Staff Report

Rezoning

Case #: Z-2016-02-00017

Attachments:

Staff Report, Survey,Photos, Application, Property Information Sheet, Future Land Use Map, Aerial Map, Zoning 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 White Oaks Enterprise Inc . & Clarence and Linda Whittington to rezone 0.568 acres, Lot 1 of the Whittington Subdivision, a lot measuring 203.51' x 332.51', and 0.75 acres being located at 205, 203, 113, and 109 White Street from RM-2 to RM-3 (Z-2016-02-00017) Recommended approval by the Zoning Commission (Josh Taylor)

Site Information:

Location (Address): 205 White St

Council District: City Council District 3

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Single Family Residental

Site Description:

Property fronts on White Street with several single family residental structures.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family/RS-3 (across White St)
South	Undeveloped/RM-2
West	SIngle Family/RM-3
East	Single Family/RM-2

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 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: Stanley Young to recommend approval to rezone from RM-2 to RM-3

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

Against: NONE

Abstain: NONE

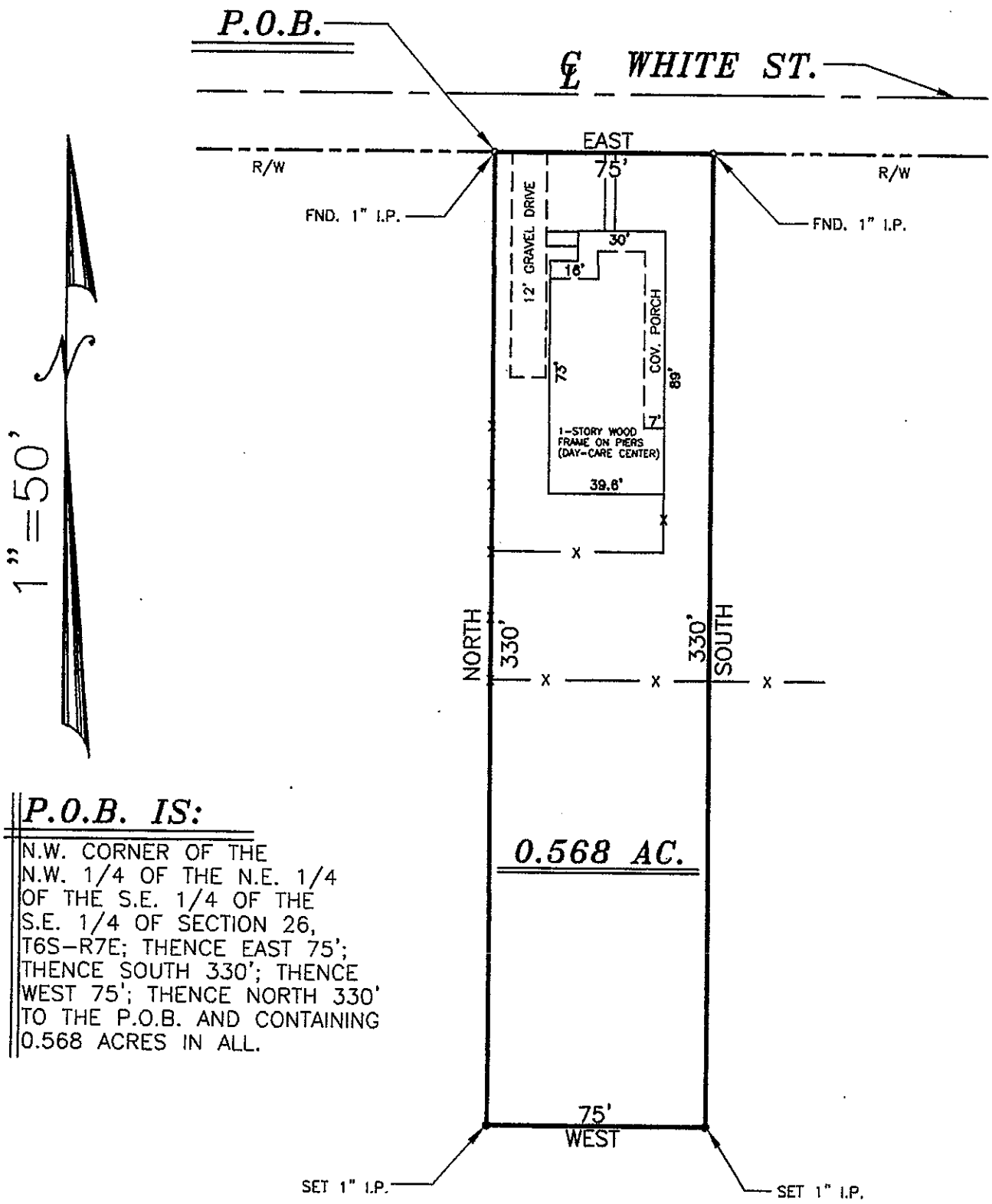
Absent: NONE

Ordinance to Read:

WHEREAS, on March 3, 2016 the Hammond Zoning Commission held a public hearing on a rezoning request by White Oaks Enterprise Inc. & Clarence and Linda Whittington to rezone 0.568 acres, Lot 1 of the Whittington Subdivision, a lot measuring 203.51' x 332.51', and 0.75 acres being located at 205, 203, 113, and 109 White Street from RM-2 to RM-3 (Z-2016-02-00017);
WHEREAS the Zoning Commission recommended rezoning from RM-2 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 White Oaks Enterprise Inc. & Clarence and Linda Whittington to rezone 0.568 acres, Lot 1 of the Whittington Subdivision, a lot measuring 203.51' x 332.51', and 0.75 acres being located at 205, 203, 113, and 109 White Street from RM-2 to RM-3.

