



# Staff Report

## Rezoning

Case #: Z-2015-07-00012

### Attachments:

Staff Report, Photos, Survey, 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 of an Ordinance to approve rezoning request by Bruce W. Clemons (owner) and DW Properties LLC (applicant) to rezone a 0.722 acre parcel located at 1000 W. Church St. from RM-2 to RS-11; Hyer-Cate Overlay (Z-2015-07-00012) Recommended approval by the Zoning Commission

### Site Information:

**Location (Address):** 1000 W Church St

**Council District:** City Council District 4

**Existing Zoning:** RM-2

**Future Land Use:** Low Density Residential

**Existing Land Use:** Single Family Residential

### Site Description:

Lot fronting on W. Church & Blackburn measuring 116.10' along W. Church & 98.39' along Blackburn. Existing house access from W. Church. Approx 285' in depth. Also located in the Hyer-Cate Overlay District

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family\RS-11 (across Blackburn)
South	Single Family\RS-11 (across W. Church)
West	Single Family/RS-5 & RM-2
East	Single 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:** Ralph Ross recommends approval

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

**Against:** NONE

**Abstain:** NONE

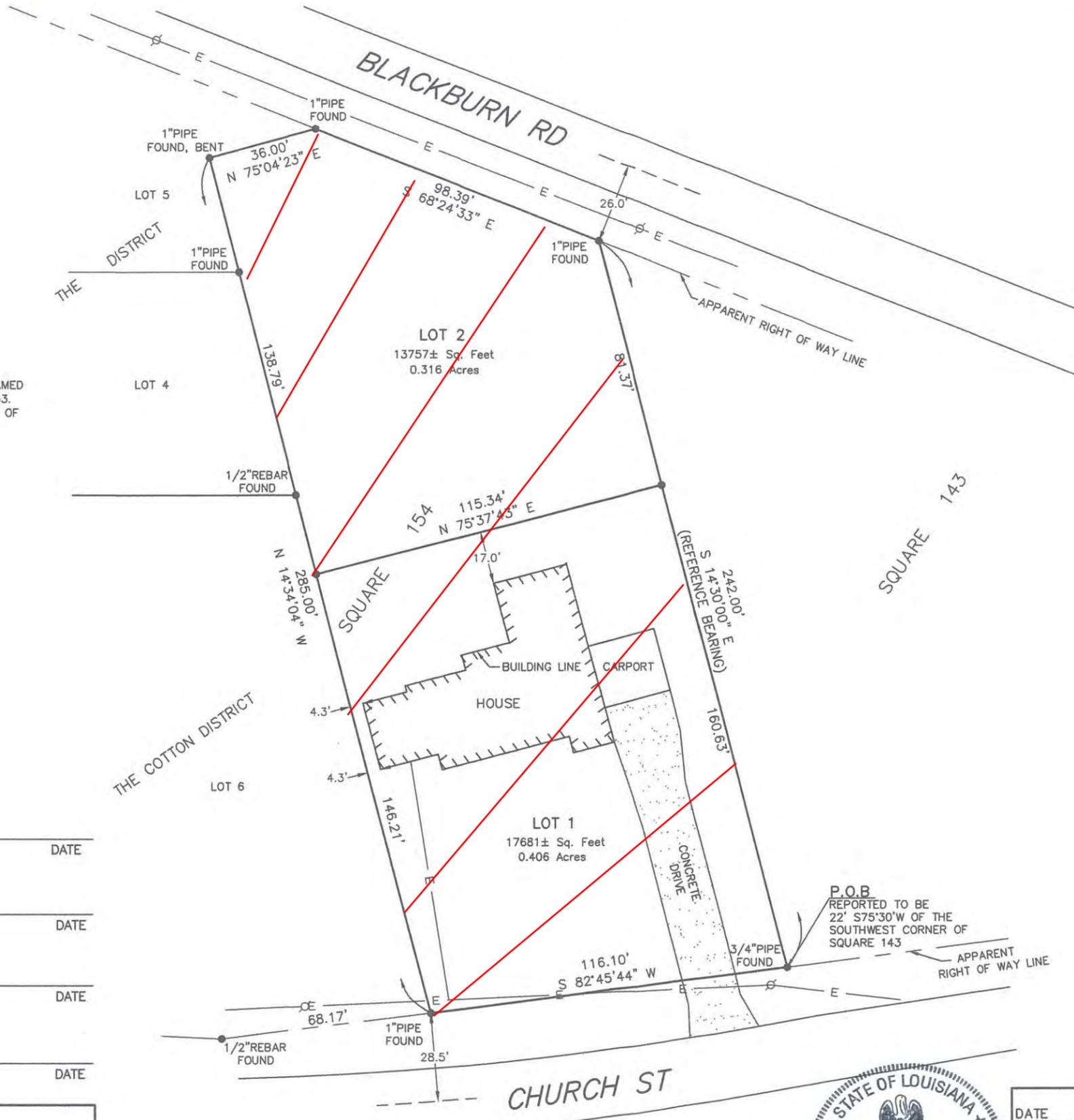
**Absent:** William Travis

**Ordinance to Read:**

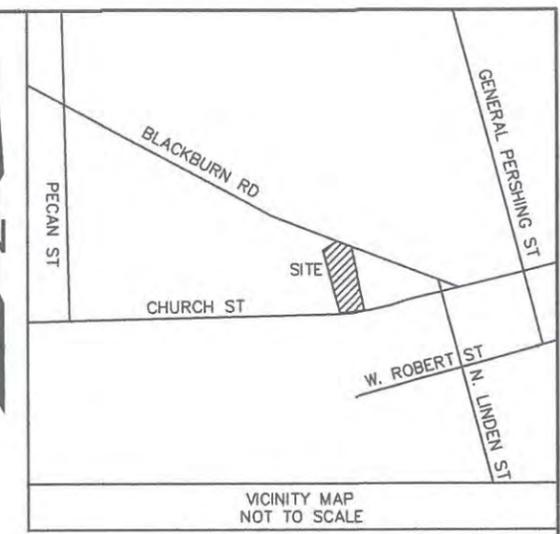
