



Staff Report

Rezoning Case#RZ2014-9-1

Attachments: Application, Property Information Sheet, Zoning Map, Aerial Map, Survey, Photos

Zoning Board Public Hearing: Thursday Oct 2, 2014

City Council: Introduction – 10/7/2014 Final – 10/21/2014

CITY COUNCIL REQUEST: (Ordinance)

Approval of a rezoning request by Windrush Trace Apts LLC to rezone Site A-1 (7.44 Acres) of the Windrush Trace Apartment Survey by RAH Associates Inc. dated revised 1/3/1994 from RS-11.A to RM-3 located at 414 Windrush Drive (RZ2014-9-1) recommended approval by Zoning Commission

COUNCIL DISTRICT: 3-Bobby Martin

SITE INFORMATION:

Location (Address): 414 Windrush Drive

Site Description: 7.44 Acres with 16 Buildings built in 1995 including 1 Office building on site with 1 swimming pool. This site is at the end of Windrush Drive.

Existing Zoning: RS-11.A

Proposed Zoning: RM-3

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>
North:	Single Family Residential/RS-11.A
South:	Undeveloped Land/RS-11.A
East:	Undeveloped Land/RS-11.A (across Natchez St. ROW)
West:	Undeveloped Land/RS-11.A & C-H

ADDITIONAL INFORMATION:

PUBLIC HEARING:

For: Robert Tillery (Representing Windrush Trace Apts)

Against: None

Abstain: Clifton Starwood (1803 Palmetto St)

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: Sam McClugage to recommend approval

For: William Travis, Stanley Young, Jimmy Meyer

Against: None

Absent: Ralph Ross

ORDINANCE TO READ:

WHEREAS, on October 2, 2014 the Zoning Commission recommended approval of a rezoning request by Windrush Trace Apts LLC to rezone Site A-1 (7.44 acres) of the Windrush Trace Apartment Survey by RAH Associates Inc. dated revised 1/3/1994 from RS-11.A to RM-3 located at 414 Windrush Drive (RZ2014-9-1) 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 Windrush Trace Apts LLC to rezone Site A-1 (7.44 acres) of the Windrush Trace Apartment Survey by RAH Associates Inc. dated revised 1/3/1994 from RS-11.A to RM-3 located at 414 Windrush Drive; (attached hereto)

From: Josh Taylor, City Planner_____

LEGAL DESCRIPTION

Legal description of Site "A-1", begin at 1/4 Section Corner on the West line of Sec. 35, T6S, R7E thence due East a distance of 788.62 feet to a point, thence N 01° 07' 22" W a distance of 414.99 feet to a point, the point of beginning, thence N 01° 07' 22" W a distance of 732.0 feet to a point, thence N 88° 51' 03" E a distance of 543.37 feet to a point, thence S 00° 22' 27" W a distance of 480.0 feet to a point, thence S 65° 01' 57" W a distance of 471.04 feet to a point, thence S 01° 07' 22" E a distance of 62.0 feet to a point, thence S 88° 52' 38" W a distance of 100.0 feet to the point of beginning.

CERTIFICATIONS:

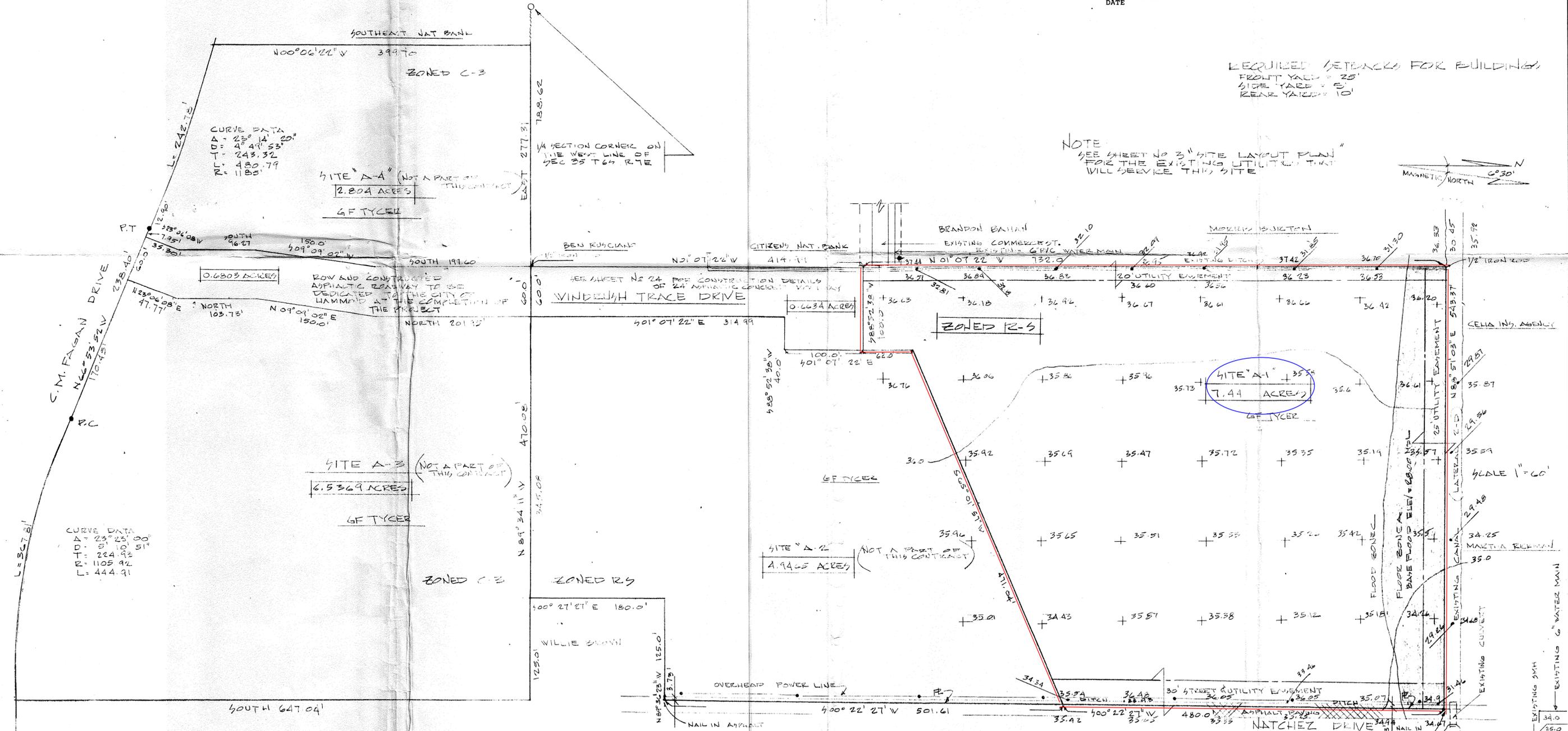
"To all parties interested in title to premises surveyed: I hereby certify that this survey was actually made on the ground as per record description and that there are no encroachments either way across property lines except as shown."

RENE A. HARRIS LA. 1793

DATE

REQUIRED SETBACKS FOR BUILDINGS:
FRONT YARD = 25'
SIDE YARD = 5'
REAR YARD = 10'

NOTE:
SEE SHEET NO 3 "SITE LAYOUT PLAN"
FOR THE EXISTING UTILITIES THAT
WILL SERVE THIS SITE



RESUBDIVISION OF TWO PARCELS OF GROUND LOCATED IN SEC 35, T6S, R7E INTO SITES "A-1", "A-2", "A-3", AND "A-4" AND THE DEDICATION OF A R.O.V. TO ACCESS SAID SITES. PROPERTY IS LOCATED IN THE CITY OF HAMMOND, PARISH OF TANGIPAHON, STATE OF LOUISIANA

TOPOG MAP & SITE PLAN
SCALE 1"=60'

CONVEYANCE PAGE 657
BOOK 770

RAH ASSOCIATES, INC
67159 INDUSTRY LANE, STE. C
COVINGTON, LOUISIANA 70433
804-892-8112

WINDRUSH TRACE APARTMENTS
HAMMOND, LOUISIANA

DATE 10-20-92
REV 10-23-92
REV 1-23-94

SHEET SHEET 2 OF 24

 First American Title	Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company of Louisiana
Schedule A (Continued)	14-1983-WINDRUSH

File No.: 14-1983-WINDRUSH

That certain piece or parcel of land, together with all the buildings and improvements thereon, situated in the City of Hammond, Parish of Tangipahoa, State of Louisiana, in Section 35, Township 6 South, Range 7 East, designated as Site "A-1" on the survey by RAH Associates, Inc., dated October 20, 1992, revised October 23, 1992, and further revised January 23, 1994, recorded in COB 770, page 656, as Instrument No. 453553 of the records of Tangipahoa Parish, Louisiana, and according to said survey, being more particularly described as follows:

Commence at the Quarter Section corner on the West line of Section 35, Township 6 South, Range 7 East, thence due East a distance of 788.62 feet; thence North 01 degrees 07 minutes 22 seconds West 414.99 feet to the point of beginning; from said point of beginning, proceed thence North 01 degree 07 minutes 22 seconds West a distance of 732.0 feet to a point; thence North 88 degrees 51 minutes 03 seconds East a distance of 543.37 feet to a point; thence South 00 degees 22 minutes 27 seconds West a distance of 480.0 feet to a point; thence South 65 degrees 01 minutes 57 seconds West a distance of 471.04 feet to a point; thence South 01 degree 07 minutes 22 seconds East a distance of 62.0 feet to a point; thence South 88 degrees 52 minutes 38 seconds West a distance of 100.00 feet to the point of beginning.





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: 9/12/2014

PERMIT# RZ2014-9-1

The next Zoning Commission Meeting will be held on Oct 2, 2014, 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: [X] REZONING [] CONDITIONAL USE [] EXPANDED -OR- [] RESTRICTED [] INITIAL ZONING/ANNEXATION

REZONING FEE: [] Single Lot \$120.00 [X] 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# 05824303 #20676021090.00
SITE ADDRESS: 414 Windrush Dr Hammond, LA 70403
Legal Description or Survey: See attached plot & legal description
PROPERTY OWNER NAME: Windrush Trace Apt LLC
Owner Address: 414 Windrush DR Hammond, LA 70403
Telephone: (985) 345-6468 or Cell #: (985) 320-8385

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Same as Property owner
COMPANY NAME: same as property owner
Applicant Mailing Address:
Applicant Telephone: () or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: to eliminate legal non-conforming use status

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 RS-11.A District to a RM-3 District. I/We fully understand and agree to abide by the zoning restrictions for a RM-3 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.

X [Signature] APPLICANT SIGNATURE By: Dwayne Tycer 9-10-14 DATE
X [Signature] OWNER(S) SIGNATURE By: Dwayne Tycer 9-10-14 DATE
X CITY PLANNER DATE

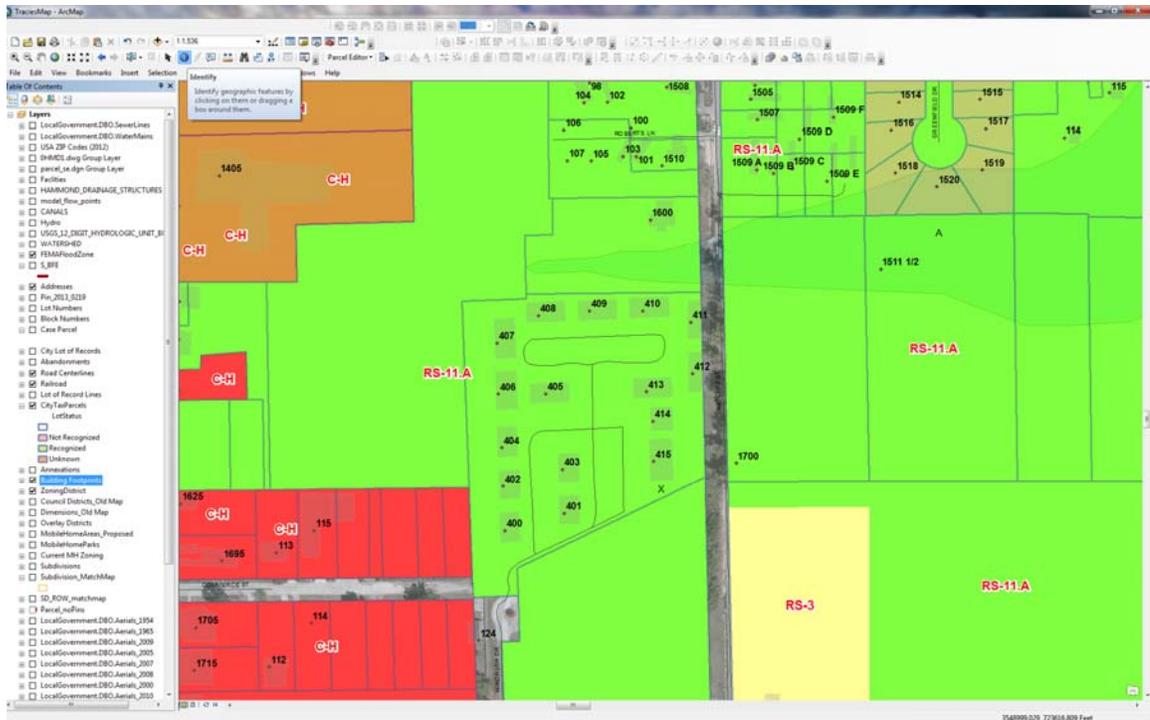
AMOUNT PAID \$ 250.00 CHECK# 061209 CASH [] DATE PAID 9/12/2014

