



Staff Report

Rezoning

Case #: Z-2015-07-00011

Attachments:

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

Zoning Commission Public Hearing: Thursday, August 6, 2015

City Council Introduction: Tuesday August 18, 2015

City Council Final: Tuesday September 1, 2015

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Frank J. Divittorio to rezone the South ½ of Lot 11 & Lot 10 of Square 113 of the Mooney Addition located at 202 S. Wilson St. from RM-2 to MX-C in accordance with survey by Ansil M. Bickford dated 6/13/1990 (Z-2015-07-00011) Recommended approval of MX-N by the Zoning Commission

Site Information:

Location (Address): 202 S Wilson St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: Mixed Use

Existing Land Use: Undeveloped

Site Description:

Undeveloped lot located S. Wilson St.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family\RM-2 (across W. Morris Ave)
South	Single Family/RM-2
West	Multi-family & Single Family\MX-N & RM-2
East	Single Family/RM-2 (across S. Wilson)

Additional Information:

Findings:

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
 - Light and air?
 - Traffic congestion or hazard?
 - Overburden existing drainage and utilities?
 - Emissions of odors, fumes, gasses, dust, smoke?
 - Noise and vibrations?

Public Hearing:

For: Frank Divittorio

Against: Anthony Chance (204 S. Wilson St)

Commission Recommendation:

Motion: Sam McClugage recommended MX-N not the requested MX-C also in conjunction with the City Planners recommendation

For: Stanley Young, Ralph Ross, Jimmy Meyer, Sam McClugage

Against: NONE

Abstain: NONE

Absent: William Travis

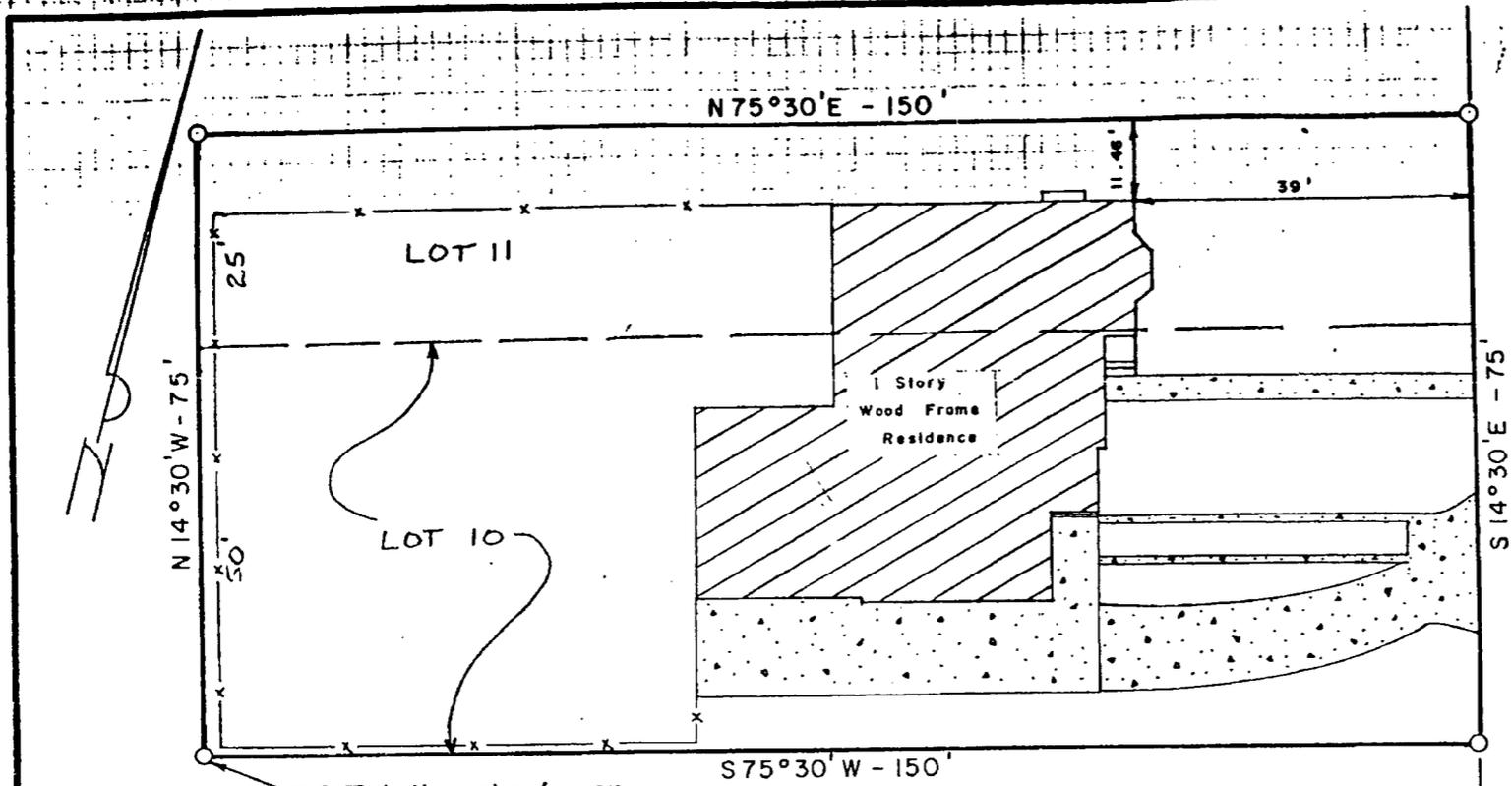
Ordinance to Read:

WHEREAS, on August 6, 2015 the Hammond Zoning Commission held a public hearing on a rezoning request by Frank J. Divittorio to rezone the South ½ of Lot 11 & Lot 10 of Square 113 of the Mooney Addition located at 202 S. Wilson St. from RM-2 to MX-C in accordance with survey by Ansil M. Bickford dated 6/13/1990 (Z-2015-07-00011);

WHEREAS the Zoning Commission recommended rezoning from RM -2 to MX-N to the Hammond City Council.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by Frank J. Divittorio to rezone the South ½ of Lot 11 & Lot 10 of Square 113 of the Mooney Addition located at 202 S. Wilson St. from RM-2 to MX-N in accordance with survey by Ansil M. Bickford dated 6/13/1990; Attached hereto and made a part hereof

From: Josh Taylor, City Planner _____



P.O.B. is the center of square
 113 of Mooney Addition, City of Hammond.

ACCORDING TO F.I.R.M DATED
 2/19/87, THIS PROPERTY LIES
 IN FLOOD HAZARD ZONE C.
 (DOES NOT FLOOD)
 CENSUS TRACT # ED 170-B.

LOT 10 AND THE SOUTH HALF
 OF LOT 11, BLOCK 113, OF THE
 MOONEY ADDITION TO THE
 CITY OF HAMMOND.

I certify that this represents an actual ground survey
 and that no encroachments exists either way across
 any property lines except as shown on map.

Surveyed for: Brian Clayton DePaula & Paulo June Allull DePaula
 202 S. Wilson St., Hammond, LA. 70401.

BICKFORD & ASSOCIATES
 LAND SURVEYORS
 503 EAST THOMAS
 HAMMOND, LOUISIANA

Drawn By: D.A.B. B60/ P60

PLAN OF SURVEY LOCATED AS SHOWN
 IN SECTION 26 T6S-R7E
 TANGIPAHOA PARISH, LOUISIANA.
 Scale: 1" = 20' Date: 6/13/90

WILSON STREET

CONVEYANCE
 BOOK PAGE
 700 756



Ansil Bickford
 CERTIFIED CORRECT



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: 7/13/15

PERMIT# 7-2015-07-00011

The next Zoning Commission Meeting will be held on Aug. 6th 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: 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# 01260618 # 2706081003.02

SITE ADDRESS: 202 S. Wilson St.
STREET # & STREET NAME

Legal Description or Survey see attached

PROPERTY OWNER NAME: Frank J. D. Vittorio
First Name MI Last Name

Owner Address: 1 Norbrook Cir. Hammond LA 70401
Street Name/Street Number City State Zip

Telephone: () or Cell #: (985) 9691196

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Frank J. D. Vittorio
First Name MI Last Name

COMPANY NAME: Owner Other

Applicant Mailing Address: 1 Norbrook Cir. Hammond LA 70401
Street Name/Street Number City State Zip

Applicant Telephone: () or Cell #: (985) 9691196

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: office space

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 RM2 District to a MX District. I/We fully understand and agree to abide by the zoning restrictions for a MX 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] 6/19/15
APPLICANT SIGNATURE DATE