WHEREAS, on August 6, 2015 the Zoning Commission held a public hearing and recommended approval on rezoning Case#Z-2015-07-00012 by Bruce W. Clemons (owner) and DW Properties LLC (applicant) to rezone a 0.722 acre parcel located at 1000 W. Church St. from RM-2 to RS-11; Hyer-Cate Overlay

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case Z-2015-07-00012 by Bruce W. Clemons (owner) and DW Properties LLC (applicant) to rezone a 0.722 acre parcel located at 1000 W. Church St. from RM-2 to RS-11; Hyer-Cate Overlay.

**From:** Josh Taylor, City Planner \_\_\_\_\_



**NOTE**  
 THE EAST 38 FEET OF THE PROPERTY LIES IN AN UNNAMED STREET CLOSED BY ORDINANCE 268 C.S. DATED 7/14/53. THE WEST 77 FEET OF THIS PROPERTY IS THE EAST 77 OF SQUARE 154. (PER REFERENCE # 1)



**LEGEND**  
 —E—E— POWERLINE/POWERPOLE  
 P.O.B POINT OF BEGINNING  
 ● 1/2" REBAR SET (UNLESS NOTED)

AREA OF DEVELOPMENT: 0.722 ACRE  
 CURRENT ZONING: RS-11  
 NUMBER OF LOTS: 2  
 NAME OF PROPERTY OWNER: DW PROPERTIES, LLC  
 NAME OF DEVELOPER: DW PROPERTIES, LLC  
 ADDRESS OF DEVELOPER: 15414 PATRICKS DRIVE, PONCHATOULA, LA. 70454

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished to us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.  
 I have consulted the Flood Insurance Rate Map and found that the property is not in a Special Flood Hazard Area.  
 FLOOD ZONE: "X"  
 BASE FLOOD ELEVATION: NONE  
 MAP NUMBER 22105C0340F  
 EFFECTIVE DATE: 7/22/10

