



# Staff Report

## Rezoning Case#RZ2013-5-1

Zoning Commission Public Hearing: Thursday June 6, 2013  
City Council: Introduction – 6/18/2013 Final -7/2/2013

**Attachments:** Application, Property Information Sheet, Photos, Survey, B1 and B2 Zoning Description, Zoning Map, Aerial Map

### CITY COUNCIL REQUEST: (Ordinance)

Approval of a rezoning request by Gary and Joann Sandifer to rezone Lot 19A of the French Quarter Subdivision from B2 to B1 located at 1112 General Jackson Drive (RZ2013-5-1)

### SITE INFORMATION:

**Location (Address):** 1112 General Jackson Dr.

**COUNCIL DISTRICT:** 5-Mike Williams

**Site Description:** Lot 19A of the French Quarter Subdivision. This lot is currently undeveloped

**Existing Zoning:** B2

**Existing Land Use:** Undeveloped

**Proposed Land Use:** Insurance Sales

### ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	Undeveloped/B2
South:	Doctor Office/B2 (across General Jackson Dr)
East:	Vacant Lot/R8
West:	Business/B2

### PUBLIC HEARING:

**For:** None

**Against:** None

### ADDITIONAL INFORMATION:

B1 zoning is more restrictive that the current B2 zoning.

### REZONING FINDINGS:

- 1) Will this diminish the value of the surrounding properties? Yes \_\_\_\_\_ No X
- 2) Will this alter the essential character of the neighborhood? Yes \_\_\_\_\_ No X
- 3) Will granting this request be detrimental to the public welfare? Yes \_\_\_\_\_ No X
  - a. Light & Air? Yes \_\_\_\_\_ No X
  - b. Traffic congestion or hazard? Yes \_\_\_\_\_ No X
  - c. Overburden existing drainage or utilities? Yes \_\_\_\_\_ No X
  - d. Emissions of odors, fumes, gasses, dust, smoke? Yes \_\_\_\_\_ No X
  - e. Noise & Vibrations? Yes \_\_\_\_\_ No X

### ZONING COMMISSION RECOMMENDATION:

**Motion:** Ralph Ross to recommend approval to rezone from B2 to B1

**For:** Ralph Ross, Stanley Young, Jimmy Meyer, William Travis, Sam McClugage

**Against:** None

**Absent:** None

**ORDINANCE TO READ:**

**WHEREAS**, on June 6, 2013 the Zoning Commission recommended approval of the rezoning request by Gary and Joann Sandifer to rezone Lot 19A of the French Quarter Subdivision from B2 to B1 located at 1112 General Jackson Drive (RZ2013-5-1) and their recommendation has been forwarded to the Hammond City Council for Final Approval.

**NOW, THEREFORE, BE IT ORDAINED**, that the City Council of Hammond, Louisiana hereby approves the rezoning request by Gary and Joann Sandifer to rezone Lot 19A of the French Quarter Subdivision from B2 to B1 located at 1112 General Jackson Drive in accordance with survey by Andrew N. Faller dated 2/20/2013 (attached hereto attached herewith)

**From: Josh Taylor, City Planner** \_\_\_\_\_

APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 East Robert Street, HAMMOND, LA 70401 / PHONE: (985) 277-5640 - FAX: (985) 277-5637

FILING DATE: 5/13/13

PERMIT# RZ 2013-5-1

The next Zoning Commission Meeting will be held on 6/6/2013, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City at least 21 days before the date of the next Public Meeting.

This Application for: [X] REZONING CONDITIONAL USE: [ ] EXPANDED -OR- [ ] RESTRICTED [ ] INITIAL ZONING

REZONING FEE: [X] Single Lot \$120.00 [ ] Block or Area \$250.00 (Fees are not refundable based on decisions)

Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# 2676741008.00
SITE ADDRESS: 1112 GENERAL JACKSON DR
Legal Description or Survey: LOT 19 FRENCH QUARTER SUBDIVISION
PROPERTY OWNER NAME: GARY & JO ANN SANDIFER
Owner Address: 47106 HIDDEN LANE HAMMOND 70401
Telephone: 985 5420483 or Cell #: 985 5075627

PLEASE READ AND SIGN BELOW

APPLICANT NAME: GARY & JO ANN SANDIFER
COMPANY NAME:
Applicant Mailing Address: 47106 HIDDEN LANE HAMMOND 70401
Applicant Telephone: 985 5420483 or Cell #: 985 5075627

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S
REQUESTED ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S
REASON FOR REZONING: UPGRADE PROPERTY & PRESERVE NEIGHBORHOOD
SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect of furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a B2 District to a B1 District. I/We fully understand and agree to abide by the zoning restrictions for a B1 District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION

