



Staff Report

Rezoning

Case #: Z-2015-05-00008

Attachments:

Staff Report, Photos, Survey, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, June 4, 2015

City Council Introduction: Tuesday June 16, 2015

City Council Final: Tuesday July 7, 2015

City Council Request (Ordinance):

Introduction to an Ordinance to approve a rezoning request by Devon & Becky Wells to rezone Lots 1-B & 1-C of the Devon Wells Subdivision located at 1313 Corbin Rd. from RS-3 to MX-N in accordance with survey by Wm. J. Bodin Jr. (Z-2015-05-00008)
Recommended approval by Zoning Commission (Josh Taylor)

Site Information:

Location (Address): 1313 Corbin Rd

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Residential

Site Description:

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Bar/Carwash/C-H (across Corbin Rd)
South	Single Family/RS-3
West	Single Family/RS-3
East	Single & Multi Family/RM-2

Additional Information:

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: To Recommend Approval

For: William Travis, Stanley Young, Jimmy Meyer

Against: NONE

Abstain: NONE

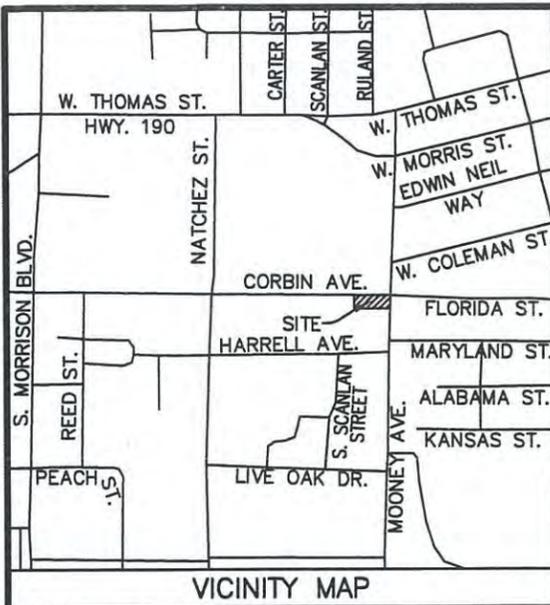
Absent: Sam McClugage, Ralph Ross

Ordinance to Read:

WHEREAS, on June 4, 2015 the Hammond Zoning Commission held a public hearing on rezoning request Z-2015-05-00008 by Devon & Becky Wells to rezone Lots 1-B & 1-C of the Devon Wells Subdivision from RS-3 to MX-N located at 1313 Corbin Rd. in accordance with survey by Wm. J. Bodin Jr.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Z-2015-05-00008 by Devon & Becky Wells to rezone Lots 1-B & 1-C of the Devon Wells Subdivision from RS-3 to MX-N in accordance with survey by Wm. J. Bodin Jr.; Attached hereto and made a part hereof

From: Josh Taylor, City Planner _____



DESCRIPTION OF LOT 1 (PARENT TRACT)
 A 0.944 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00' S 89°30'20" E AND 120.00' SOUTH FROM THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 91.38 FEET; THENCE N 89°30'20" W A DISTANCE OF 312.09 FEET; THENCE NORTH A DISTANCE OF 191.38 FEET; THENCE S 89°30'20" E A DISTANCE OF 126.09 FEET; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE S 89°30'20" E A DISTANCE OF 186.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 4126.253 S.F., 0.944 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 4-22-15.

DESCRIPTION OF LOT 1-A
 A 0.715 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00' S 89°30'20" E AND 120.00' SOUTH FROM THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 91.38 FEET; THENCE N 89°30'20" W A DISTANCE OF 312.09 FEET; THENCE NORTH A DISTANCE OF 191.38 FEET; THENCE S 89°30'20" E A DISTANCE OF 26.09 FEET; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE S 89°30'20" E A DISTANCE OF 286.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 31126.625 S.F., 0.715 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 4-22-15.