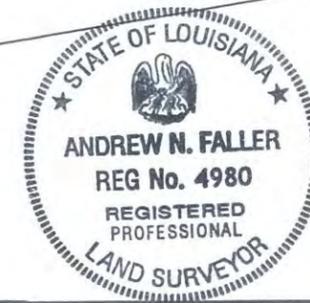
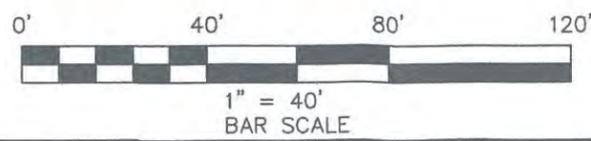
**CERTIFICATION:**  
 I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

*Andrew N. Faller*  
 ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980  
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 BUILDING OFFICIAL/CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER: DW PROPERTIES, LLC \_\_\_\_\_ DATE \_\_\_\_\_

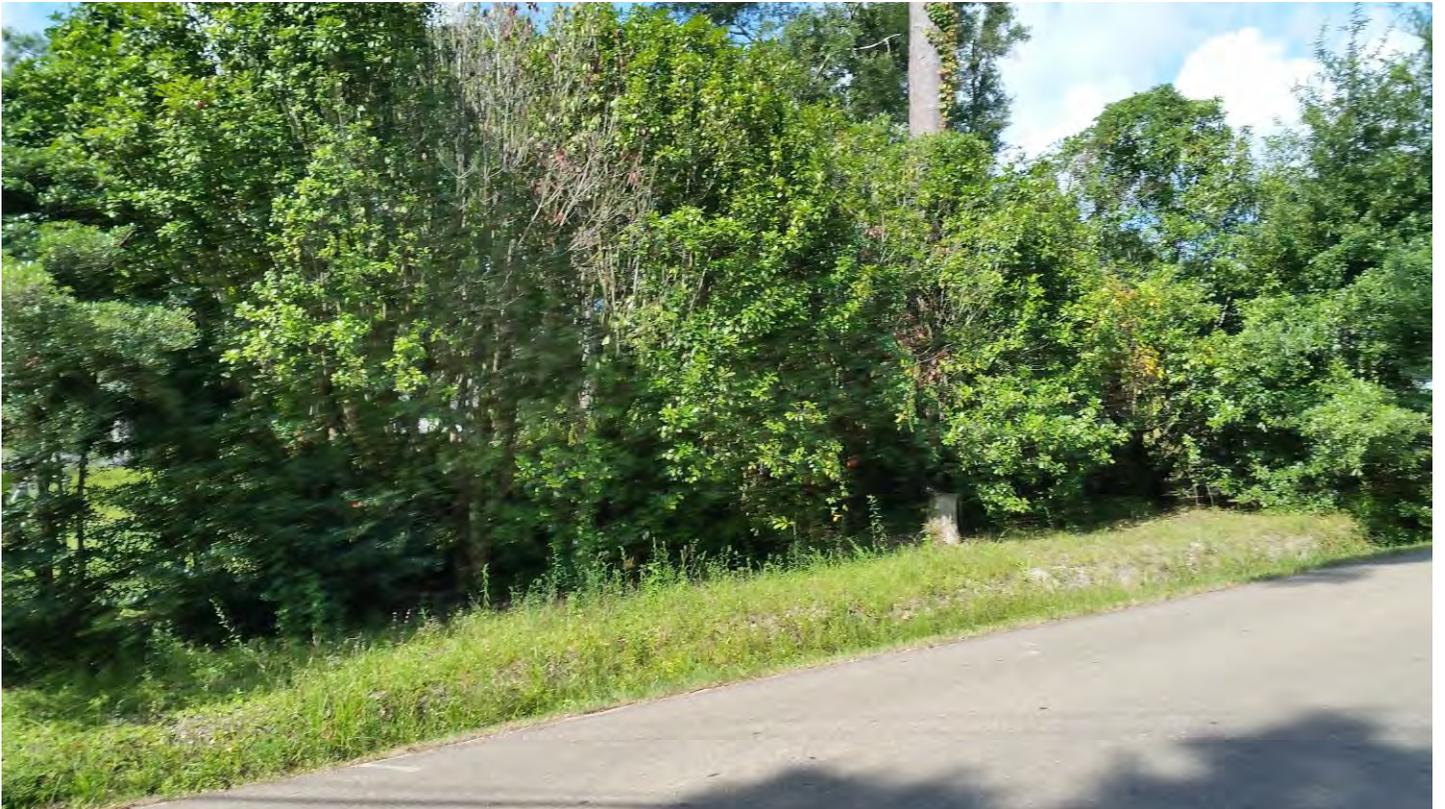
PLAT PREPARED FOR :  
 DW PROPERTIES, LLC  
**ANDREW FALLER SURVEYING, LLC**  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 4065 PHONE (985) 415-3727  
 HAMMOND, LOUISIANA 70404 EMAIL: ANDREW@AFSURVEY.NET

