



Staff Report

Rezoning Case#RZ2014-8-1

Zoning Board Public Hearing: Thursday Sept 4, 2014

City Council: Introduction - 9/16/2014 Final - 10/7/2014

Attachments: Application, Property Information Sheet, Zoning Map, Aerial Map, Survey, Future Land Use Map, Photos; UDC RS-8 & RM-3

CITY COUNCIL REQUEST: (Ordinance)

Approval of rezoning request by Mary C. Skinner & Rowland Skinner to rezone Lot 1 and Lot 2 of the Skinner Subdivision from RS-8 to RM-3 located at 619, 621, 623, 625, 627, 629 631, & 633 Joe Farris Drive. (RZ2014-8-1) Recommended approval by Zoning Commission (3-1 vote)

COUNCIL DISTRICT: 4-Lemar Marshall

SITE INFORMATION:

Location (Address): 619, 621, 623, 625, 627, 629, 631, & 633 Joe Farris Drive.

Site Description: 2 Four-Plex Units located on each lot being created.

Existing Zoning: RS-8

Proposed Zoning: RM-3

Existing Land Use: 2 Four-Plex Rental Units

Future Land Use Map: Low Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
North:	Single Family Residential/RS-8
South:	Single Family Residential/No Zoning Outside City Limits (Across Old BR Hwy)
East:	Single Family Residential/RS-8
West:	Single Family Residential/RS-8 (across Joe Farris Drive)

ADDITIONAL INFORMATION:

04/29/1975: Property was annexed by Ord#686

According to Tangipahoa Tax Assessment these were built in 1983

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

PUBLIC HEARING:

For: Ernie Drake Attorney (representation for owners)

Against: Ella Sullivan, 512 Susan Drive

John Wells, 515 Susan Drive

Tommy Sciortino, 618 Joe Farris Drive

ZONING COMMISSION RECOMMENDATION: (3-1 Vote)

Motion: Stanley Young recommended approval to rezone from RS-8 to RM-3

For: Sam McClugage, Ralph Ross **Against:** Jimmy Meyer **Absent:** William Travis

ORDINANCE TO READ:

WHEREAS, on September 4, 2014 the Zoning Commission held a public hearing on rezoning request Case#RZ2014-8-1 by Mary C. Skinner & Rowland Skinner to rezone Lot 1 and Lot 2 of the Skinner Subdivision from RS-8 to RM-3 located at 619, 621, 623, 625, 627, 629 631,& 633 Joe Farris Drive

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#RZ2014-8-1 by Mary C. Skinner & Rowland Skinner to rezone Lot 1 and Lot 2 of the Skinner Subdivision from RS-8 to RM-3.

From: _____
Josh Taylor

6.1.2 Residential Multi-Family

The Residential Multi-Family Districts are intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family, and multi-family housing in order to provide for the integration of single-family, two-family, and multi-family together.

A. RM-2

The RM-2 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House

B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

B. RM-3

The RM-3 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Attached House
3. Apartments (multi-family dwelling)
4. Gardens growing of crops (noncommercial)
5. Parks and Open Space
6. Minor Utilities
7. Civic Uses
8. Guest House

B. Conditional Uses

1. Day Care Facility

2. Bed and Breakfast
 3. Major Utilities
- C. Accessory Uses
1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
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 7. Single attached accessory apartment. No more than one such unit per lot.

6.1.3 Mixed Use

A. MX-CBD Central Business District

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

A. Allowed Uses

1. Upper-story living
2. Multi-family living
3. Office
4. Medical office
5. Civic Use
6. Parks and Open Space
7. Indoor recreational uses except sexually oriented business
8. Overnight lodging
9. All personal service
10. Animal Care (indoor only)
11. All Restaurant
12. All retail sales
13. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
14. Bank, finance and loan companies
15. Food Store but excluding the dressing or killing of any flesh or fowl
16. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.
17. Publishing establishment, printing plant
18. Art studio/gallery
19. Convince store without gas
20. Dry Cleaning
21. Taxi stand limited to five taxis
22. Wholesale business included within a building – not including warehouse

4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

B. RS-11.A

The RS-11.A District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of incompatible land uses.

A. Permitted Uses

1. Detached Single-Family Dwelling
2. Vegetable and Flower Gardens
3. Growing of crops
4. Parks and Open Space
5. Minor utilities
6. Civic Uses

B. Conditional Uses

1. Day Care Facility

C. Accessory Uses

1. Home Occupations
2. Private Garages
3. Tennis courts, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Raising and keeping of domestic animals but not on a scale objectionable to neighboring property owners.