From: Josh Taylor, City Planner _____

205



P.O.B. IS:

N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 26, T6S-R7E; THENCE EAST 75'; THENCE SOUTH 330'; THENCE WEST 75'; THENCE NORTH 330' TO THE P.O.B. AND CONTAINING 0.568 ACRES IN ALL.

JANUARY 4, 1999

A PLAN OF AN ACTUAL GROUND SURVEY OF A 0.568 ACRE PARCEL OF LAND SHOWING IMPROVEMENTS THEREON AND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN. ALL LOCATED IN SECTION

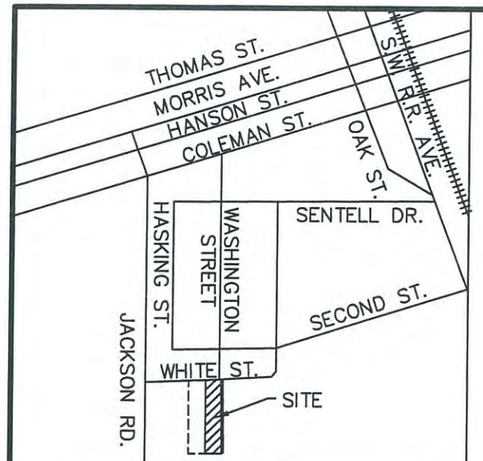
STATE OF LOUISIANA

WILLIAM L. RODIN, JR.

RESUBDIVISION OF 2-UNNAMED PARCELS INTO LOT-1 OF THE WHITTINGTON SUBDIVISION

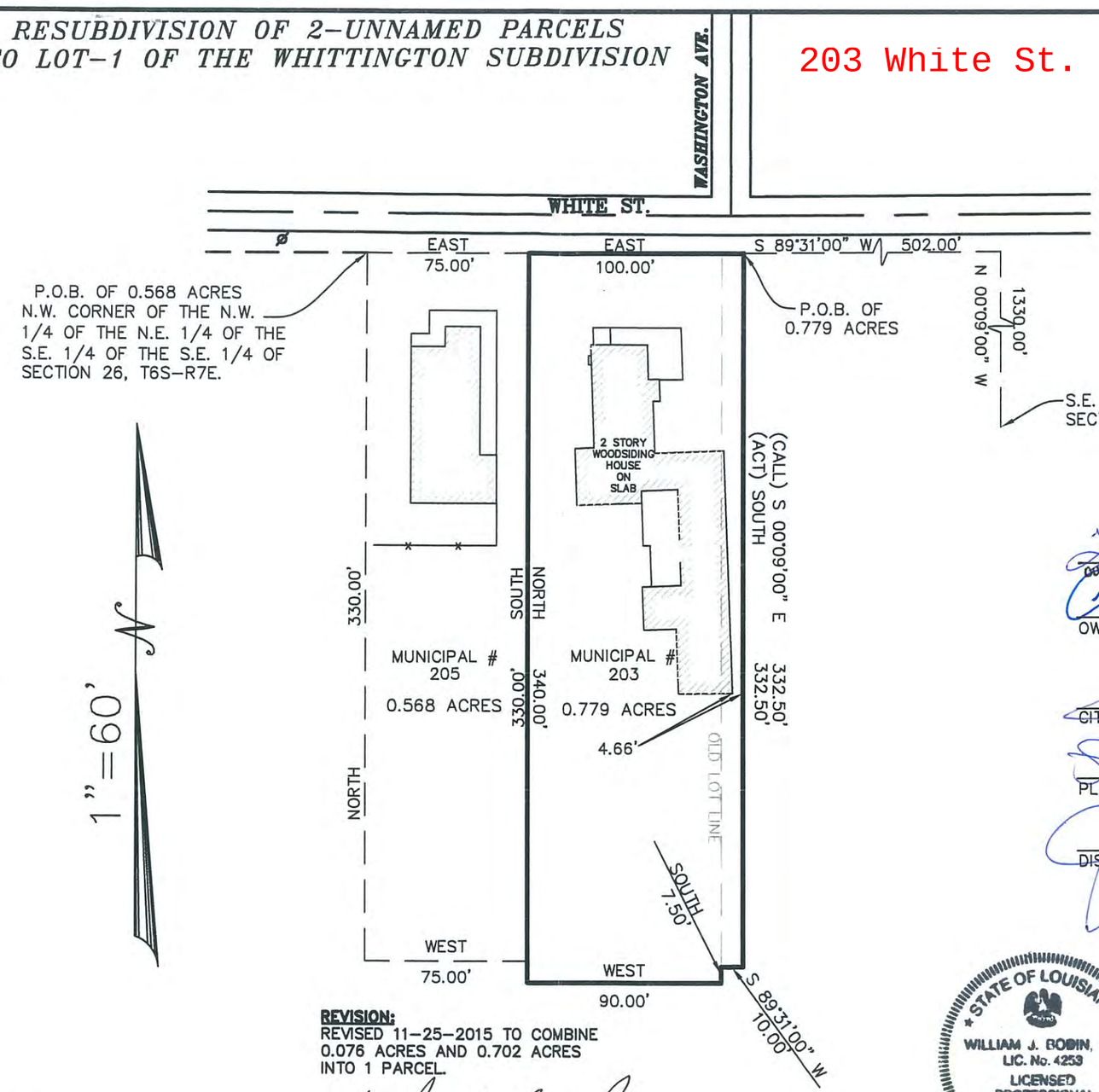
203 White St.