X [Signature] APPLICANT SIGNATURE 16 April 2013 DATE
X [Signature] OWNER SIGNATURE 16 April 2013 DATE
X CITY PLANNER DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*

AMOUNT PAID \$ Unpaid CHECK# CASH [ ] DATE PAID / /

\*\*\*\*\* NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED \*\*\*\*\*

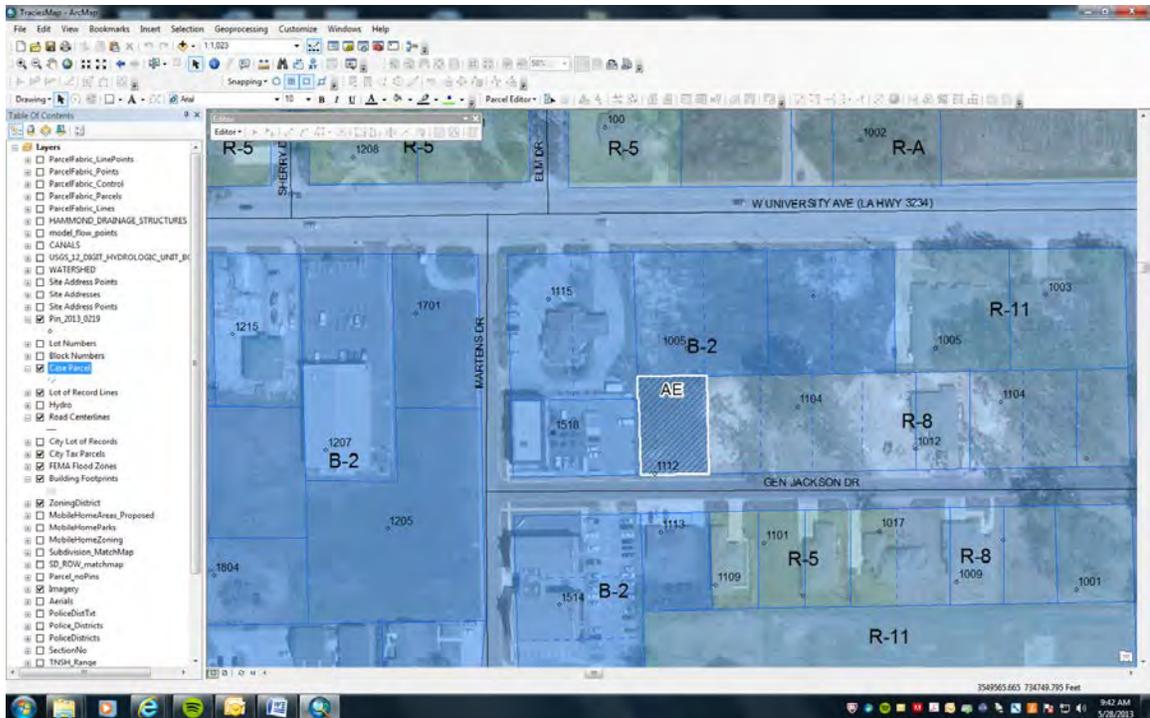
by [Signature] City Planner

# PROPERTY INFORMATION SHEET

- |                          |                  |                                    |                          |       |                   |
|--------------------------|------------------|------------------------------------|--------------------------|-------|-------------------|
| <input type="checkbox"/> | Type of Permit   | <b>RZ</b>                          | <input type="checkbox"/> | Date: | <b>05/28/2013</b> |
| <input type="checkbox"/> | Permit/Case #    | <b>RZ2013-5-1</b>                  |                          |       |                   |
| <input type="checkbox"/> | Parcel #         | <b>2676741008.00</b>               |                          |       |                   |
| <input type="checkbox"/> | Address          | <b>1112 GENERAL JACKSON DRIVE</b>  |                          |       |                   |
| <input type="checkbox"/> | Owner            | <b>GARY W &amp; JOANN SANDIFER</b> |                          |       |                   |
| <input type="checkbox"/> | Assessment #     | <b>3779009</b>                     |                          |       |                   |
| <input type="checkbox"/> | Zoning           | <b>B2</b>                          |                          |       |                   |
| <input type="checkbox"/> | Overlay District | <b>NONE</b>                        |                          |       |                   |
| <input type="checkbox"/> | Flood Zone       | <b>AE-FLOOD ELEVATION REQUIRED</b> |                          |       |                   |
| <input type="checkbox"/> | Flood Way        | <b>NO</b>                          |                          |       |                   |
| <input type="checkbox"/> | Holdings/Taxes   | <b>NONE/NONE</b>                   |                          |       |                   |
| <input type="checkbox"/> | Bldg Tax Value   | (x 10% Res/15% Cml)                | <b>50%</b>               | =     |                   |

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



Preparer Initials \_\_\_\_\_

Reviewer Initials \_\_\_\_\_



## 2.4(8) B-1 Office District

(a) The B-1 Office District is primarily a very restrictive business area that allows office and very limited retail uses of buildings for businesses that provide goods and services to the general public. These businesses are types that are non-nuisance generating (as opposed to those that generate noise, odors and/or traffic) since B-1 Districts frequently abut residential areas.