C. RS-8

The RS-8 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House

B. Conditional Uses

1. Day Care Facility

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
 - a. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 - b. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

- c. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-5

The RS-5 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House

B. Conditional Uses

1. Day Care Facility

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-3

The RS-3 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House

B. Conditional Uses

1. Day Care Facility

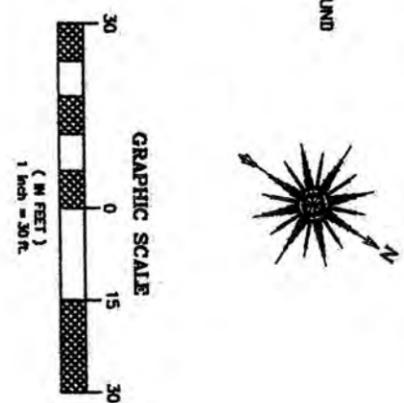
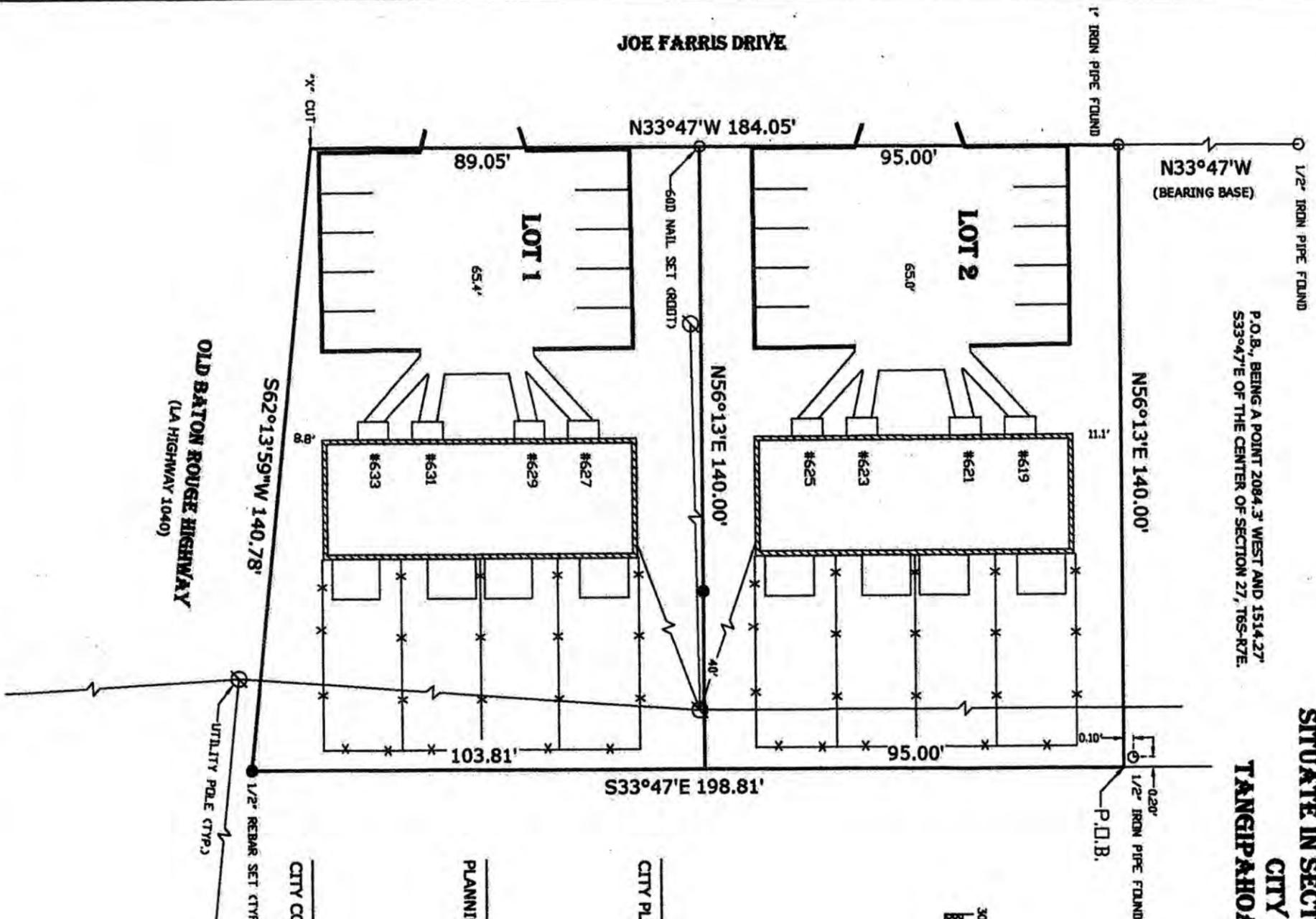
C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