Recorded 12/9/15
COB 1399. Page 785
Inst. # 952691



VICINITY MAP

DESCRIPTION OF 0.779 ACRES
A 0.779 ACRE PARCEL OF LAND. LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SECTION 26, T6S-R7E, THENCE PROCEED 1330.00' NORTH, 502.00' S 89°31'00" W TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 332.51 FEET; THENCE S 89°33'31" W A DISTANCE OF 10.00 FEET; THENCE SOUTH A DISTANCE OF 7.50 FEET; THENCE WEST A DISTANCE OF 90.00 FEET; THENCE NORTH A DISTANCE OF 340.00 FEET; THENCE EAST A DISTANCE OF 100.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.779 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 PLAT OF PROPERTY BY WILLIAM J. BODIN JR. PROFESSIONAL LAND SURVEYOR DATED DECEMBER 23, 2010.



1" = 60'

REVISION:
REVISED 11-25-2015 TO COMBINE 0.076 ACRES AND 0.702 ACRES INTO 1 PARCEL.

Wm. J. Bodin, Jr.

Linda Whittington 12/1/15
OWNER: Linda Whittington DATE

Clarence Whittington 12/2/15
OWNER (CLARENCE WHITTINGTON) DATE

12-2-15
CITY PLANNER DATE

Stanley L. Young 12.03.15
PLANNING COMMISSION DATE

Joyce G. Beard 12-4-15
DISTRICT COUNCIL DATE

DECEMBER 23, 2010
PLAT OF PROPERTY OF CLARENCE WHITTINGTON LOCATED IN SECTION 26, T6S-R7E, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.
THIS IS NOT AN ACTUAL GROUND SURVEY.

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

Wm. J. Bodin, Jr.

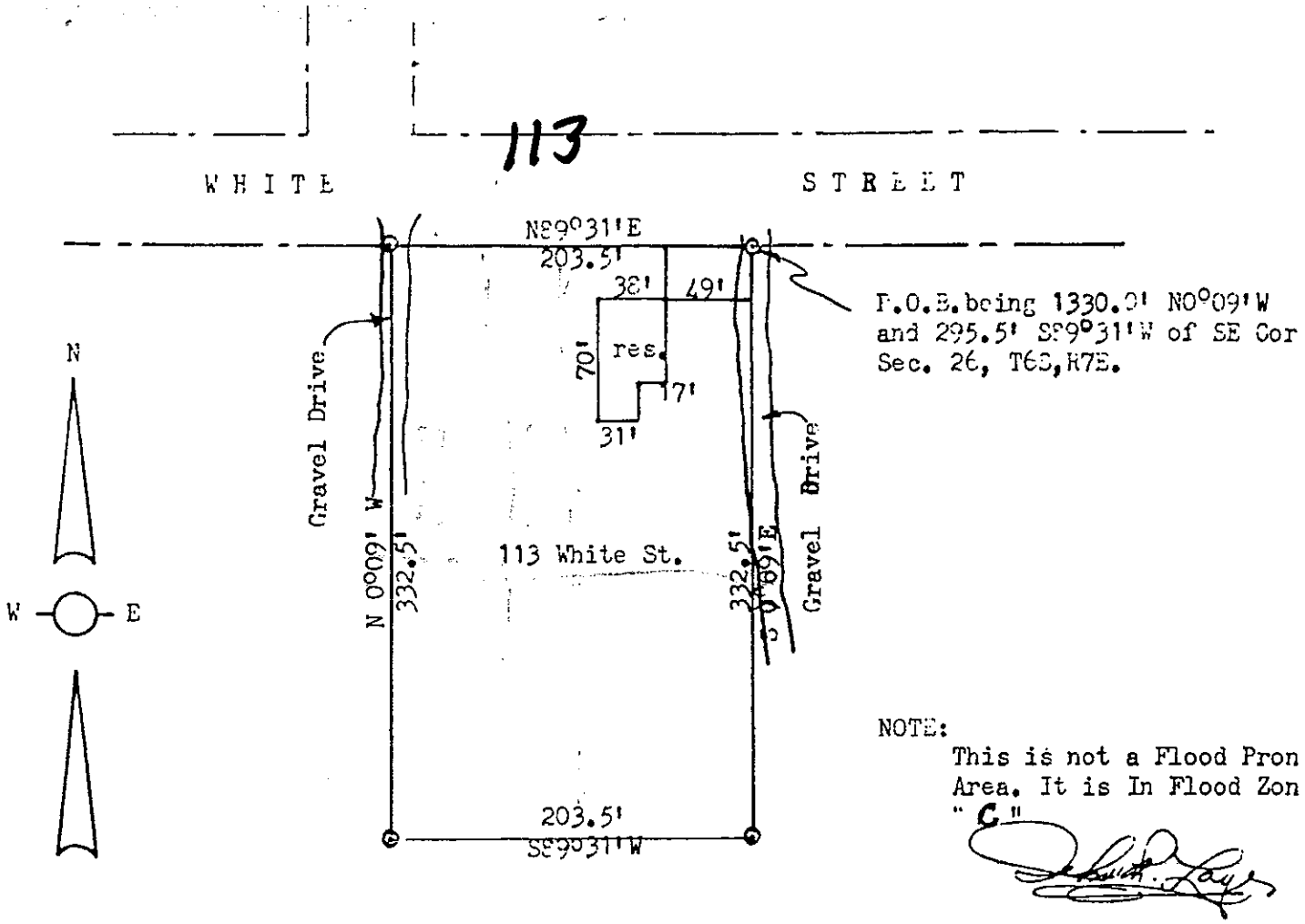
BODIN AND WEBB, INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS ST.
PH. 985-345-3947 HAMMOND, LA 70403
FX. 985-345-0213 SIGNATURE DATE 12/01/15

PLAT FOR:
CLARENCE WITTINGTON
203 WHITE ST.
HAMMOND, LA.

