Staff Report

Rezoning

Case #: Z-2016-02-00016

Attachments:

Staff Report, Photos, Future Land Use Map, Conditional Use Ordinance#06-4080, Application, Property Information Sheet, Zoning 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 Play and Stay Inc . (Clarence & Linda Whittington) to rezone a 90' x 660' parcel (1.36Acres) in the SE Quarter of Section 26, Township 6 South, Range 7 East located at 506 JW Davis Dr. from RS-3* to RM-3 (Z-2016-02-00016) Recommended approval by the Zoning Commission (Josh Taylor)

Site Information:

Location (Address): 506 J W Davis Dr

Council District: City Council District 3

Existing Zoning: RS-3* (Conditional)

Future Land Use: Low Density Residential

Existing Land Use: Undeveloped

Site Description:

undeveloped lot fronting on JW Davis measuring 90'x660'

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family/RS-3
South	Single Family/RM-3
West	Musuem/RS-3
East	Sinlge Family/RM-2 (Across JW Davis)

Additional Information:

11/8/2006: City Council passed Conditional Use Ordinance #06-4080

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 of hazard?

Overburden existing drainage and utilities?

Emissions of odors, fumes, gasses, dust, smoke?

Noise and vibrations?

Public Hearing:

For: Clarence Whittington-Owner

Against: NONE

Commission Recommendation:

Motion: Ralph Ross motion to recommend approval to rezone from RS-3* to RM-3

For: Stanley Young, Ralph Ross, Sam McClugage, William Travis, 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 rezoning request by Play and Stay Inc. (Clarence & Linda Whittington) to rezone a 90' x 660' parcel (1.36Acres) in the SE Quarter of Section 26, Township 6 South, Range 7 East located at 506 JW Davis Dr. from RS-3* to RM-3 (Z-2016-02-00016);
WHEREAS the Zoning Commission recommended rezoning from RS-3* (conditional use) to RM-3 to the Hammond City Council.
NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by by Play and Stay Inc. (Clarence & Linda Whittington) to rezone a 90' x 660' parcel (1.36Acres) in the SE Quarter of Section 26, Township 6 South, Range 7 East located at 506 JW Davis Dr. from RS-3* to RM-3.

From: Josh Taylor, City Planner _____

City of Hammond Notice of
Re-Zoning/Annexation
Request: from RS-8 to RM-3
At: 506 JW Davis Drive
Location
A Public Hearing at City Hall is set for
3-3-2016 AT 5:00PM
Date Time

