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Director of Operations

April 8, 2021

**City of Thibodaux**  
Planning & Zoning Commission  
310 West 2<sup>nd</sup> St.  
Thibodaux, LA 70301

RE: Application for Special Exception  
Redevelopment of 1200 Canal Blvd.  
Thibodaux, LA 70301  
GFP Project No. 2038

Dear Planning & Zoning Commission Board Members:

On behalf of our client, Premier One Investments LLC, we are hereby submitting an Application for Special Exception regarding the property located at 1200 Canal Blvd., Thibodaux, Louisiana.

The project narrative is as follows:

The proposed project will consist of revitalizing a currently vacant and blighted property into a multi-phase combination of uses benefitting the public & City of Thibodaux. In the first phase, new "mini-warehouse" structures will be built along the west edge of the property facing Ridgefield Road and along the south edge of the property facing back towards the existing vacant building, and will be available for public rental. This location will also allow the move / expansion of MakeSpace Penske Truck rentals, currently located at 1600 Ridgefield Road. The first phase of this project will create two new full-time jobs. Additionally, the two existing vacant / blighted buildings will be demolished. The building formerly used as "Above Board Homes" will be demolished to the existing slab and frame, and re-purposed as additional "mini-warehouse" space with a small property manager's office and restroom. The second building on the site will be demolished to provide access to the second phase of the development.

The second phase of the development will consist of the construction of additional storage and 'small business rental units' on the northwest portion of the site, and intended to be used by the Owner/Developer of the site.

As a potential third phase, we will explore the feasibility of constructing a small retail or mixed-use building on the north side of the property closer to Canal Blvd.

In 2017, Premier One Investments, LLC. completed a similar development at 1600 Ridgefield Road (which also required a Special Exception approval). This project demonstrates a record of successfully redeveloping and repurposing otherwise blighted property in the city. We

City of Thibodaux  
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appreciate your approval of this request and we look forward to working with the City of Thibodaux once again

Sincerely,



L. "Andy" Positerry, II, AIA • NCARB • LEED AP  
Director of Operations

LAPII/s

Encl.: Conceptual Site Plan

Copy: Grady Verret – Premier One Investments, LLC  
File



**APPLICATION FOR SPECIAL EXCEPTION**  
**Planning & Zoning Commission**  
**Thibodaux, Louisiana**

Phone: (985) 446-7208  
Fax: (985) 446-7272

Application No.: 1

The undersigned requests a special exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Commission. **If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.**

1. **Name of Applicant:** Premier One Investments, LLC (Attn: Grady Verret)

**Mailing Address:** 1600 Ridgefield Road, Thibodaux, LA 70301

Phone Number: Home: 985-447-6527 Business: 985-446-0075 Cell: 985-713-8578

2. **Locational Description: Subdivision Name:** Former site of "Above Board Homes"

**Building Address:** 1200 Canal Blvd., Thibodaux, LA 70301

**Block No.:** \_\_\_\_\_ **Lot No.:** \_\_\_\_\_

(If not in a platted subdivision attach a legal description)

3. **Existing Use:** Private Storage, Vacant, Not in Use

4. **Zoning District:** C-1

5. **Description of Special Exception:** Approval to develop site for mixed use, including "mini-warehouse" / self storage, business units, and future retail

6. **Supporting Information:** Attach a plan for the proposed use (in triplicate) showing ingress and egress to property structures, off-street parking and loading areas, refuse and service areas, utilities, screening and buffering, signs, required yards and other open space. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare or odor effects of the special exception on adjoining properties and the general compatibility with adjacent and other properties in the district.

**Date:** 4/8/2021

**Applicant:** Grady Verret  
Digitally signed by Grady Verret  
Date: 2021.04.08 08:27:56  
-05'00'

**(For Official Use Only)**

Date Filed: \_\_\_\_\_

Date of Notice to Parties in Interest: \_\_\_\_\_

Date of Notice to Newspapers: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Decision of Planning & Zoning Commission: Approved \_\_\_\_\_ Denied \_\_\_\_\_

