



# Staff Report

## Rezoning Case#RZ2013-7-1

Zoning Board Public Hearing: Thursday August 1, 2013  
City Council: Introduction – 8/6/2013 Final – 8/20/2013

**Attachments:** Application, Property Information Sheet, Zoning Map, Aerial Map, Survey, Future Land Use Map, Photos

**CITY COUNCIL REQUEST: (Ordinance)**

Approval of rezoning request by Willard Lucien, Jr. to rezone the South 2 acre tract of the NW ¼ of SW ¼ of SW ¼ of Section 18 from R4 to RS located at 1500 M.C. Moore Rd. (RZ2013-7-1) Recommend approval by Zoning Commission

**COUNCIL DISTRICT:** 1-Johnny Blount

**SITE INFORMATION:**

**Location (Address):** 1500 M.C. Moore Rd.

**Site Description:** 2 acre track that fronts on MC Moore. Currently there is only one single family house on this site.

**Existing Zoning:** R4

**Proposed Zoning:** RS

**Existing Land Use:** Single Family Residential **Future Land Use Map:** Low Density Residential

**ADJACENT LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use/Zoning</u>
<b>North:</b>	Single Family Residential/RS
<b>South:</b>	Undeveloped Land/R4
<b>East:</b>	Undeveloped Land/R4
<b>West:</b>	Undeveloped Land/RS

**ADDITIONAL INFORMATION:**

10/16/1990: Property was annexed by Ord#90-2201  
Property is located in proposed mobile home area

**PUBLIC HEARING:**

**For:** Willard Lucien Jr. (owner)  
**Against:** None

**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 recommended approval to rezone from R4 to RS  
**For:** Stanley Young, William Travis, Sam McClugage, Jimmy Meyer  
**Against:** None **Absent:** None

**ORDINANCE TO READ:**

**WHEREAS,** on August 1, 2013 the Zoning Commission held a public hearing on rezoning request Case#RZ2013-7-1 by Willard Lucien, Jr. to rezone the South 2 acre tract of the NW ¼ of SW ¼ of SW ¼ of Section 18 from R4 to RS located at 1500 M.C. Moore Rd.

**NOW, THEREFORE, BE IT ORDAINED,** that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#RZ2013-7-1 by Willard Lucien, Jr. to rezone the South 2 acre tract of the NW ¼ of SW ¼ of SW ¼ of Section 18 from R4 to RS located at 1500 M.C. Moore Rd.

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: 7/8/13

PERMIT# RZ2013-7-1

The next Zoning Commission Meeting will be held on 8-1-13, 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:  REZONING    CONDITIONAL USE:  EXPANDED --OR--  RESTRICTED  
 INITIAL ZONING

REZONING FEE:  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# 2766741191.00

SITE ADDRESS: 1500 M.C. Moore Rd. Hammond, LA 70401  
STREET # & STREET NAME

Legal Description or Survey 2 ACRES

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PROPERTY OWNER NAME: Willard K. Lucien, Jr.  
First Name MI Last Name

Owner Address: 1500 M.C. Moore Rd. Hammond LA 70401  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: (985) 981-1638

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Kahala M. Lucien  
First Name MI Last Name

COMPANY NAME:  Owner  Other

Applicant Mailing Address: P.O. Box 352 Hammond LA 70404  
Street Name/Street Number City State Zip

Applicant Telephone: ( ) or Cell #: (985) 981-7446

**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: place a mobile home

**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 or 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 R4 District to a RS District. I/We fully understand and agree to abide by the zoning restrictions for a RS 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] 7-7-13  
APPLICANT SIGNATURE DATE