REFERENCES:  
 1) DESCRIPTION OF PARENT TRACT COB 770 PG 559  
 2) THE COTTON DISTRICT BY ROY EDWARDS, NO DATE  
 3) THE DISTRICT BY BODIN & WEBB, DATED 3/13/06



DATE	5/29/15
SCALE	1" = 40'
JOB #	5115
REVISIONS	DATE

**SUBDIVISION OF A PORTION OF LAND BEING THE EAST 77' OF SQUARE 154 OF THE CATE ADDITION & THE WEST 38' OF AN UNNAMED ABANDONED STREET INTO LOTS 1 & 2 OF SQUARE 154 OF THE CATE ADDITION**  
 CITY OF HAMMOND  
 SECTION 23, TOWNSHIP 6 SOUTH-RANGE 7 EAST  
 GREENSBURG LAND DISTRICT  
 TANGIPAHOA PARISH, LOUISIANA



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# 7-2015-07-00012

The next Zoning Commission Meeting will be held on Aug 6, 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 [ ] 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# 2706681292
SITE ADDRESS: 1000 West Church St. Hammond LA 70401
Legal Description of Survey: Attached to Randal Daugle application!
PROPERTY OWNER NAME: Bruce Clemons
Owner Address: 974 Bowser Road Monticello, Arkansas 71655
Telephone: ( ) or Cell #: (870) 460-6747

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Bruce Clemons with Randal Daugle
COMPANY NAME:
Applicant Mailing Address: 974 Bowser Road, Monticello, Arkansas 71655
Applicant Telephone: ( ) or Cell #: (870) 460-6747

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None
REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 (R11) RA RP RS S1 S2 SC
OR according to Proposed Unified Development Code: MX-N MX-C MX-CBD C-N C-H C-R I-H 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: Coincide w. neighboring properties to continue the upgrading/valuing of the neighborhood.
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 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.

X [Signature] APPLICANT SIGNATURE DATE 22 June 15
X [Signature] OWNER(S) SIGNATURE DATE 22 June 15
X CITY PLANNER DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*
AMOUNT PAID \$ 120.00 CHECK# 1007 CASH [ ] DATE PAID 7/13/15

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CITY OF HAMMOND

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

FILING DATE: 7/13/15

PERMIT# 2-2015-07-00012

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PARCEL# 2706681292
SITE ADDRESS: 1000 West Church St., Hammond, LA 70401
Legal Description or Survey
PROPERTY OWNER NAME: DW Properties LLC
Owner Address: 40316 Happywoods Rd. Hammond, LA 70403
Telephone: (985) 507-0004 or Cell #: (225) 806-1407

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Randal O'Flynn Daigle
COMPANY NAME: DW Properties, LLC
Applicant Mailing Address: 40316 Happywoods Rd Hammond, LA 70403
Applicant Telephone: (985) 507-0004 or Cell #: (225) 806-1407

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 [X] RA RP RS S1 S2 SC (according to Zoning Ord#01-2769)

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

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X APPLICANT SIGNATURE DATE 5/20/15
X OWNER(S) SIGNATURE DATE 5/20/15
X CITY PLANNER DATE

