Staff Report

Rezoning

Case #: Z-2016-02-00015

Attachments:

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

Zoning Commission Public Hearing: Thursday, March 3, 2016
City Council Introduction: Tuesday March 22, 2016
City Council Final: Tuesday April 12, 2016

City Council Request (Ordinance):

Introduction of an Ordinance to approve rezoning request by Infinite Investments LLC to rezone Lot 8 in Block 78 of the Hyer Survey (0.172 acre parcel measuring 50'X150') located at 306 S. Oak St. from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 1/21/2016 (Z-2016-02-00015) Recommend approval by the Zoning Commission (Josh Taylor)

Site Information:

Location (Address): 306 S Oak St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: Mixed Use

Existing Land Use: Single Family Residential

Site Description:

50' x150' lot fronting on S. Oak St. Existing 2 story house. Proposed demo with new construction for multi family.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family\RM-2
South	Single Family\RM-2
West	Single Family\RM-2
East	Commerical/MX-CBD (across S. Oak)

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 of hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Terry Adams-Owner

Against: NONE

Commission Recommendation:

Motion: Sam McClugage motion to recommend approval to rezone from RM-2 to MX-C

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

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

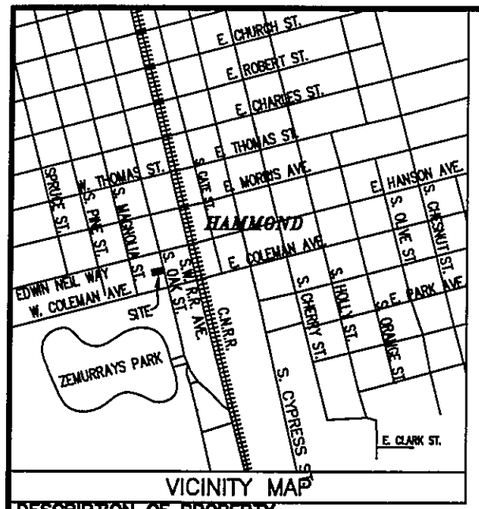
WHEREAS, on March 3, 2016 the Hammond Zoning Commission held a public hearing on a rezoning request by Infinite Investments LLC to rezone Lot 8 in Block 78 of the Hyer Survey (0.172 acre parcel measuring 50'X150') located at 306 S. Oak St. from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 1/21/2016 (Z-2016-02-00015);

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

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond hereby approves the rezoning request Infinite Investements LLC to rezone Lot 8 in Block 78 of the Hyer Survey (0.172 acre parcel measuring 50'X150') located at 306 S. Oak St. from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 1/21/2016; attached hereto and made a part hereof

From: Josh Taylor, City Planner _____

A 0.172 ACRES PARCEL OF LAND, LOCATED IN SECTION 25, T6S–R7E GREENSBURG LAND DISTRICT, BLOCK 78 OF THE HYER SURVEY TO THE CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA



VICINITY MAP

DESCRIPTION OF PROPERTY

A 0.172 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S–R7E, BLOCK 78 OF THE HYER SURVEY, BEING THE NORTH 1/3 OF THE S.E. 1/4 OF BLOCK 78 OF THE HYER SURVEY TO THE CITY OF HAMMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100.00' N 14°30'00" W FROM THE S.E. CORNER OF BLOCK 78 OF THE HYER SURVEY,
TO THE POINT OF BEGINNING;
THENCE S 75°30'00" W A DISTANCE OF 150.00 FEET;
THENCE N 14°30'00" W A DISTANCE OF 50.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 150.00 FEET;
THENCE S 14°30'00" E A DISTANCE OF 50.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 7,500 S.F., 0.172 ACRES, ALL LOCATED IN SECTION 25, T6S–R7E, GREENSBURG LAND DISTRICT, BLOCK 78 OF THE HYER SURVEY TO THE 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 1–18–2016.