X [Signature] 6/19/15
OWNER(S) SIGNATURE DATE

X _____ DATE
CITY PLANNER

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

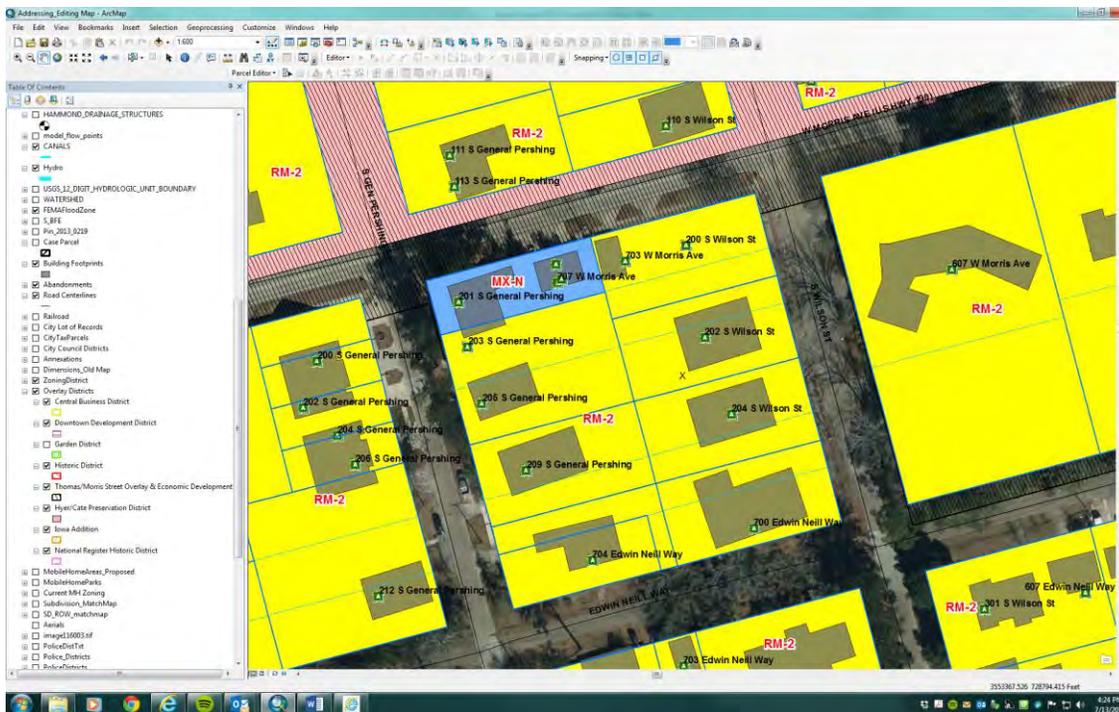
AMOUNT PAID \$ 120.00 CHECK# 2008 CASH DATE PAID 7/13 2015

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	Rezoning	<input type="checkbox"/>	Date:	7/13/2015
<input type="checkbox"/>	Permit/Case #	Z2015-07-00011			
<input type="checkbox"/>	Parcel #	2706681003.00			
<input type="checkbox"/>	Address	202 S. Wilson St.			
<input type="checkbox"/>	Owner	Frank J. Divittorio			
<input type="checkbox"/>	Assessment #	1260618			
<input type="checkbox"/>	Zoning	RM-2			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holdings/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