REFERENCE PLAT
 PLAT OF DEVON WELLS SUBDIVISION BY GILBERT SULLIVAN DATED 11-16-2009

LEGEND:
 ● = 1" IRON PIPE SET
 ⊙ = FOUND CORNER

NOTE:
 ENOUGH EVIDENCE WAS LOCATED IN THE FIELD TO SURVEY LOTS 1-B AND 1-C LOT 1-A WAS NOT SURVEYED.

REFERENCE BEARING
 S 89°30'20" W AS PER REFERENCE PLAT

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.944 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

0-0-2015
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

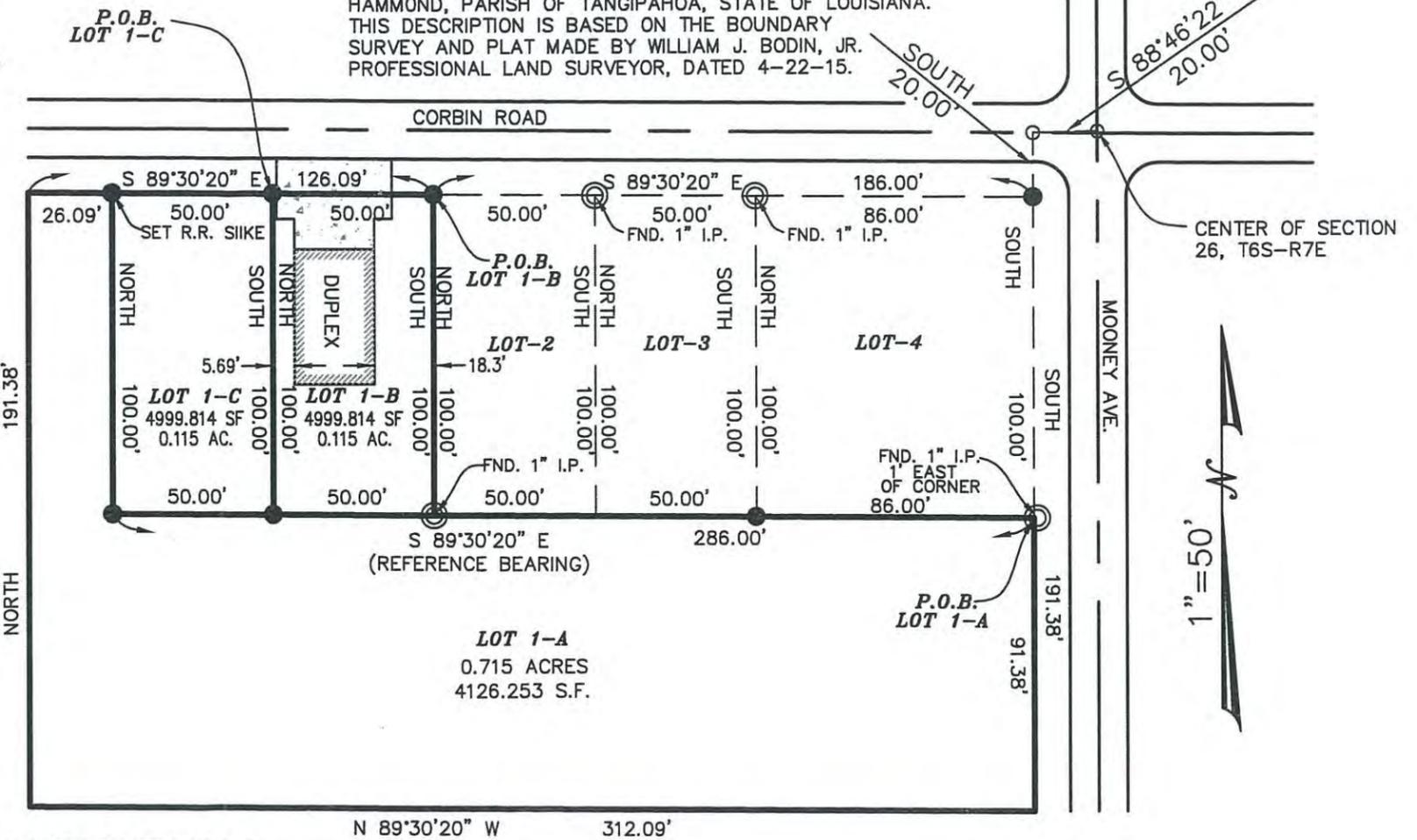
SURVEY FOR: **DEVON WELLS**
 CORBIN ROAD
 HAMMOND, LA.