(b)(1) Premises with access from a local residential street may be used for the following purposes:

- Single family dwelling
- One Duplex (on a single lot-of-record)
- Church
- Lodging house, boarding house, nursing home
- Child Nursery - General health clinic but not animal or mental hospital
- Health and fitness club (recreational)
- Municipal recreation use - Philanthropic use, lodge hall, private club
- Office buildings provided that no goods, wares or merchandise shall be prepared or sold on the premises.
- Personal beauty shops such as beauty shops and barber shops
- Professional services such as lawyers, physicians', and accountant's office
- Real estate office
- Studios of artists and photographers, not including tattoo parlors

(b)(2) Premises with sole access and egress from collector or minor or major arterials may be used for the following purposes (excluding any and all sales of any beverages containing any alcohol):

- Any use listed in (b)(1) above
- Multiple family housing
- Banks, financial institutions
- Retail store (maximum 2,500 square feet) including produce market, grocery, home crafted items, art items
- Coffee shop (excluding the preparation of food on-premises)
- Parking lots, provided that the parking area shall be used for parking of passenger vehicles only. If lighting facilities are provided, they shall be arranged so as to reflect or direct light downward and shielded from view of residential districts.

(c)The following accessory uses are permitted:

- Private garages
- Gardens for non-commercial uses
- Storage garages and parking lots for use solely by occupants and guests of the premises.
- Tennis courts, swimming pools
- Radio and television towers incidental to a permitted use.
- A use of not to exceed 40 percent of the floor area for incidental storage
- Home occupations

- (d) Minimum yards shall be provided as follows:
- One front yard of 15 feet for both dwelling and non-dwelling uses. Front yards shall be landscaped and maintained in good condition.
  - Parking is required to be located in the rear of the building.
  - One rear yard of 10 feet.
  - Two side yards of 5 feet each. For all uses, a side yard of not less than 5 feet shall be provided, except for corner lots, which will require a set-back of at least 10 feet or one-half the height of the building, whichever is greater ( on the side yard facing the street ).
- (e) The minimum lot width and lot areas shall be as follows:
- Lot width 50 feet
  - Lot area 5,000 sq.ft.
  - Lot area per living unit 3,000 sq.ft.

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## 2.4(9) B-2 Restricted Business District

(a) The B-2 Business District is a restrictive business area frequently abutting residential areas and typically allowing office uses and non-intensive traffic generating types of retail establishments.

b) Premises may be used for the following purposes:

- Any use permitted in a B-1 Office District
- Any use permitted in an R-A District
- Art galleries and supplies
- Barber and beauty shops
- Bus stations
- Car Sales
- Churches
- Commercial parking lots and garages
- Data processing
- Florists
- Libraries
- Medical Clinics, Animal Clinics
- Mortuary
- Motel and tourist courts
- Nursing Homes
- Private club, boarding or rooming house, homeless shelter, dormitory-all as a restricted, conditional use only
- Office Buildings: Accountants, Architects, Attorneys, Dentists, Engineers, Real Estate, etc.
- Retail Stores (not serving alcoholic beverages): Liquor sales may include only sale of alcoholic beverages in closed containers to be consumed off the premises. Book, business machines, (sales and rentals), candy and confectionery, clothing (children, men, women), fabric, gift, grocery, ice cream and frozen desserts, jewelry, lighting fixtures, music, photograph equipment and supplies, pharmacies, shoe, sporting goods, surgical instruments and supplies
- Restaurants (full service); not including bars or lounges or the service or consumption of alcohol on the premises, or those using amplified music measurable at or above 45 decibels at any location outside the property line.

- Railroad station
- Self-service laundries and dry-cleaning establishments
- Tanning bed facilities
- Telephone exchange
- Theater, cinema
- Convenience outlet store, not serving alcohol. Sale of alcoholic beverages in closed containers only to be consumed off premises.
- Snowball Stand meeting the Definitions included herein
- Sweet Shop meeting the Definitions included herein
- Game room, not including sale or consumption of alcoholic beverages

c) The following accessory uses are permitted:

- Gardens for non-commercial purposes
- Storage garages and parking lots for use solely by occupants and guests of the premises.
- Tennis courts, swimming pools
- Radio and television towers incidental to a permitted use.
- A use of not to exceed 40 percent of the floor area for incidental storage
- Home occupations