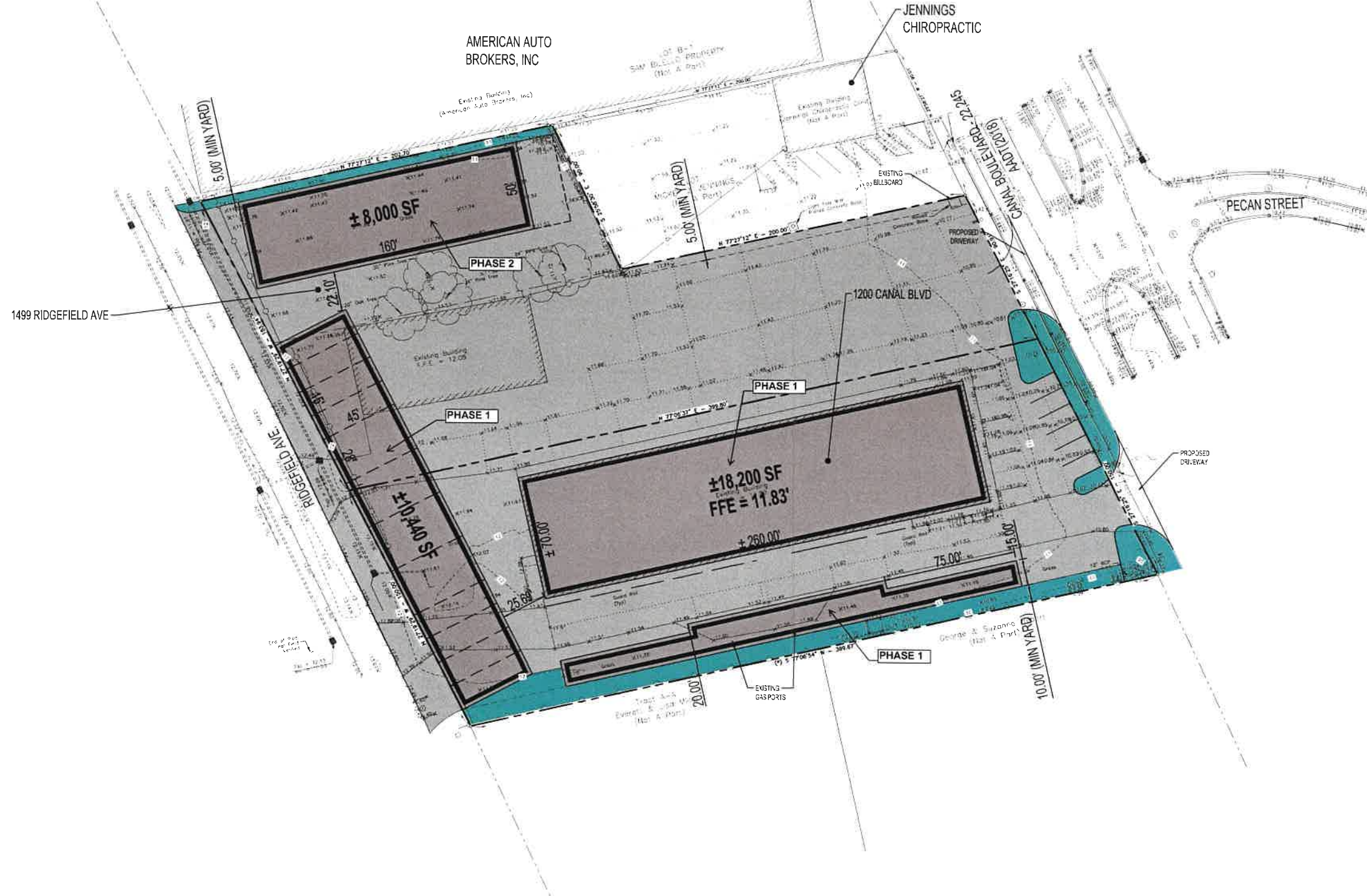
If approved the following conditions and safeguards were prescribed:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

If denied, reason for denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ Planning & Zoning Commission Chairman: \_\_\_\_\_

Note: One (1) copy to be filed with the Zoning Administrator and two (2) with the Planning & Zoning Commission.



ACREAGE ANALYSIS	
1200 CANAL BLVD	+/- 2.16 AC
1499 RIDGEFIELD AVE	+/- 0.39 AC
TOTAL	+/- 2.55 AC

Not For Construction  
**CONCEPTUAL  
 SITE PLAN**



REVISION	BY

**HIGH TIDE  
 CONSULTANTS LLC**  
 700 CANAL BOULEVARD  
 THIBODAUX, LA 70301  
 www.hightidela.com

SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

STAMP

PREMIER PROPERTIES  
 1600 RIDGEFIELD AVENUE  
 THIBODAUX, LA 70301

PREMIER PROPERTIES CANAL BOULEVARD  
 1200 CANAL BLVD.  
 THIBODAUX, LA

DRAWN AC
CHECKED BSG
ISSUED DATE 03/03/20
ISSUED FOR REVIEW
PROJECT NO. 20-139
FILE 20-139 CONCEPTUAL
SHEET <b>EX B</b>