SUB-2015-05-00016

FLOOD ZONE "X"
 (NOT FLOOD PRONE)
 COMMUNITY NO. 220206
 MAP NO. 22105C0430F
 DATED: 7-22-2010

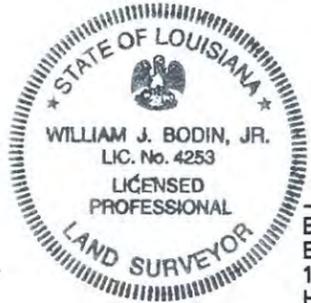
OWNER _____
 PLANNING COMM. _____
 CITY PLANNER / BUILDING OFFICAL _____
 CITY COUNCIL PRESIDENT _____

DESCRIPTION OF LOT 1-B
 A 0.115 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00' S 89°30'20" E, 20.00' SOUTH AND 186.00' N 89°30'20" W FROM THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE N 89°30'20" W A DISTANCE OF 50.00 FEET; THENCE NORTH A DISTANCE OF 100.00 FEET; THENCE S 89°30'20" E A DISTANCE OF 50.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 4999.814 S.F., 0.115 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 4-22-15.



DESCRIPTION OF LOT 1-C
 A 0.115 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00' S 89°30'20" E, 20.00' SOUTH AND 236.00' N 89°30'20" W FROM THE CENTER OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE N 89°30'20" W A DISTANCE OF 50.00 FEET; THENCE NORTH A DISTANCE OF 100.00 FEET; THENCE S 89°30'20" E A DISTANCE OF 50.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 4999.814 S.F., 0.115 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 4-22-15.

**RESUBDIVISION OF LOT-1
 DEVON WELLS SUBDIVISION INTO
 LOT 1-A, LOT 1-B AND LOT 1-C
 SECTION 26, T6S-R7E
 GREENSBURG LAND DISTRICT
 PARISH OF TANGIPAHOA
 STATE OF LOUISIANA**



Wm. J. Bodin, Jr. 5/14/15
 DATE

BODIN & WEBB INC.
 ENGINEERS & SURVEYORS
 1024 S. CYPRESS STREET
 HAMMOND, LA. 70403
 PROFESSIONAL LAND SURVEY
 LICENSE NUMBER 4253
 PH # (985)345-3947 FAX # (985)345-0213





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: 4/18/2015

PERMIT# Z-2015-06-00008

The next Zoning Commission Meeting will be held on June 4, 2015, 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 [] 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# 2701006127.00
SITE ADDRESS: Corbin Rd 1313 A/B Corbin
Legal Description or Survey
PROPERTY OWNER NAME: DEUON A Wells
Owner Address: 610 Mooney Ave Hammond La 70403
Telephone: (985) 510-0922 or Cell #: (985) 510-0291

PLEASE READ AND SIGN BELOW

APPLICANT NAME: DEUON A Wells
COMPANY NAME:
Applicant Mailing Address: 610 Mooney Ave Hammond La 70401
Applicant Telephone: Same or Cell #: Same

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: RS-3
REQUESTED ZONING: MX-N
REASON FOR REZONING: for mixed use purpose: business or residential
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