X [Signature] 7-7-13  
OWNER SIGNATURE DATE

X \_\_\_\_\_ DATE  
CITY PLANNER DATE

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

AMOUNT PAID \$ 120.00 CHECK# 1031 CASH  DATE PAID 7/10/13

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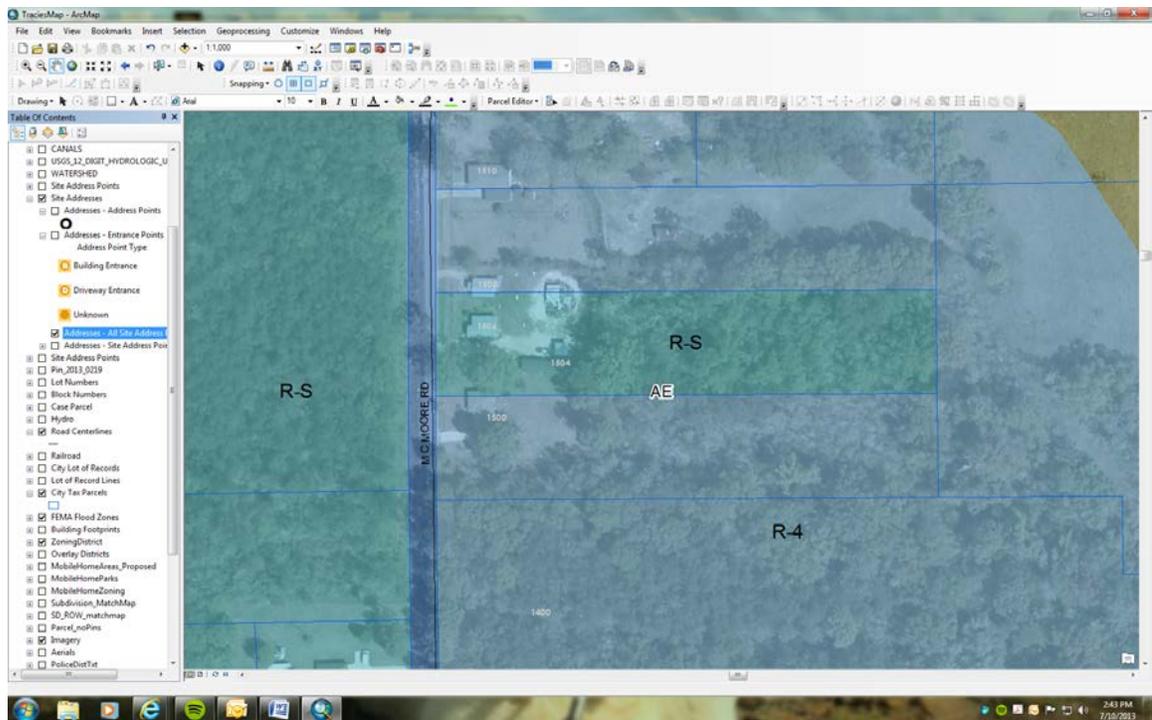
NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>RZ</b>	<input type="checkbox"/>	Date:	<b>07/10/2013</b>
<input type="checkbox"/>	Permit/Case #	<b>RZ2013-7-1</b>			
<input type="checkbox"/>	Parcel #	<b>2766741191.00</b>			
<input type="checkbox"/>	Address	<b>1500 MC MOORE DRIVE</b>			
<input type="checkbox"/>	Owner	<b>WILLARD, LUCIEN K. JR.</b>			
<input type="checkbox"/>	Assessment #	<b>1066900</b>			
<input type="checkbox"/>	Zoning	<b>R4</b>			
<input type="checkbox"/>	Overlay District	<b>NONE</b>			
<input type="checkbox"/>	Flood Zone	<b>AE-ELEVATION CERT REQUIRED</b>			
<input type="checkbox"/>	Flood Way	<b>NO</b>			
<input type="checkbox"/>	Holdings/Taxes	<b>NO/NO</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