REFERENCE PLAT
PLAT OF RESUBDIVISION OF ENTIRE BLOCK 25 OF THE BARBER ADDITION
BY BODIN AND WEBB, INC.
DATED 5–17–2014

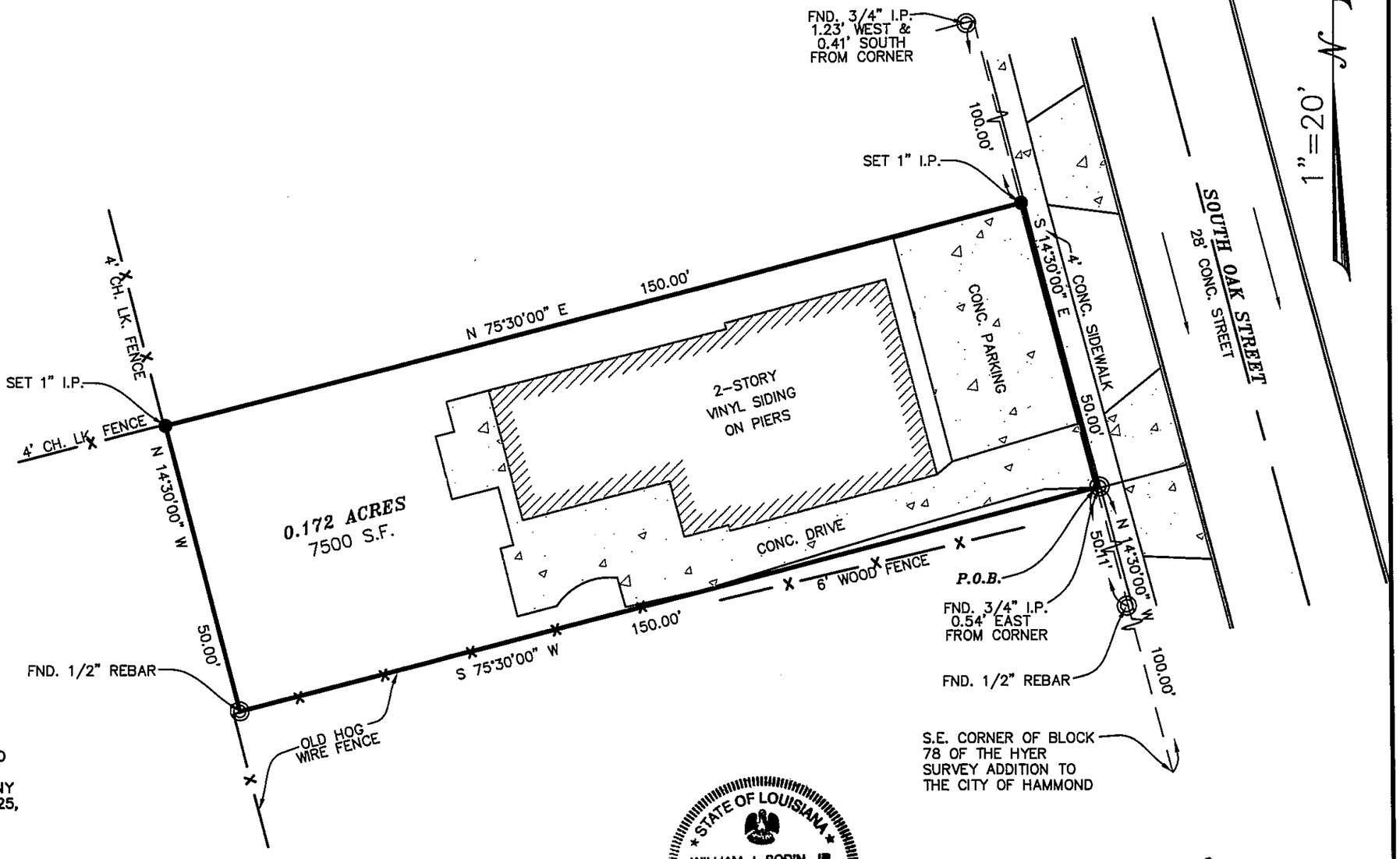
REFERENCE DOCUMENT
C.O.B. 1192 PAGE 58

REFERENCE BEARING
N 14°30'00" W AS PER REFERENCE PLAT

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

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.172 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 25, T6S–R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.
JANURARY 18, 2016

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.



STATE OF LOUISIANA
WILLIAM J. BODIN, JR.
LIC. No. 4253
LICENSED PROFESSIONAL
LAND SURVEYOR

Wm J Bodin, Jr 01/21/16
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

SURVEY FOR: INFINITE INVESTMENTS, LLC
306 SOUTH OAK STREET
HAMMOND, LOUISIANA

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7–22–2010

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City of Hammond Future Land Use Map

Adopted on 6/2/2011

Z-2016-02-00015
306 S. Oak St.
Lot 8 Blk 78 Hyer Survey

FLUM	Area SF	Percent
BUSINESS	3,576,150.03	1.06%
COMMERCIAL	36,638,932.93	10.87%
HIGH DENSITY RESIDENTIAL	6,517,063.09	1.93%
INDUSTRIAL	79,137,399.41	23.48%
INSTITUTIONAL	15,358,600.19	4.56%
LOW DENSITY RESIDENTIAL	131,209,562.55	38.93%
MIXED USE	53,223,997.66	15.79%
OPEN SPACE	11,407,097.55	3.38%
TOTAL	337,068,803.42	100.00%
	7,738.03	Acres