Call before you dig.
1-800-872-5880

**PLAT OF SURVEY SHOWING,
RESUBDIVISION OF TWO UNNAMED PARCELS INTO
LOTS 1 AND 2, SKINNER SUBDIVISION,
SITUATE IN SECTIONS 27 AND 39, T6S-R7E,
CITY OF HAMMOND,
TANGIPAHOA PARISH, LOUISIANA.**

P.O.B., BEING A POINT 2094.3' WEST AND 1514.27'
S33°47'E OF THE CENTER OF SECTION 27, T6S-R7E.



CITY PLANNER _____ DATE _____

PLANNING COMMISSION _____ DATE _____

CITY COUNCIL _____ DATE _____

MARY C. SKINNER _____ DATE _____
OWNER OF LOT 1

ROWLAND SKINNER _____ DATE _____
OWNER OF LOT 2

CERTIFICATION: SURVEY MADE IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR A CLASS "C" PROPERTY BOUNDARY SURVEY, AT THE REQUEST OF ROWLAND SKINNER AND MARY CELESTE SKINNER.

[Signature]
DANIEL S. MCCABE
PROFESSIONAL LAND SURVEYOR
LA. LIC. No. 4886 7-31-14

NOTES
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE REFLECTED OR SHOWN HEREON.
THE UNDERSIGNED HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
THIS PLAT DOES NOT REFLECT A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. UNLESS STATED HEREON AS OTHERWISE, THE UNDERSIGNED HAS NOT PERFORMED A WETLAND DETERMINATION, NOR FLOOD ZONE DETERMINATION.
FLOOD ZONE "X", PANEL 221050430F, DATED 7/22/2010.
THE NORTHERNMOST LOT IS A 0.305 ACRE, BY TITLE, PARCEL ACQUIRED BY ROWLAND SKINNER, BY CASH DEED, THE SOUTHERNMOST LOT IS A 0.311 ACRE, BY TITLE, PARCEL ACQUIRED BY MARY CELESTE SKINNER, BY CASH DEED.
A PLAT OF SURVEY, BY JOHN W. LAVY, SR., WAS MADE OF A 0.616 ACRE TRACT, AND DATED 21 OCT 1982, WHICH WAS OF THE PARENT TRACT FOR THESE TWO LOTS. TWO ADDITIONAL PLATS OF SURVEY, BY JOHN W. LAVY, WERE ISSUED SHOWING THAT THE PARENT TRACT HAD BEEN SPLIT INTO TWO TRACTS, AS SHOWN HEREON, WITH THE PROPOSED LOCATION OF APARTMENT BUILDING BEING NOTED ON EACH PLAT AND BOTH PLATS BEING DATED 8/30/83.
THE TANGIPAHOA PARISH ASSESSOR NOTES THAT EACH BUILDING WAS BUILT IN 1983.

Daniel S. McCabe, P.L.S.
Licensed Professional Land Surveyor

P.O. Box 1944
Ponchatoula, LA 70454
985-634-4177
E-mail: dsm4886@hotmail.com

Boundary Construction Elevation

DATE: JULY 8, 2014
JOB No. 140039
DRAWN BY: DSM
CHECKED BY: DSM
REVISED: JULY 31, 2014



APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 8/4/14

PERMIT# 8R72014-8-1

The next Zoning Commission Meeting will be held on 8/14/14 at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: REZONING CONDITIONAL USE: EXPANDED --OR-- RESTRICTED INITIAL ZONING/ANNEXATION

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# 2011041075.00 2011041074.00
SITE ADDRESS: 619-633 Joe Farais Drive, Hammond La 70403
Legal Description or Survey: Survey description attached
PROPERTY OWNER NAME: Mary C Skinner
Owner Address: 43197 Crouse Drive, Hammond La 70403
Telephone: () or Cell #: 985 510-0242

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Theresa A. Beckler
COMPANY NAME: Drake + Beckler, Attorney
Applicant Mailing Address: P.O. Box 189, Poncha La. 70454
Applicant Telephone: 985 386-7600

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R55 R8 R11 RA RP RS S1 S2 SC None
REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R55 R8 R11 RA RP RS S1 S2 SC
REASON FOR REZONING: PROPERTY HAS BEEN USED AS RM-3 SINCE BUILT 1988