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0430-F
DATED: 7-22-2010

SUB-2015-12-00032

S:\CAD Jobs\JOBS BY YEAR\2004\04540\2WHITTINGTON LAYOUT.DWG. Model. 12/1/2015 7:29:59 AM



NOTE:
This is not a Flood Pron Area. It is In Flood Zon "C"

PLAT OF SURVEY

Showing a Parcel of Land as Shown in Section 26, T. 6 S., R. 7 E., Parish of Tangipahoa, State of Louisiana.

STATE OF LOUISIANA
JOHN W. LAY, SR
REG. No. 303
REGISTERED
LAND SURVEYOR

CONV BK 577 PAGE 197

NOTE: I certify that this plat represents an actual ground survey and no encroachment exists across any property lines.

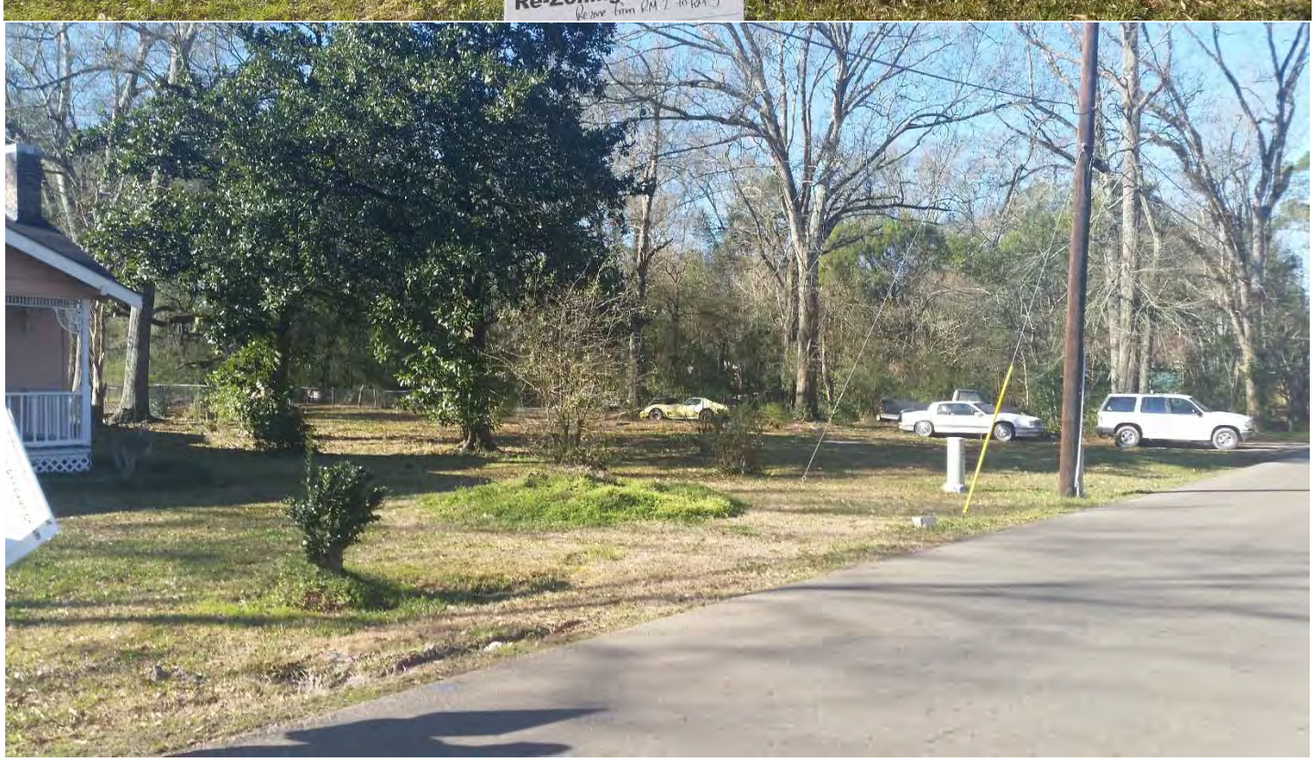
Certified Correct

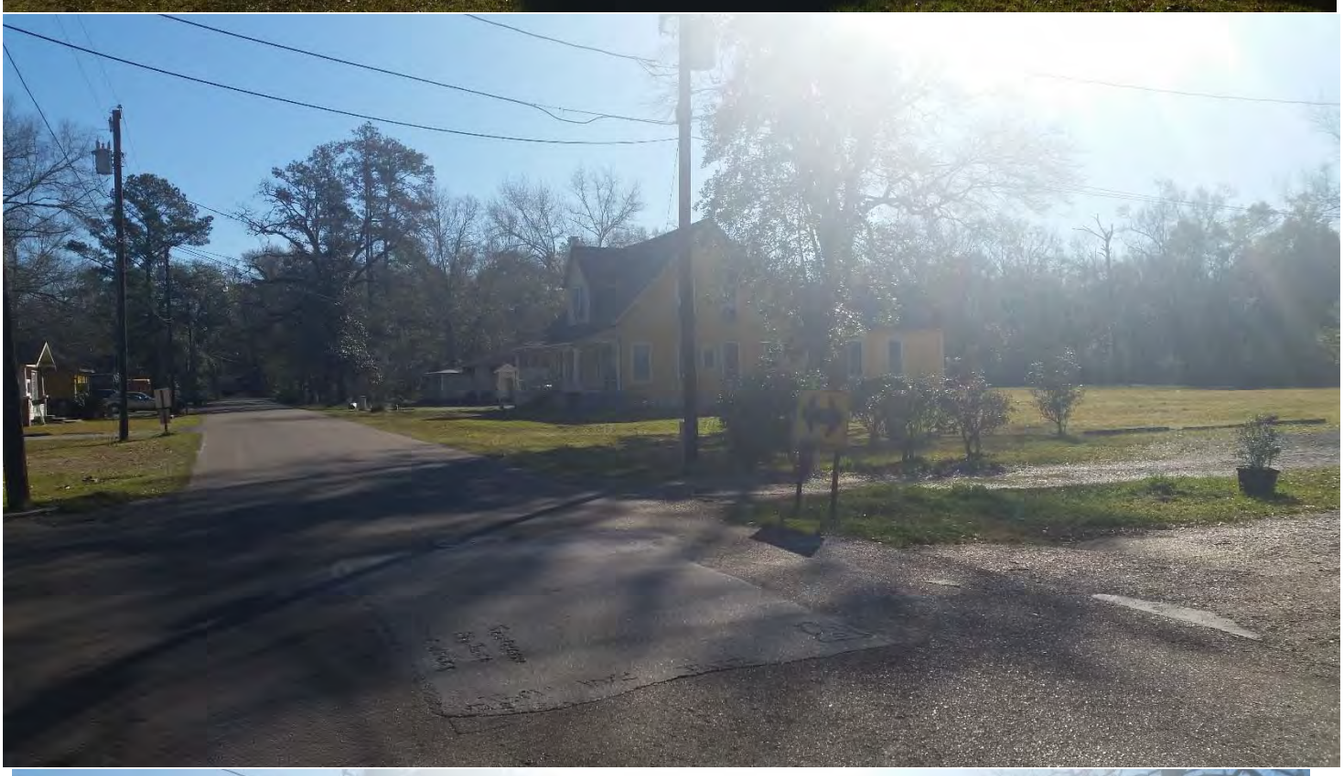
For the exclusive use of CLARENCE WHITTINGTON
Dated: 20 Oct. 1983