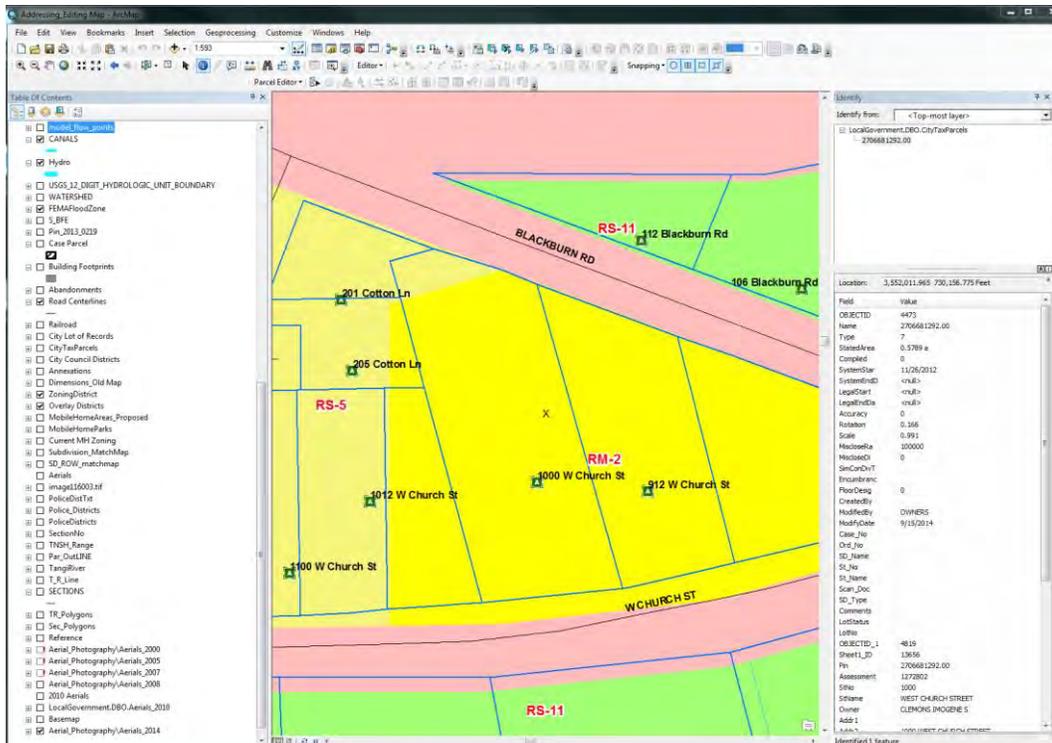
AMOUNT PAID \$ 120.00 CHECK# 1007 CASH [ ] DATE PAID 7/13/15

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>Rezoning</b>	<input type="checkbox"/>	Date:	7/14/2015
<input type="checkbox"/>	Permit/Case #	<b>Z-2015-07-00012</b>			
<input type="checkbox"/>	Parcel #	<b>2706681292.00</b>			
<input type="checkbox"/>	Address	<b>1000 WEST CHURCH ST</b>			
<input type="checkbox"/>	Owner	<b>BRUCE W. CLEMONS</b>			
<input type="checkbox"/>	Assessment #	<b>01272802</b>			
<input type="checkbox"/>	Zoning	<b>RM-2</b>			
<input type="checkbox"/>	Overlay District	<b>HYER-CATE</b>			
<input type="checkbox"/>	Flood Zone	<b>X</b>			
<input type="checkbox"/>	Flood Way	<b>NONE</b>			
<input type="checkbox"/>	Holds/Taxes	<b>NONE/NONE</b>			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	<b>50%</b>	=	