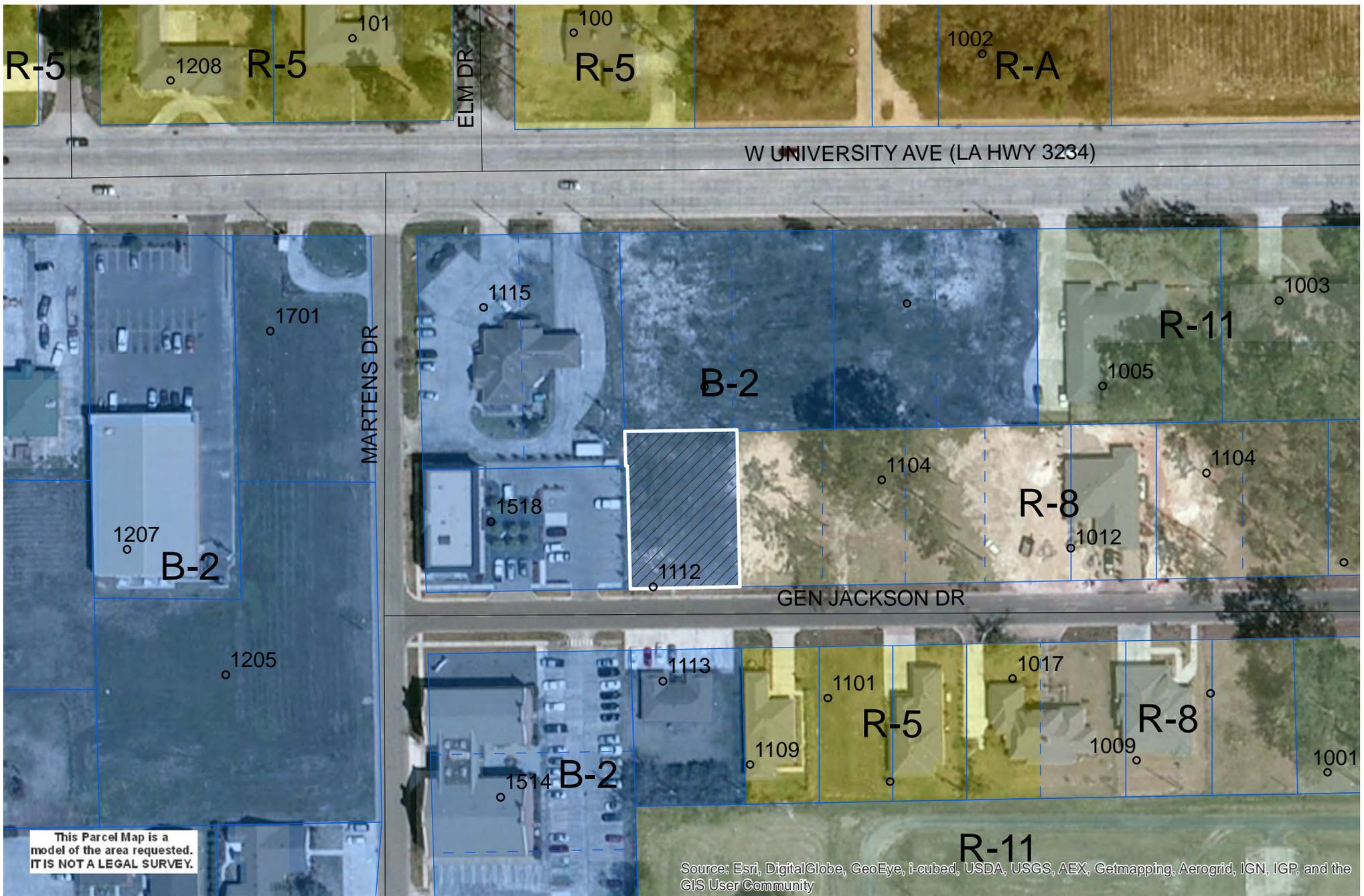
d) Minimum yards shall be provided as follows:

- For single family dwellings shall be required in the least restrictive abutting (or nearest) R District.
- For multi-family shall be the same as required in the R-A District.

- For other uses shall be the same as required in the least restrictive abutting (or nearest) R District. Where rear yard parking is preferred, a 10 foot front yard will be allowed. Where properties front on a corner lot, a side yard facing the street must be one-half the height of the building or 10 feet, whichever is greater.
- e) The minimum lot width and lot areas shall be as follows:
- For single family dwellings the same lot restrictions shall be used as is required in the least restrictive abutting (or nearest) R District.
  - For apartment the same lot restrictions shall be used as required in the R-A District.
  - For other uses, the lot restrictions shall be the same ones used in the least restrictive abutting (or nearest) R District.

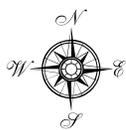
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This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community



1112 General Jackson Drive

Rezoning Case#RZ2013-5-1

Legend	
	Case Parcel
	City Tax Parcels
	Lot of Record Lines