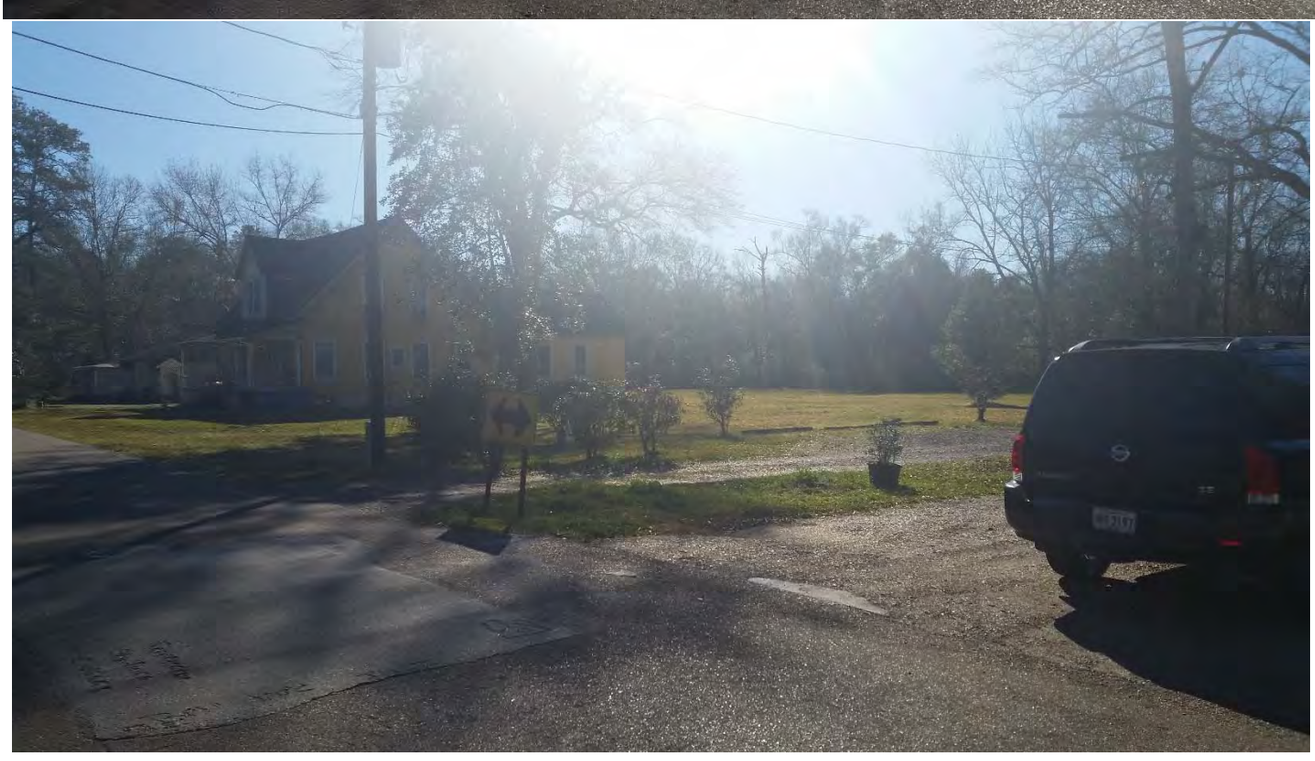
LAY'S SURVEYS

P.O.Box 122 Hammond, La.70404 504-567-2583	Scale: 1" -	Drawn By.	B___/P

City of Hammond Notice of
Re-Zoning/Annexation
Rezone from RM-2 to RM-3



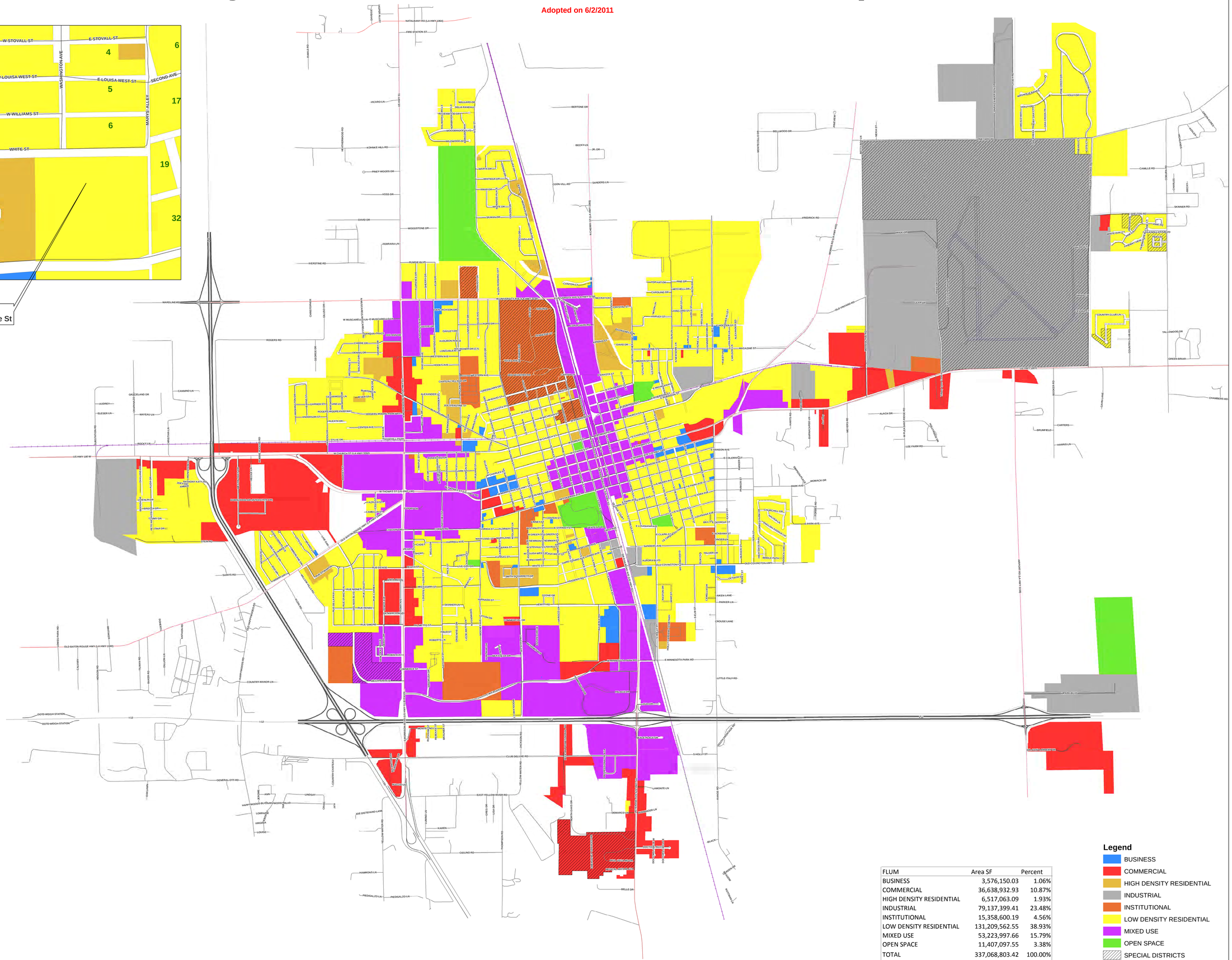




City of Hammond Future Land Use Map

Adopted on 6/2/2011

Z-2016-02-00017
205, 203, 113, 109 White St



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: 2/8/16 **PERMIT#** Z-2016-02-00017

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# 2706641131.00, 2706641130.00, 2706641129.00, 2734641197.00

SITE ADDRESS: 205, 203, 113, 109 White Street
STREET # & STREET NAME

Legal Description or Survey ______

++

PROPERTY OWNER NAME: Clarence Whittington
First Name MI Last Name

Owner Address: 203 White St Hammond LA. 70403
Street Name/Street Number City State Zip

Telephone: (_____)_______ or Cell #: (985) 351-3812

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Clarence Whittington
First Name MI Last Name

COMPANY NAME: White Oaks Enterprises ☐Owner ☐Other

Applicant Mailing Address: P.O. Box 2248 Hammond LA. 70404
Street Name/Street Number City State Zip

Applicant Telephone: (_____)_______ or Cell #: (985) 351-3812

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: Build Apartments

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 Clarence Whittington — 2/1/2016
APPLICANT SIGNATURE — DATE