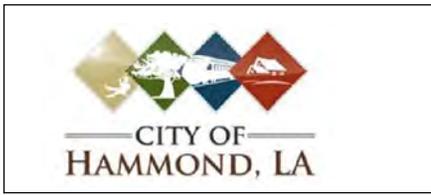
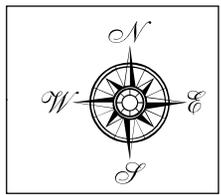
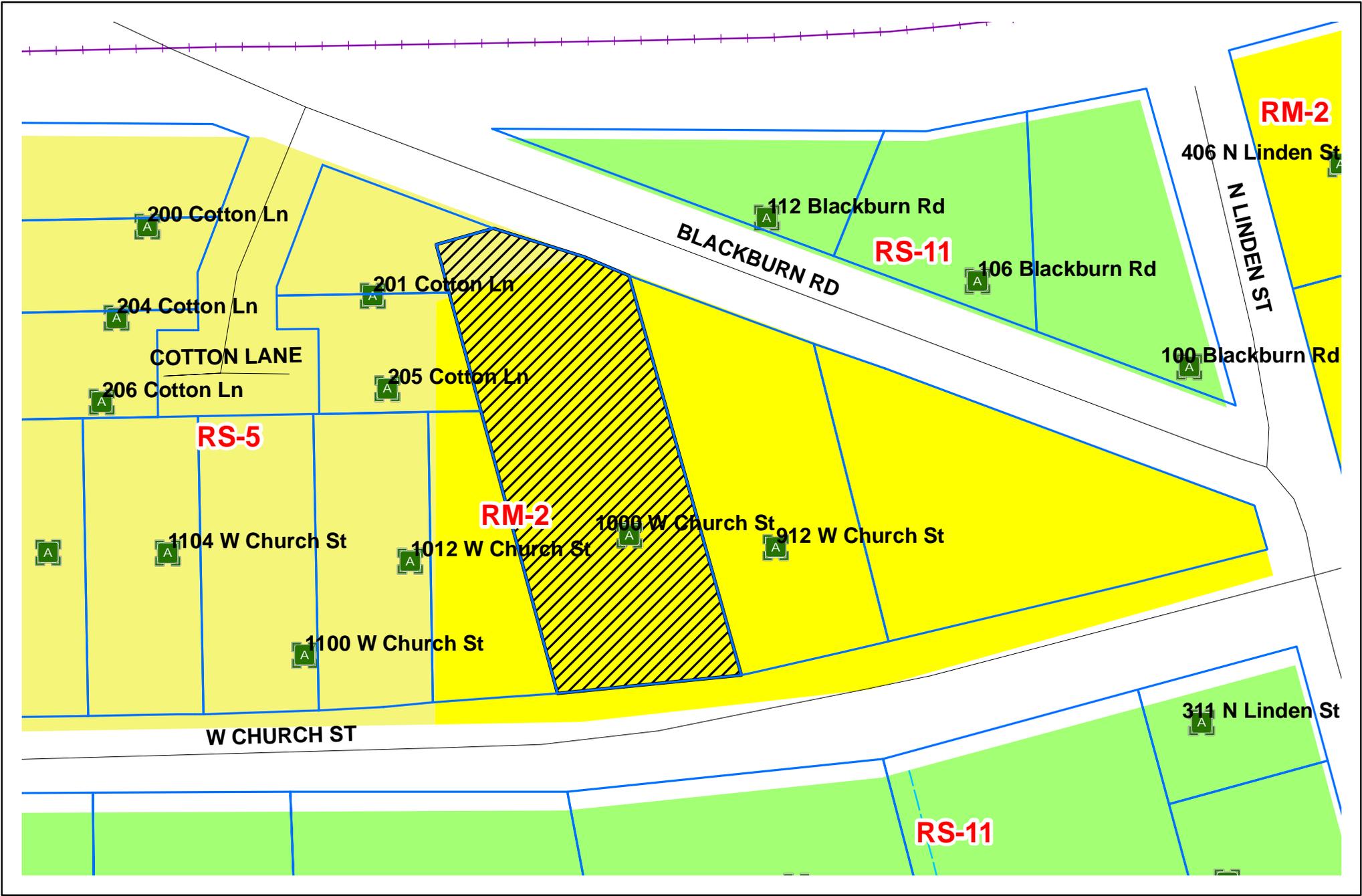
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