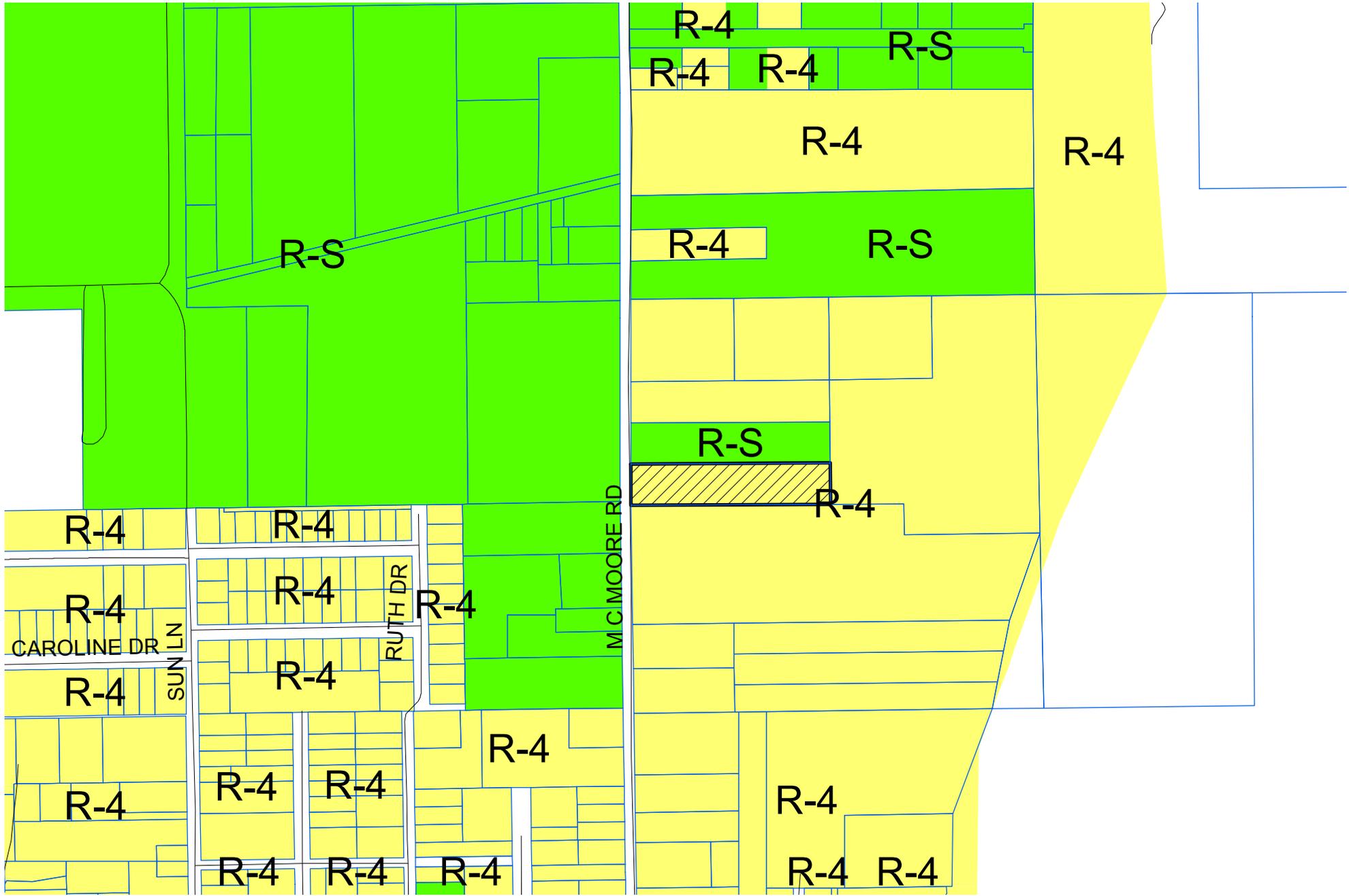


Preparer Initials \_\_\_\_\_

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





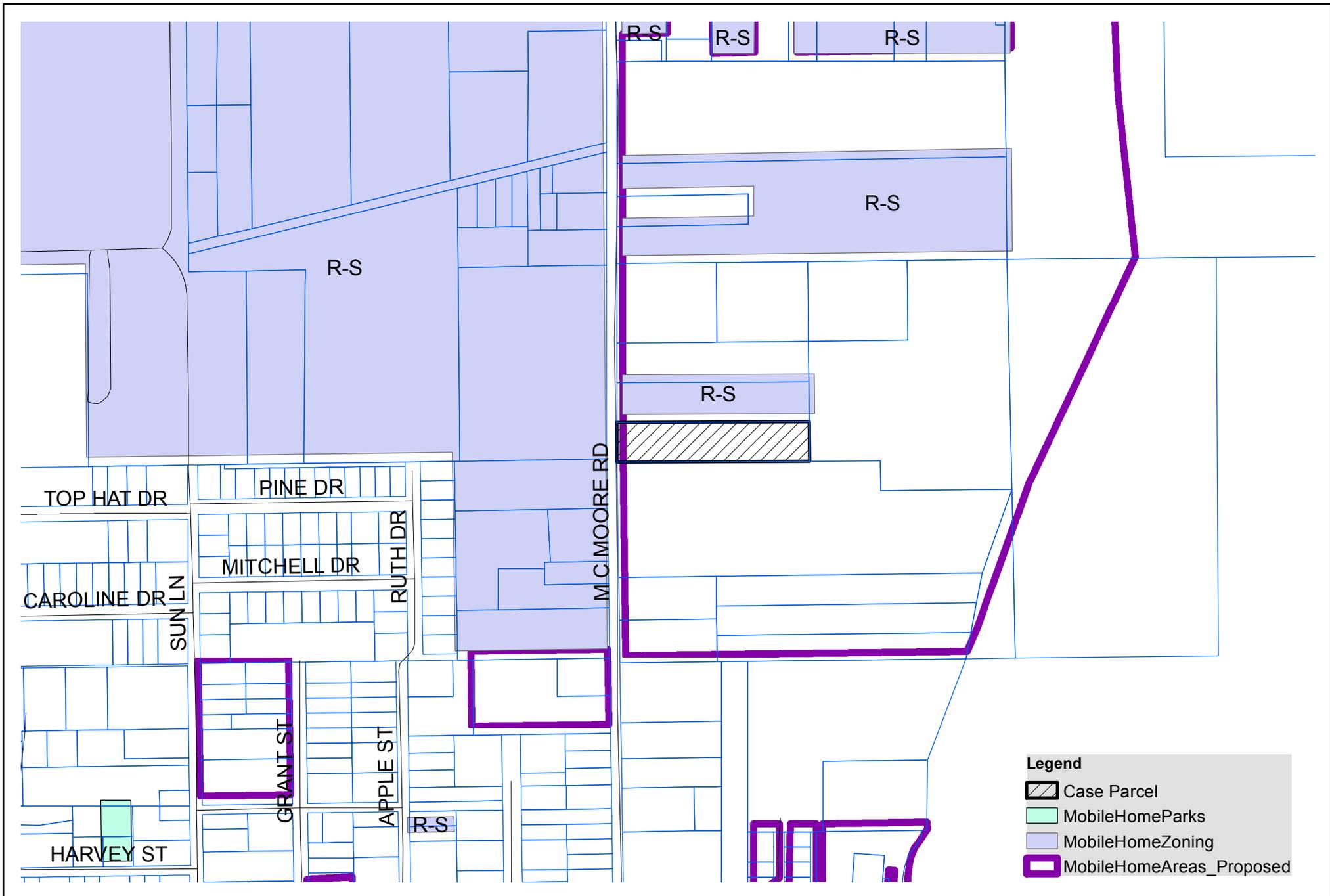


This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

1500 MC Moore Rd.  