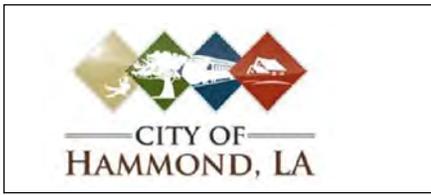
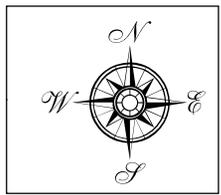
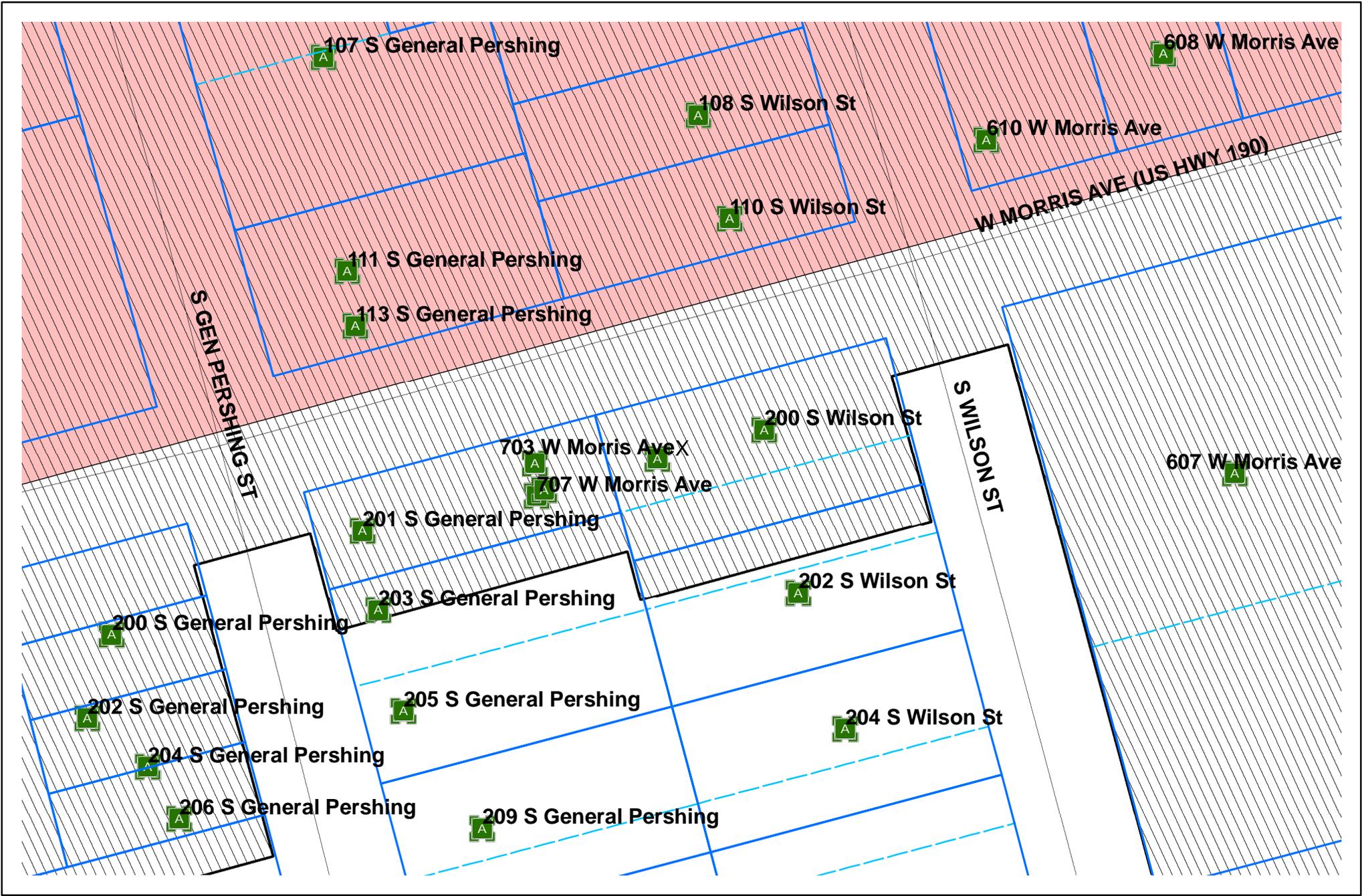
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