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

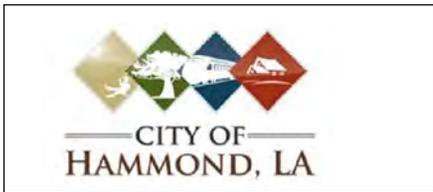
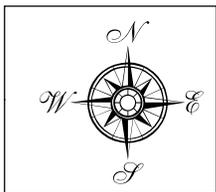
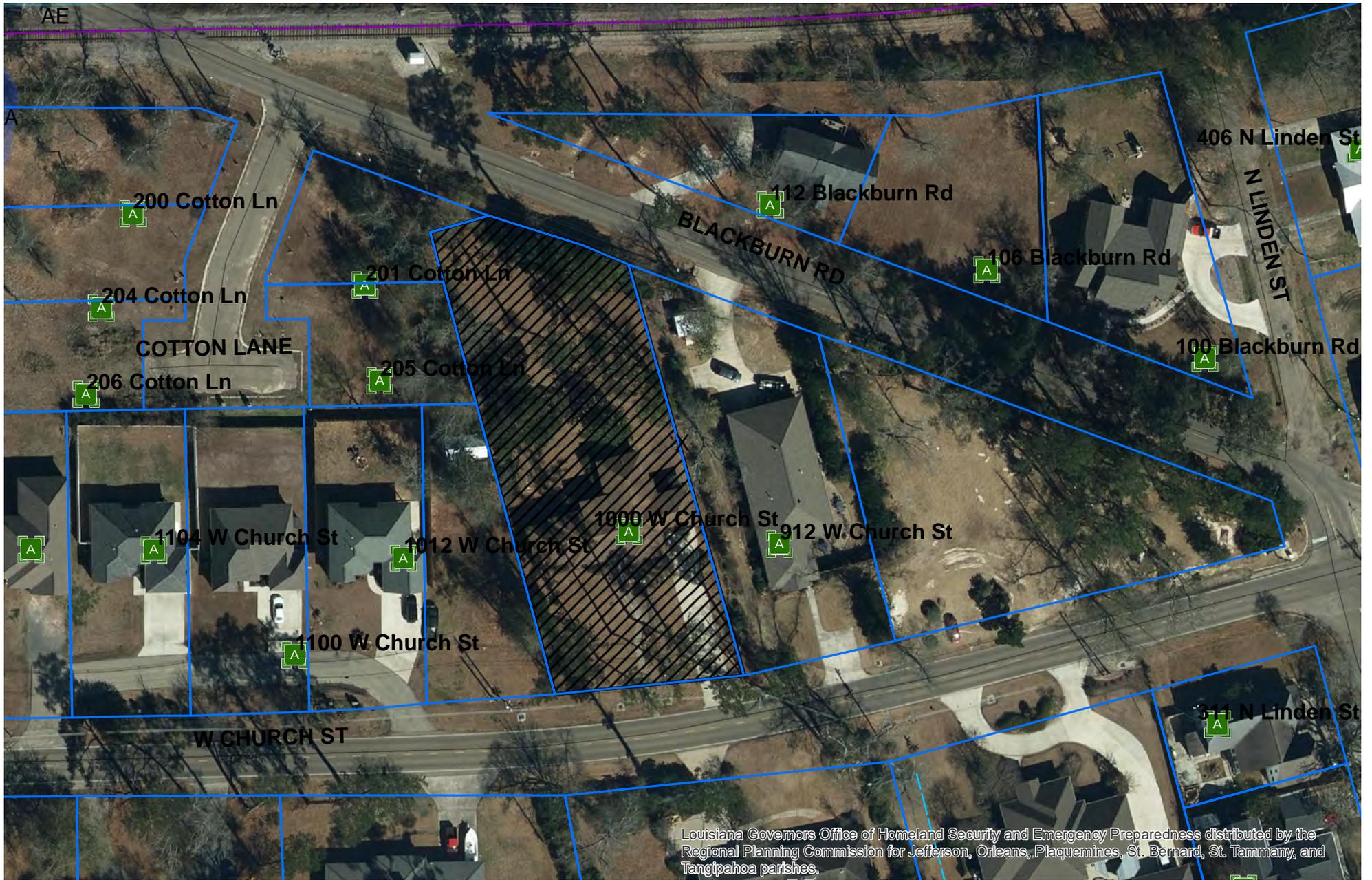
Reviewer Initials \_\_\_\_\_



**1000 West Church St**  
**Z-2015-07-00012**

**Legend**

- Tax Parcels
- Case Parcel
- LotOfRecordLines



**1000 West Church St**  
**Z-2015-07-00012**

**Legend**

-  Tax Parcels
-  Case Parcel
-  LotOfRecordLines