Legend

- BUSINESS
- COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- OPEN SPACE
- SPECIAL DISTRICTS
- OUTSIDE CITY LIMITS

N W E S

Dover, Kohl & Partners
1571 Sunset Drive
Coral Gables, FL 33143

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: 2/1/2016 **PERMIT#** Z2016-02-00015

The next Zoning Commission Meeting will be held on 3-3-2016 **, 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# 27360813608.00

SITE ADDRESS: 306 Oak Street
STREET # & STREET NAME

Legal Description or Survey 0.172 BLK 78 Hyer Survey lot 8

PROPERTY OWNER NAME: Infinite Investments LLC
First Name MI Last Name

Owner Address: _____
Street Name/Street Number City State Zip

Telephone: (_____)_____ or Cell #: (_____)_____

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Terry Edward Adams
First Name MI Last Name

COMPANY NAME: Infinite Investments LLC ☒ Owner ☐ Other

Applicant Mailing Address: 42291 Perricone Dr. Hammond LA 70403
Street Name/Street Number City State Zip

Applicant Telephone: (985) [redacted] or Cell #: (985) 634-7637

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: _____

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 _____ 01-06-16
APPLICANT SIGNATURE DATE

X _____ _____
OWNER(S)SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

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

AMOUNT PAID $ 120.00 **CHECK#** 001029 **CASH** ☐ **DATE PAID** 1/26/2016

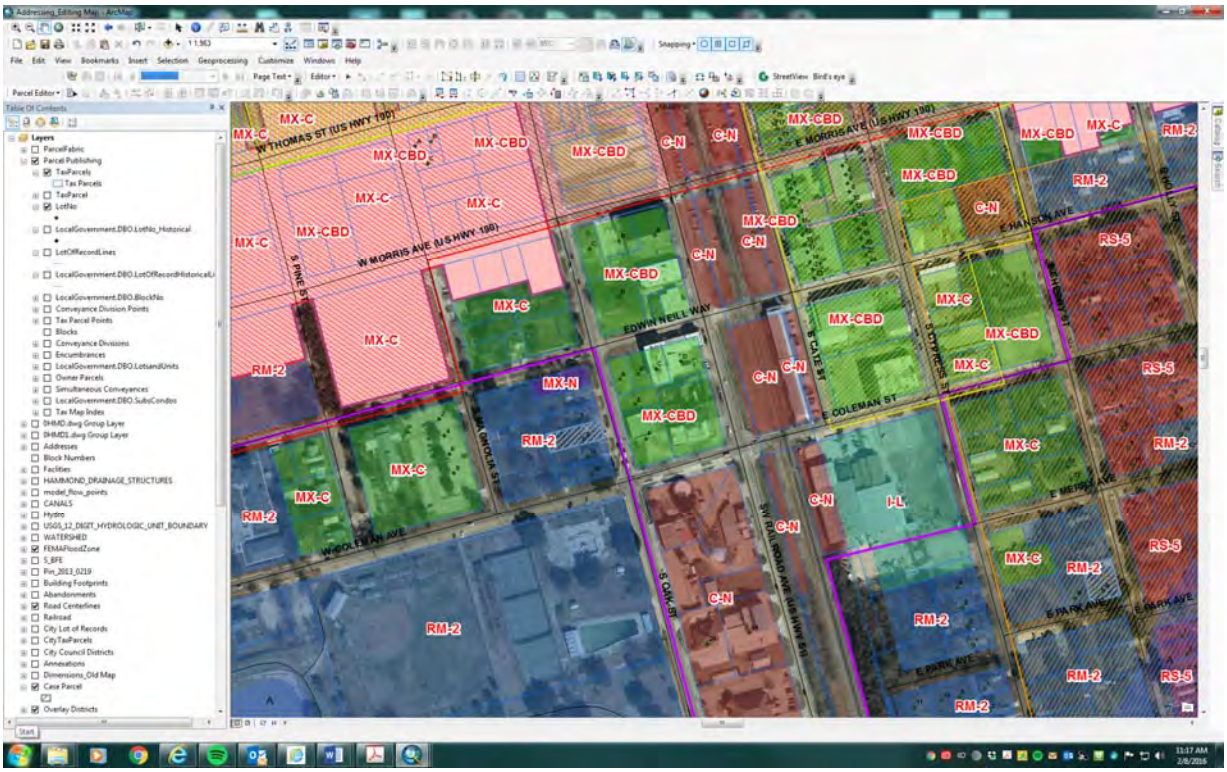
Revised 03/01/2014

PROPERTY INFORMATION SHEET

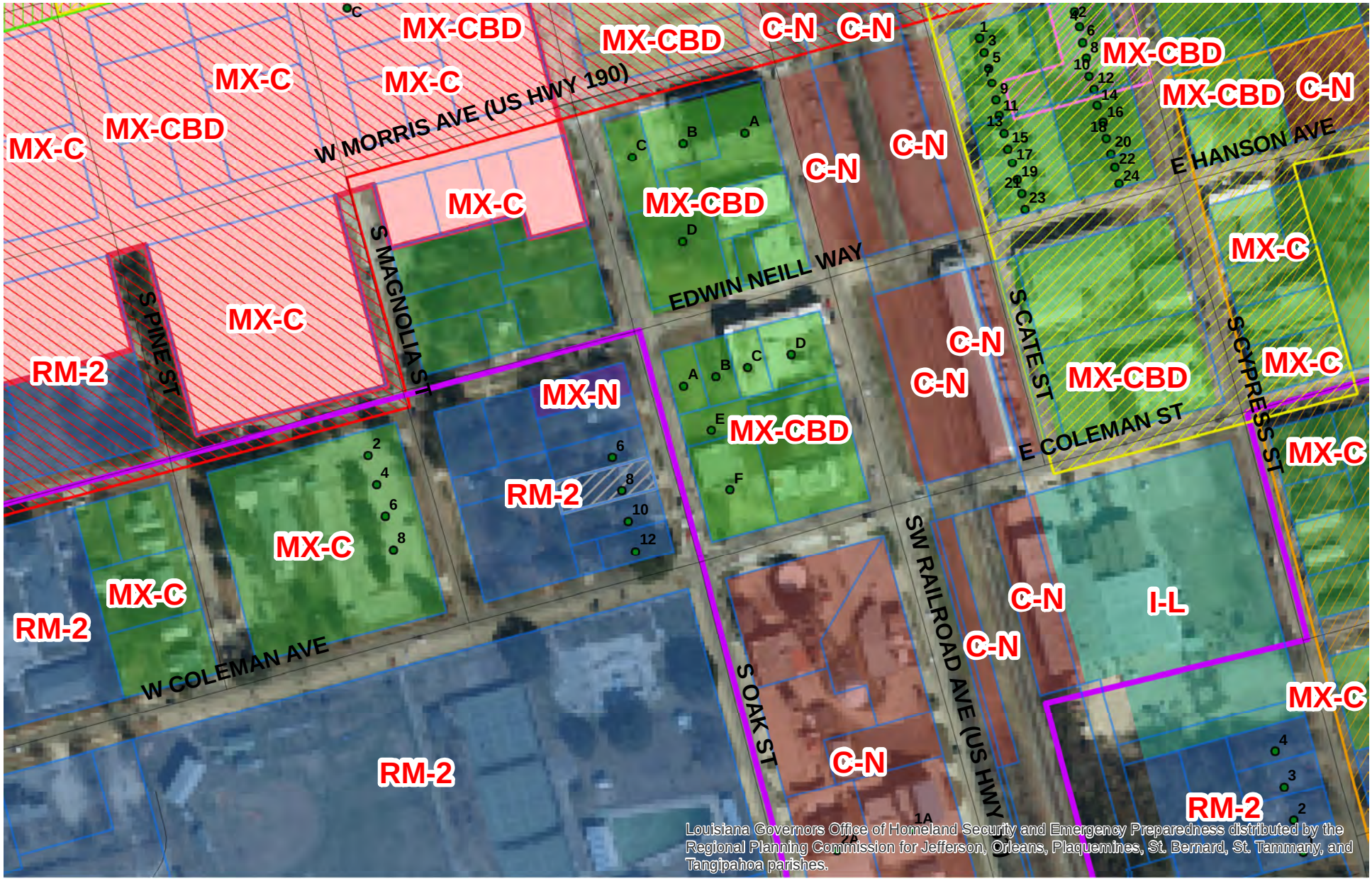
☐	Type of Permit	**Rezoning**	☐	Date:	2/8/2016
☐	Permit/Case #	**Z-2016-02-00015**			
☐	Parcel #	**2736681368.00**			
☐	Address	**306 South Oak St**			
☐	Owner	**Infinite Investments LLC**			
☐	Assessment #	**01433601**			
☐	Zoning	**RM-2**			
☐	Overlay District	**NONE**			
☐	Flood Zone	**X**			
☐	Flood Way	**NO**			
☐	Holds/Taxes	**NONE/NONE**			
☐	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 _____



CITY OF HAMMOND, LA

306 S. Oak St. Z-2016-02-00015

Legend

TaxParcels

- Tax Parcels
- LotNo
- Case Parcel