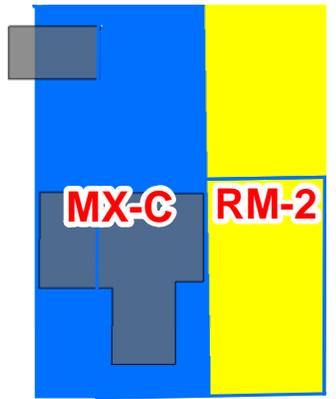
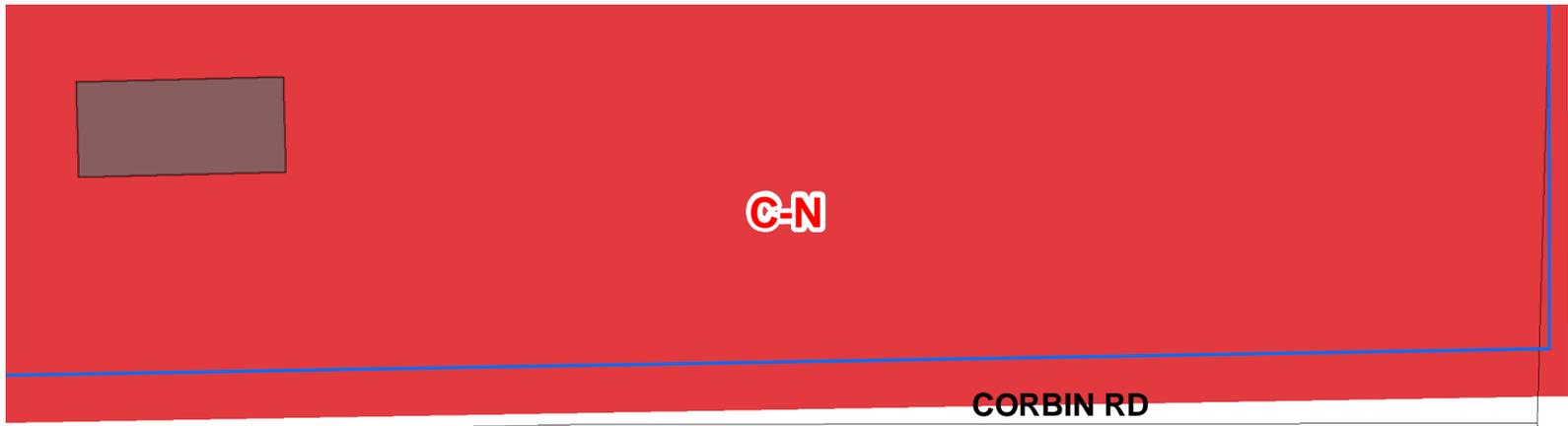
I/We being the legal owner(s) request zoning of my property from a RS-3 District to a MX-N District. I/We fully understand and agree to abide by the zoning restrictions for a MX-N District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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).