 Rezoning Case #RZ2013-7-1

**Legend**

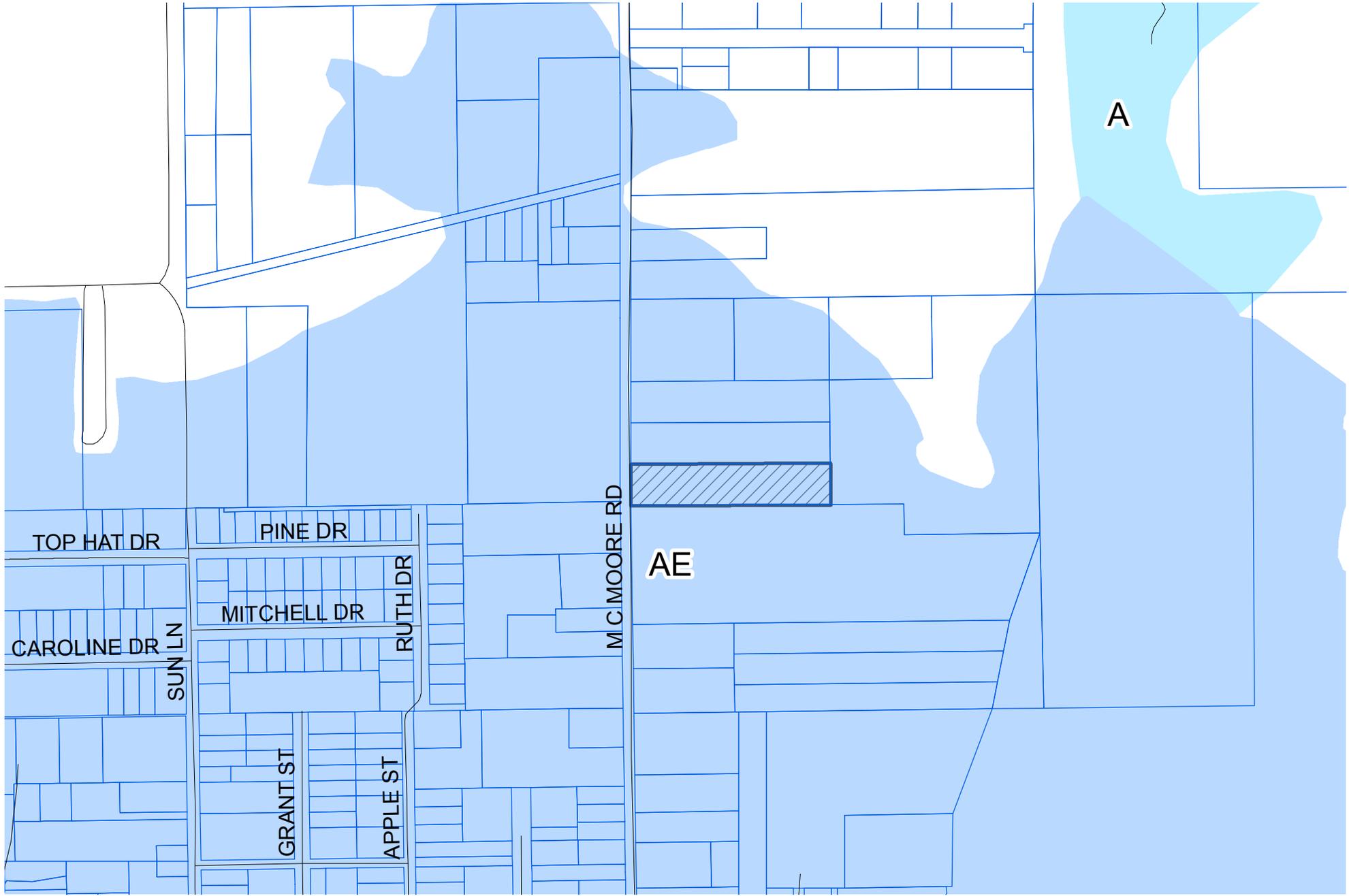
-  City Tax Parcels
-  Case Parcel



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**1500 MC Moore Rd.**  
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**Legend**

-  City Tax Parcels
-  Case Parcel



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



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**1500 MC Moore Rd.**  
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**Legend**

 **Case Parcel**