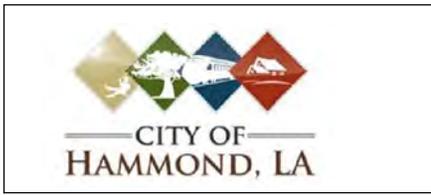
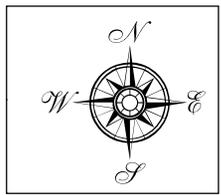
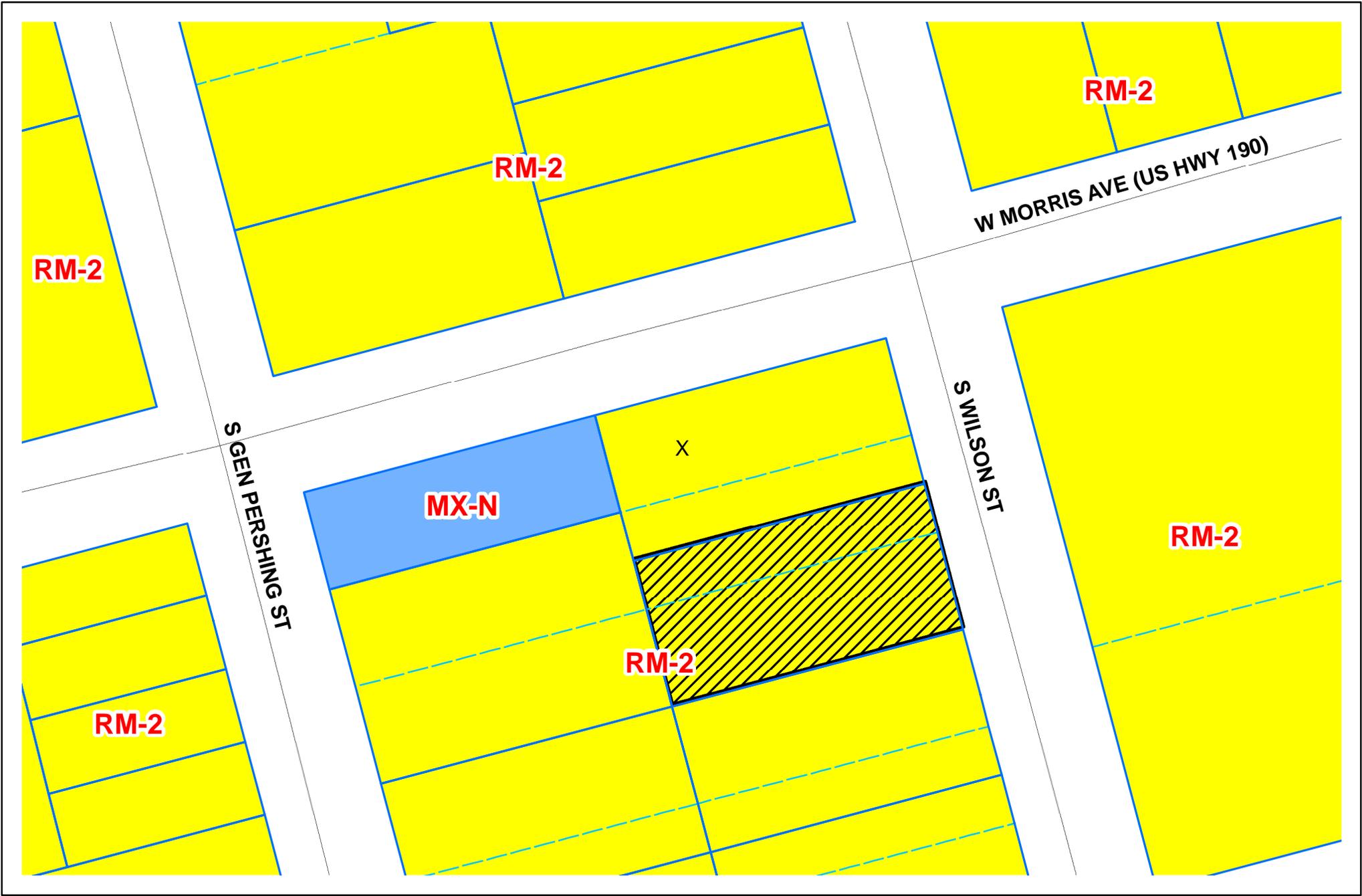
Reviewer Initials _____



202 S. Wilson St
Z-2015-07-0011

Legend

- Tax Parcels
- Thomas/Morris Street Overlay & Economic Development
- Hyer/Cate Preservation District
- LotOfRecordLines



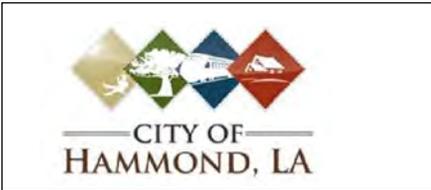
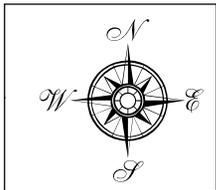
202 S. Wilson St
Z-2015-07-0011

Legend

- Tax Parcels
- Case Parcel
- LotOfRecordLines



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.



202 S. Wilson St
Z-2015-07-0011

Legend

-  Tax Parcels
-  Case Parcel
-  LotOfRecordLines