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	RZ	<input type="checkbox"/>	Date:	9/10/2014
<input type="checkbox"/>	Permit/Case #	RZ2014-9-1			
<input type="checkbox"/>	Parcel #	2676621090.00			
<input type="checkbox"/>	Address	414 WINDRUSH DRIVE			
<input type="checkbox"/>	Owner	WINDRUSH TRACE APARTMENTS LLC			
<input type="checkbox"/>	Assessment #	5824303			
<input type="checkbox"/>	Zoning	RS-11.A			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holds/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

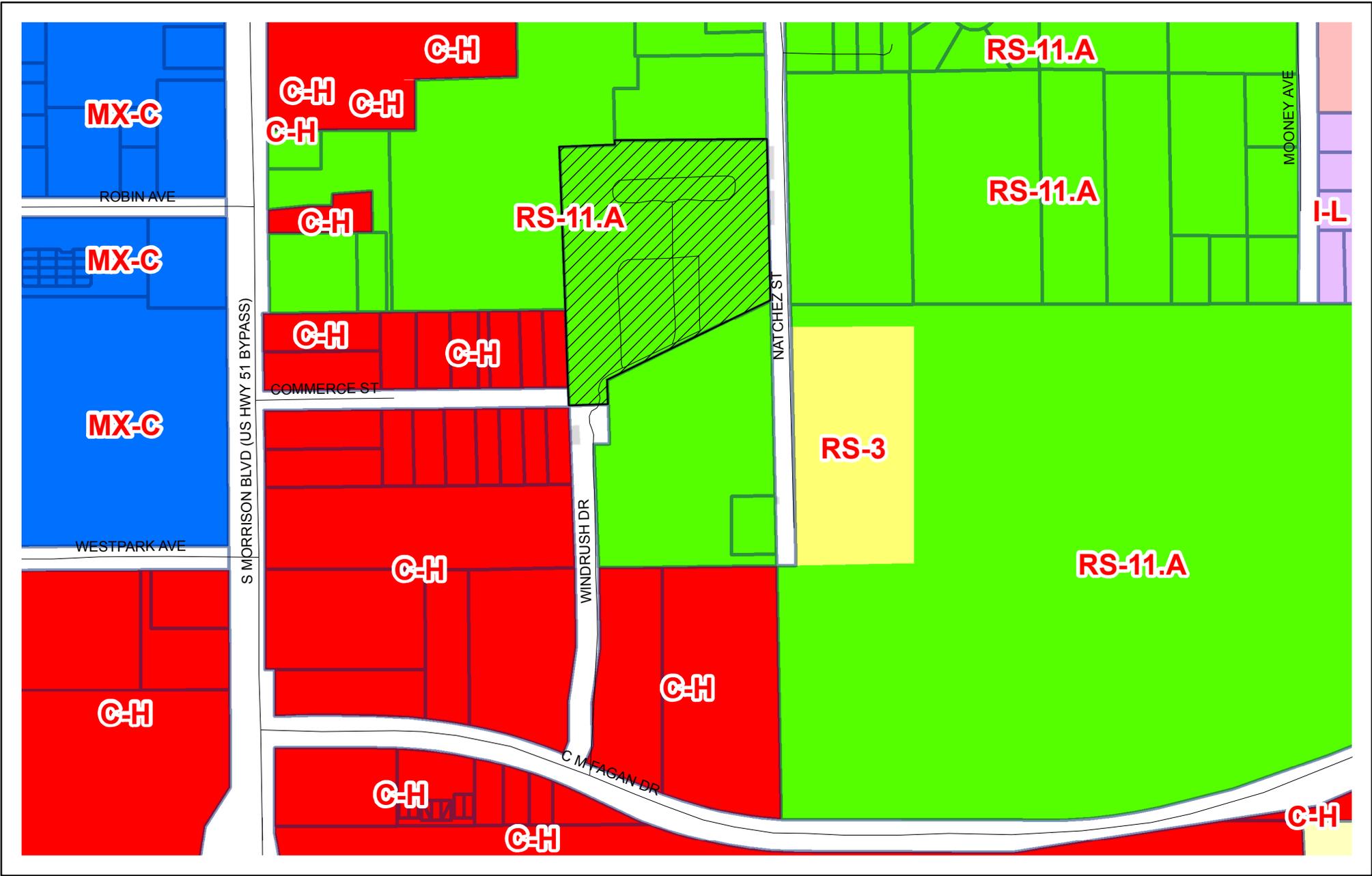
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____