X Clarence Whittington — 2/1/2016
OWNER(S)SIGNATURE — DATE

X ________ — ________
CITY PLANNER — DATE

** **FOR OFFICIAL USE** **

AMOUNT PAID $ 250.00 **CHECK#** 3283 **CASH** ☐ **DATE PAID** 2/3/2016

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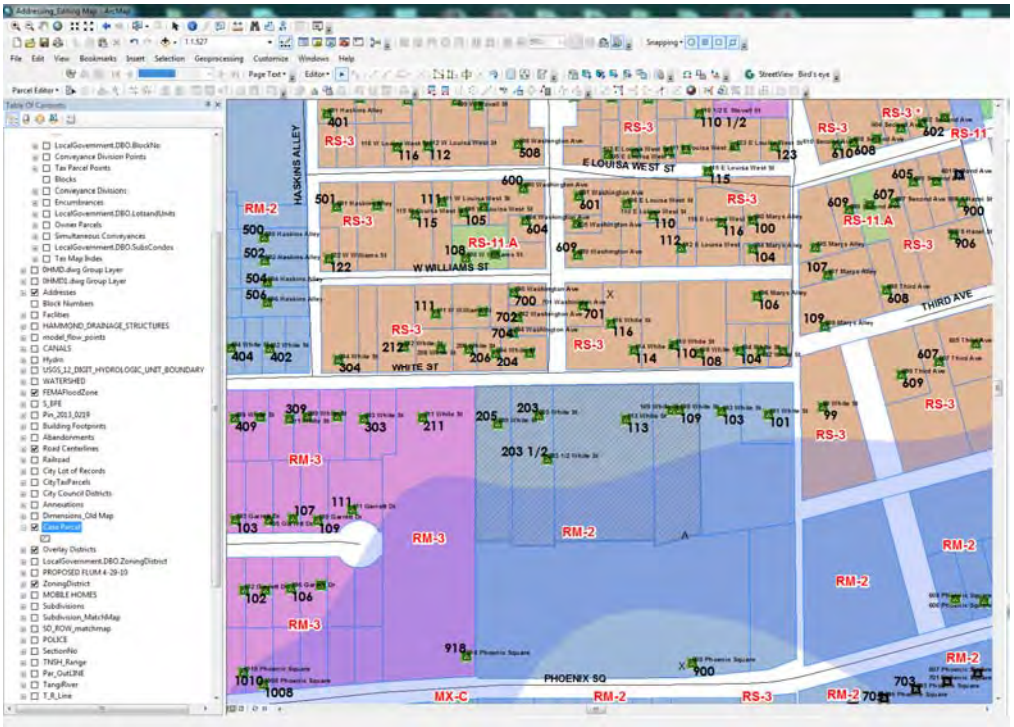
Revised 03/01/2014

PROPERTY INFORMATION SHEET

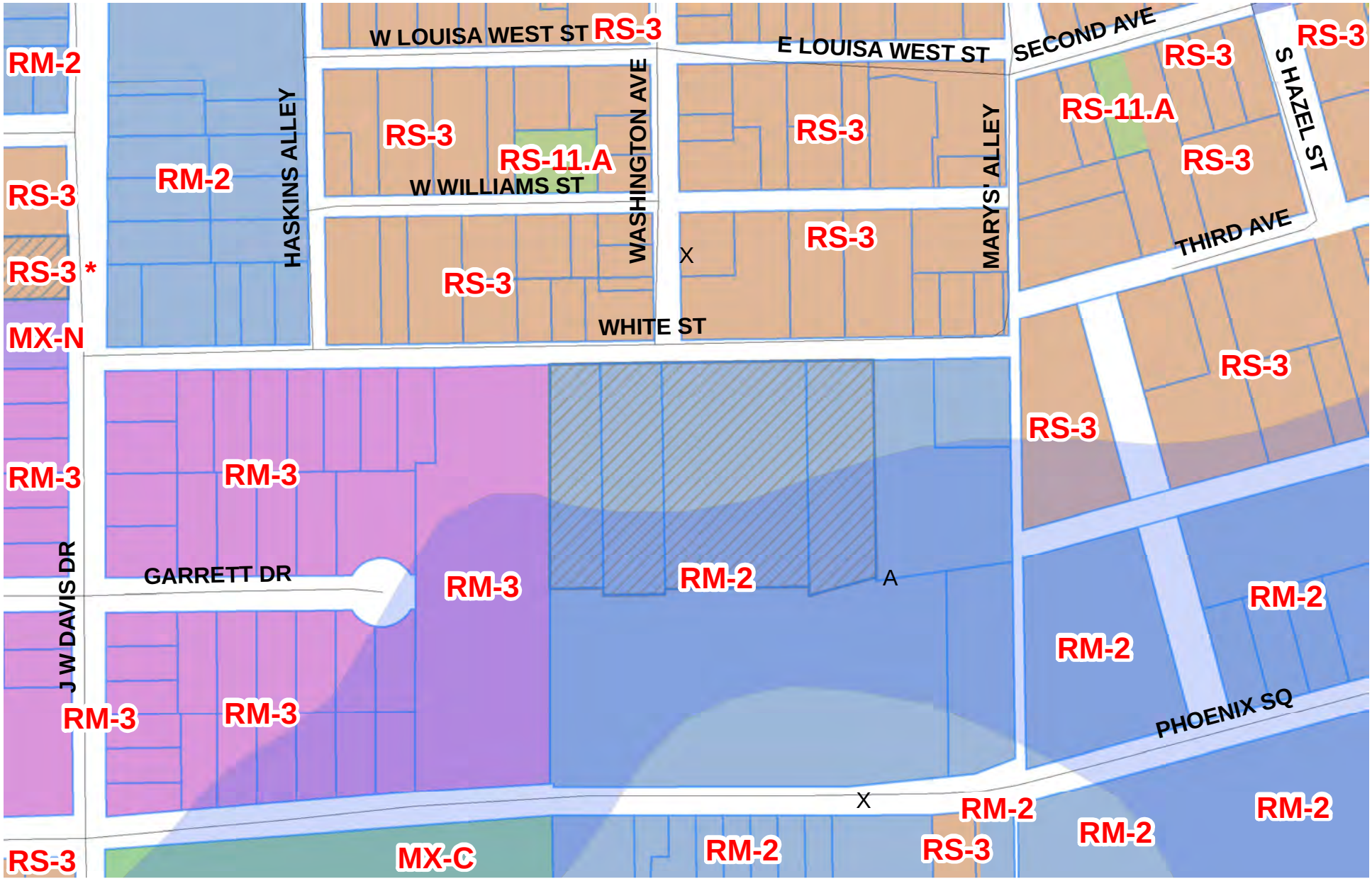
☐	Type of Permit	**REZONING**	☐ Date:	2/8/2016
☐	Permit/Case #	**Z-2016-02-00017**		
☐	Parcel #	**2706641131.00;2706641130.00;2706641129.00; 2736641197.00**		
☐	Address	**205, 203, 113, 109 White St.**		
☐	Owner	**White Oaks Enterprises, INC & Clarence and Linda White**		
☐	Assessment #	**1380400; 1543903; 1544004; 4328108**		
☐	Zoning	**RM-2**		
☐	Overlay District	**NONE**		
☐	Flood Zone	**A & X**		
☐	Flood Way	**NONE**		
☐	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 _____