City of Hammond Notice of
Re-Zoning/Annexation
Request: from RS-8 to RM-3
At: 506 JW Davis Drive
Location
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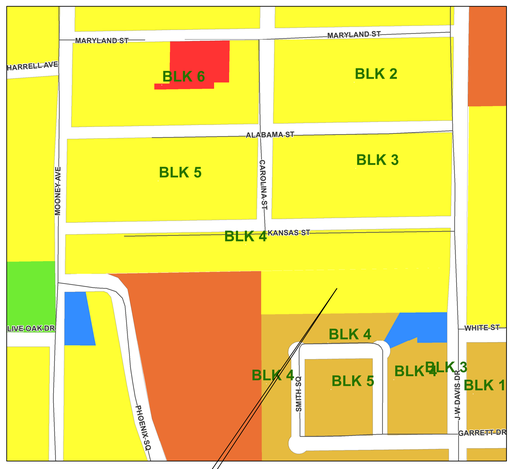
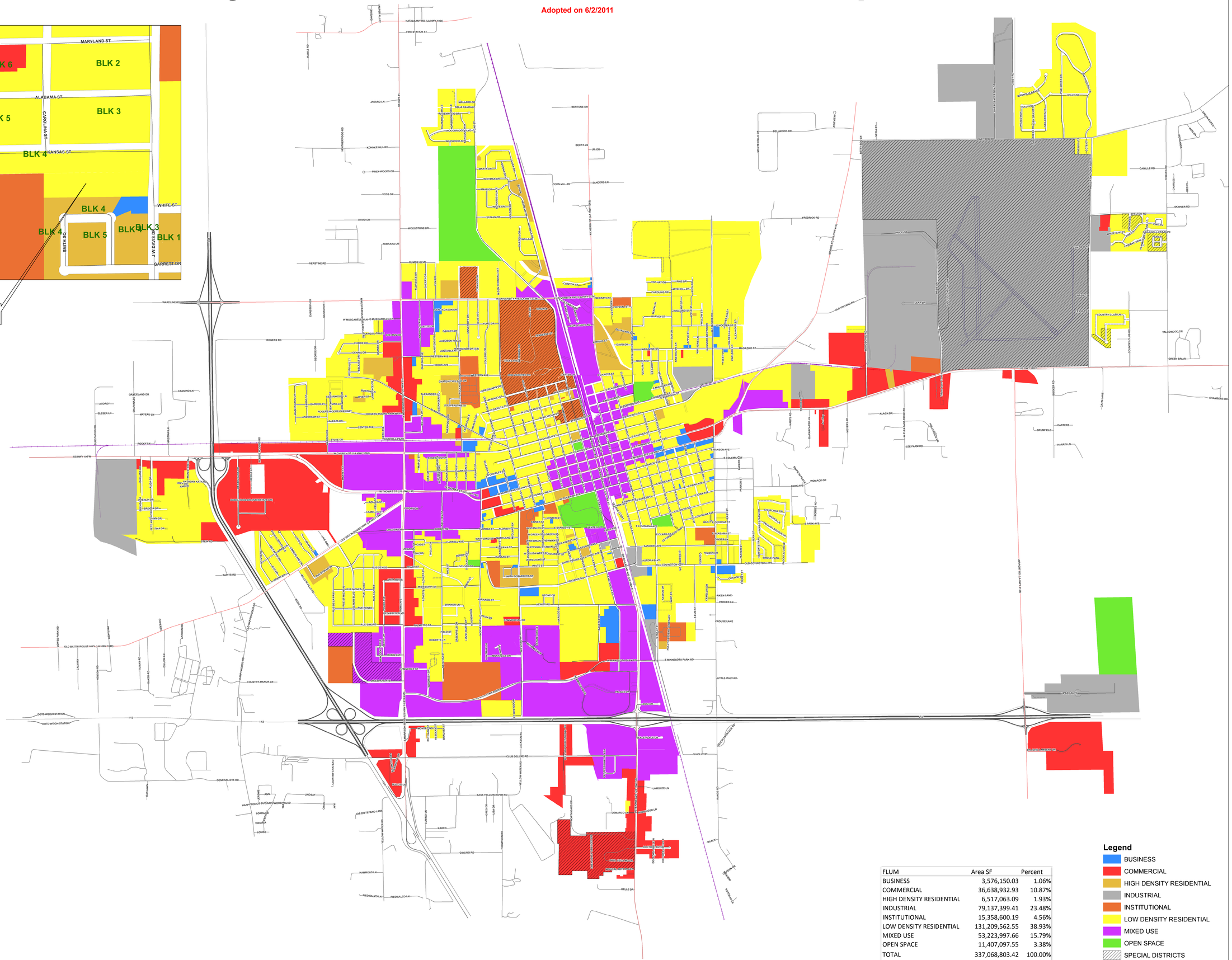
City of Hammond Future Land Use Map

Adopted on 6/2/2011



Z-2016-02-00016
506 JW Davis Drive



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

ORDINANCE NO 06-4080, C.S.

AN ORDINANCE TO REZONE PROPERTY AT 506 J.W. DAVIS DRIVE.

BE IT ORDAINED by the City of Hammond that:

506 J.W. Davis Dr. will be rezoned from R-4 to R-4 Conditional use. Property owned by Walter Warren.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting of the Hammond City Council discussed at the said public meeting; after motion and second was submitted to the official vote of the Hammond City Council.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 8th day of November, in the year 2006, at Hammond, Tangipahoa Parish, Louisiana.