I/We being the legal owner(s) request zoning of my property from a District to a District. I/We fully understand and agree to abide by the zoning restrictions for a 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, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

APPLICANT SIGNATURE

8/11/2014
DATE

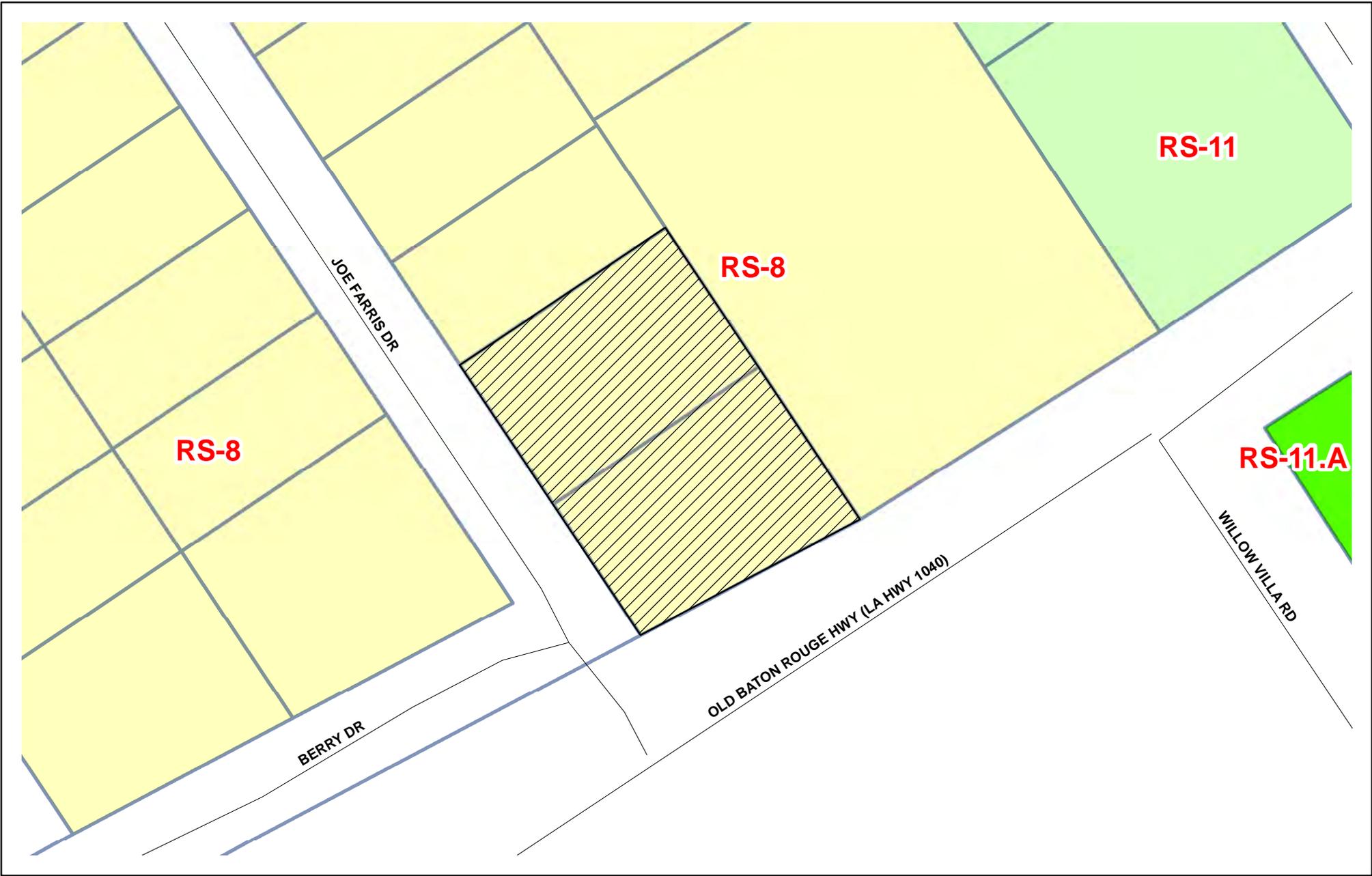
OWNER(S) SIGNATURE

8/4/2014
DATE

CITY PLANNER

DATE

AMOUNT PAID \$ 20.00 CHECK# 2854 CASH DATE PAID 8/4/14



619, 621, 623, 625, 627, 629, 631, 633 Joe Farris Drive

RZ2014-8-1



Legend

 Case Parcel



619, 621, 623, 625, 627, 629, 631, 633 Joe Farris Drive

RZ2014-8-1



Legend

 Case Parcel