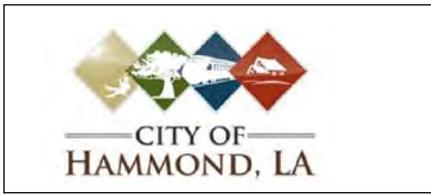
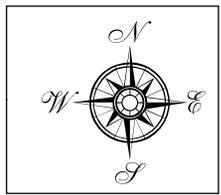
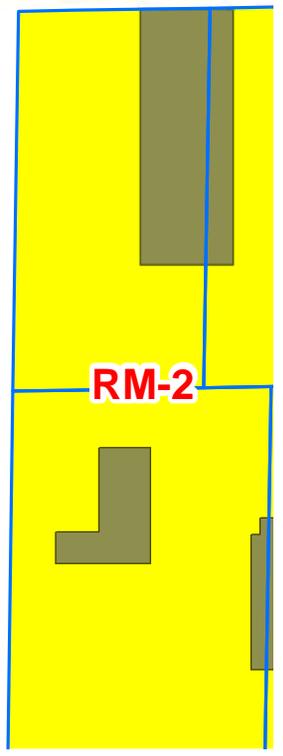
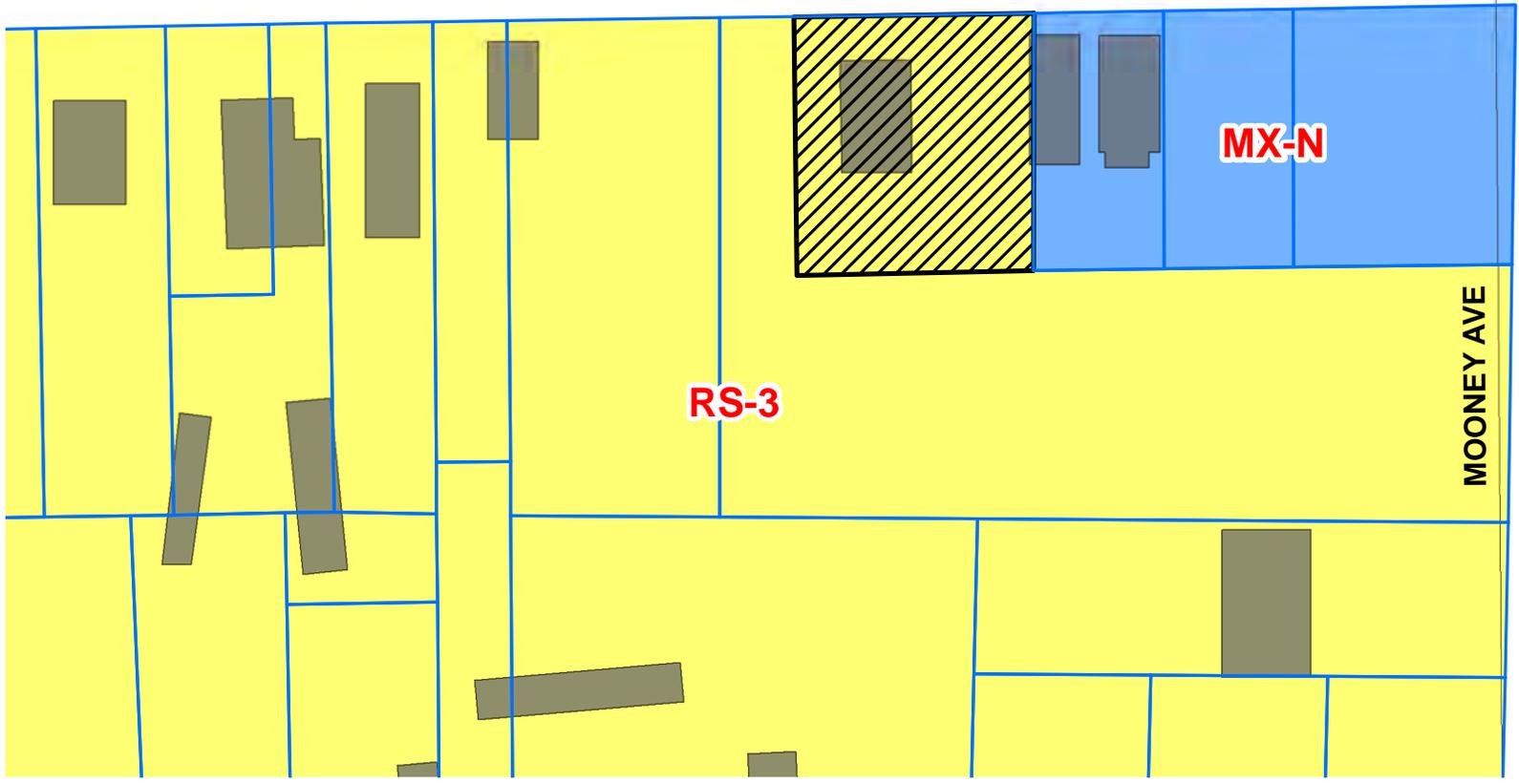
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X [Signature] APPLICANT SIGNATURE 4/18/15 DATE
X [Signature] OWNER(S) SIGNATURE 4-18-15 DATE
X CITY PLANNER DATE

AMOUNT PAID \$ 250.00 CHECK# CASH [X] DATE PAID 5/18/2015



FLORIDA ST



1313 Corbin Rd.
Z-2015-05-00008

Legend

-  Tax Parcels
-  Case Parcel

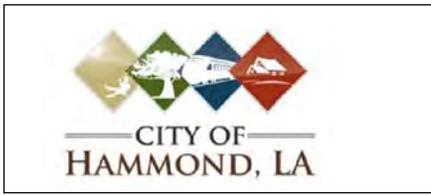
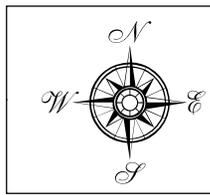


CORBIN RD

FLORIDA ST

MOONEY AVE

Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



1313 Corbin Rd.
Z-2015-05-00008

Legend

-  Tax Parcels
-  Case Parcel