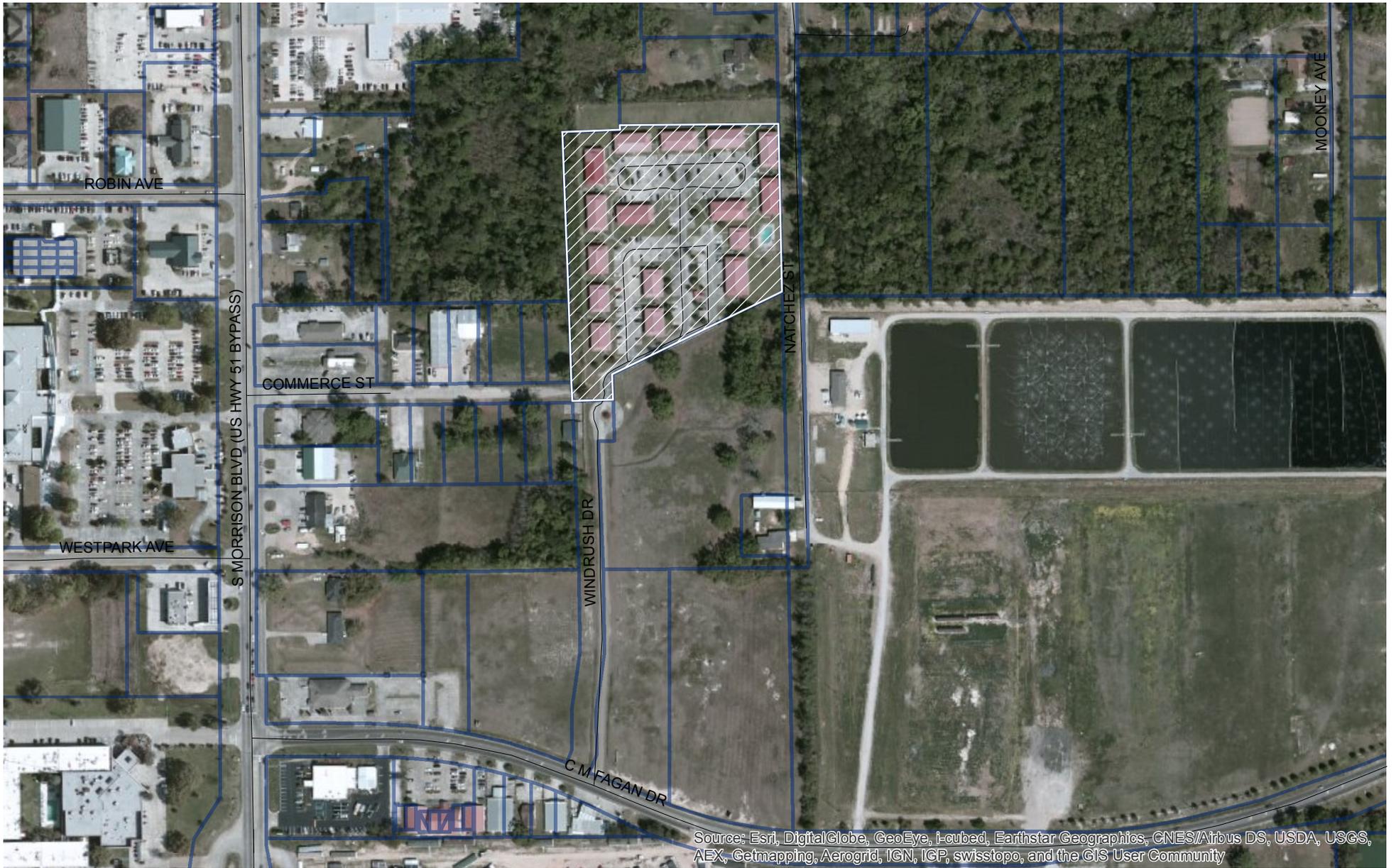


414 Windrush Drive

RZ2014-9-1



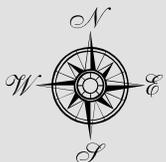
Legend
 Case Parcel



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

414 Windrush Drive

RZ2014-9-1



Legend

 Case Parcel