thick Portland cement concrete pavement, twenty-four (24) feet wide placed on a compacted subgrade. The existing materials may be conditioned with lime, where feasible. An equivalent structural design of asphaltic concrete pavement on a stabilized base may be used. Streets shall have open roadside ditches. Ten (10) foot width eight (8) inch thick compacted aggregate shoulders are required on streets with open roadside ditches.
- b) All developments inside the urban services district and urban planning area shall be constructed with subsurface drainage of curb and gutter design. Streets shall consist of a minimum of eight (8) inch thick Portland cement concrete pavement, twenty-seven (27) feet wide measured from back to back of mountable curb placed on a compacted subgrade. The existing materials may be conditioned with lime, where feasible. An equivalent structural design of asphaltic concrete pavement on a stabilized base may be used. All developments in the parish are encouraged to follow same.

#### **24.7.3.2 - Minimum Industrial Lot Size:**

Minimum industrial lots shall be of such size, including adequate off-street parking, so as to accommodate the development.