205, 203, 113, & 109 White St.

Z-2016-02-00017

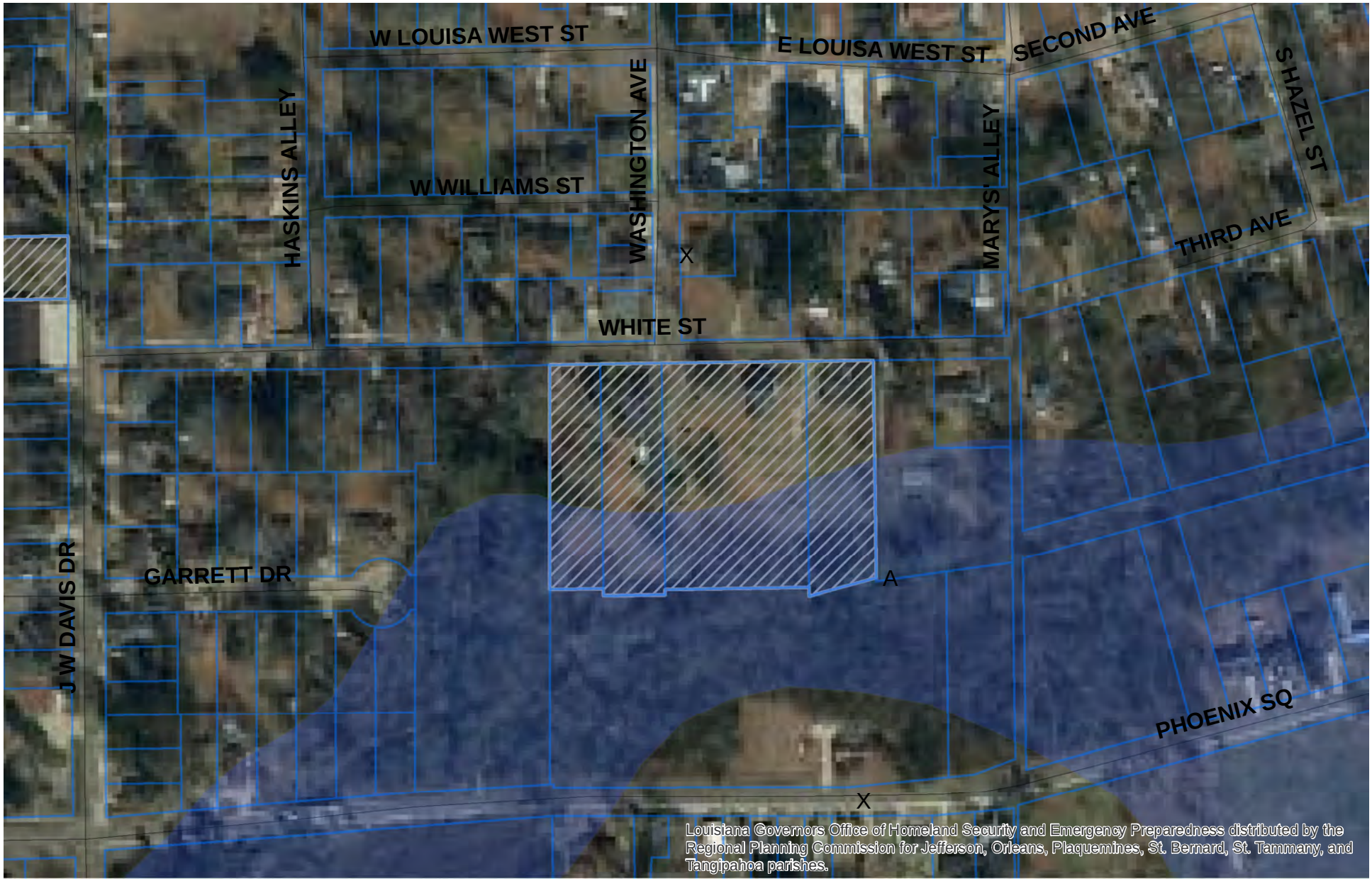
CITY OF HAMMOND, LA

Legend

TaxParcels

Tax Parcels

Case Parcel



CITY OF HAMMOND, LA

205, 203, 113, & 109 White St.

Z-2016-02-00017

Legend

TaxParcels

Tax Parcels

Case Parcel