Kathy Montecino, President
Hammond City Council

Honorable Mayson H. foster
Mayor, City of Hammond

Alma Mitchell, Acting Clerk
Hammond City Council

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: 2/8/16 **PERMIT#** Z-2016-02-00016

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# 2706641147.09

SITE ADDRESS: 506 JW Davis
STREET # & STREET NAME

Legal Description or Survey 1.36 Acres

PROPERTY OWNER NAME: Play and Stay
First Name MI Last Name

Owner Address: PO BOX 2248 Hammond LA 70404
Street Name/Street Number City State Zip

Telephone: (____)________ or Cell #: (351 - 3812

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Clarence Whitington
First Name MI Last Name

COMPANY NAME: white Oaks Enterprises ☐Owner ☐Other

Applicant Mailing Address: " "
Street Name/Street Number City State Zip

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 circled) 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 circled) 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 [signature] 2/3/16
APPLICANT SIGNATURE DATE

X________ ________
OWNER(S)SIGNATURE DATE

X________ ________
CITY PLANNER DATE

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

AMOUNT PAID $ 120 **CHECK#** 3283 **CASH** ☐ **DATE PAID** 2/3/16

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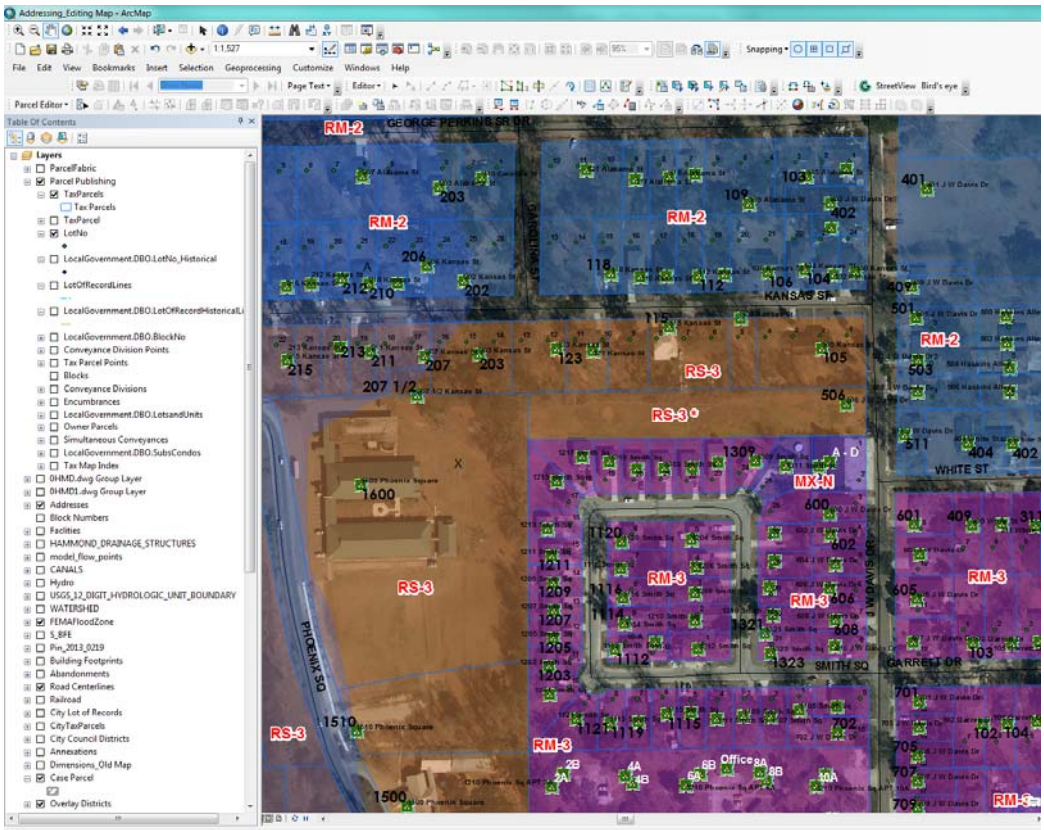
PROPERTY INFORMATION SHEET

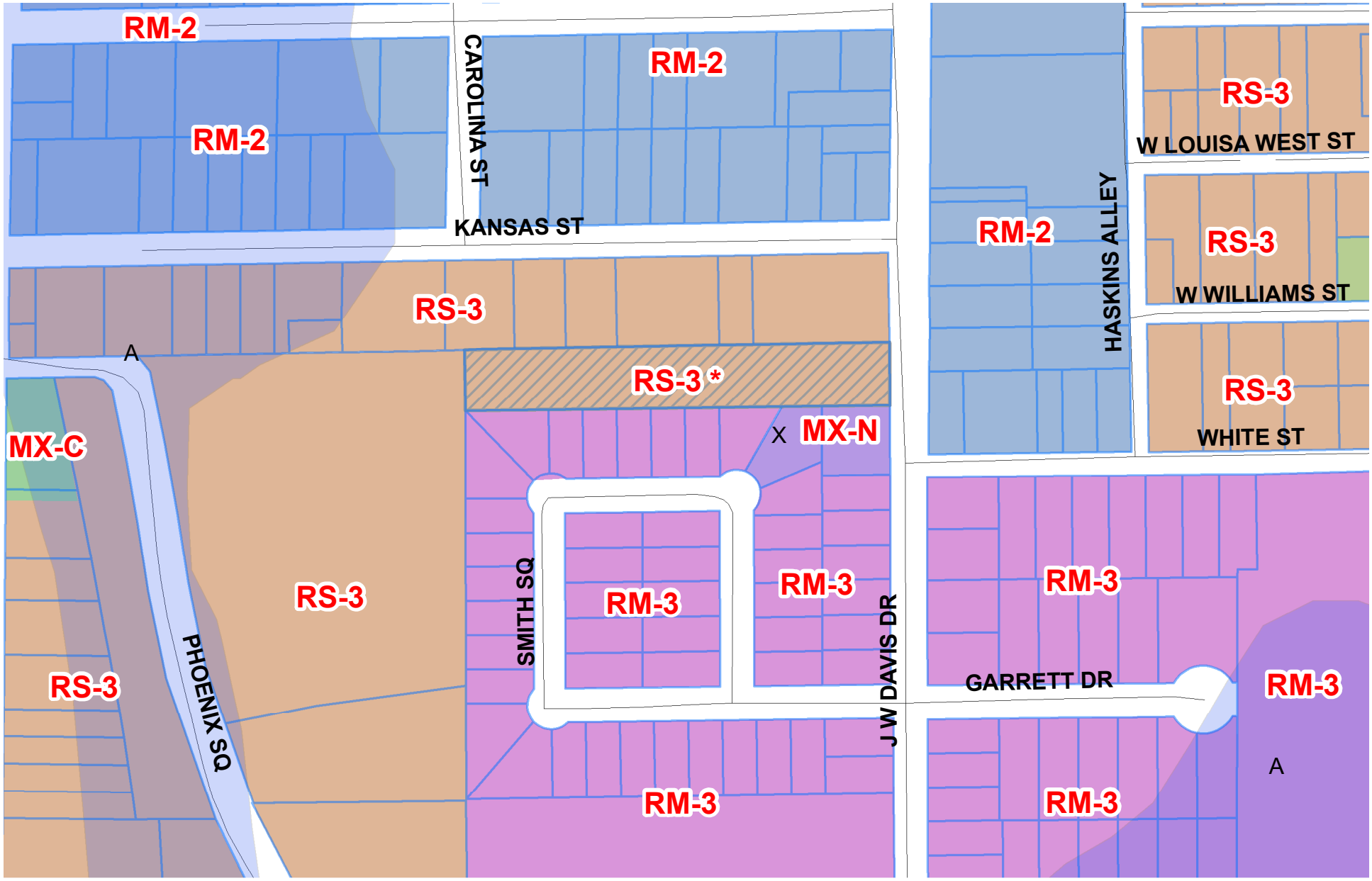
☐	Type of Permit	**Rezoning**	☐ Date:	2/8/2016
☐	Permit/Case #	**Z-2016-02-00016**		
☐	Parcel #	**2706641147.00**		
☐	Address	**506 JW Davis Drive**		
☐	Owner	**Play and Stay Inc**		
☐	Assessment #	**1387006**		
☐	Zoning	**RS-3***		
☐	Overlay District	**NONE**		
☐	Flood Zone	**X**		
☐	Flood Way	**NO**		
☐	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

506 JW Davis Drive Z-2016-02-00016

Legend

TaxParcels

Tax Parcels

Case Parcel

CITY OF HAMMOND, LA

506 JW Davis Drive Z-2016-02-00016

Legend

TaxParcels

Tax Parcels

Case Parcel