



# Staff Report

## Rezoning

Case #: Z-2016-04-00019

### Attachments:

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

Zoning Commission Public Hearing: Thursday, May 5, 2016

City Council Introduction: Tuesday May 10, 2016

City Council Final: Tuesday May 24, 2016

### City Council Request (Ordinance):

Introduction of an Ordinance to approve rezoning request by Espen Lilleslatten & Renata Arado to rezone 210' of the north portion of a parcel (being 210'x175') located at 607 W. Morris Ave. from RM-2 to MX-N (recommended approval by the Zoning Commission) Z-2016-04-00019

### Site Information:

**Location (Address):** 607 W Morris Ave

**Council District:** City Council District 2

**Existing Zoning:** RM-2

**Future Land Use:** High Density Residential

**Existing Land Use:** Residential

### Site Description:

175' fronting on W. Morris Ave and 300' frontage on S. Wilson St. Residential home with 3 street frontages. Circle driveway entrance on W. Morris, and additional driveway on S. Wilson St.

### Adjacent Land Use and Zoning:

| <u>Direction:</u> | <u>Land Use/Zoning:</u>                            |
|-------------------|----------------------------------------------------|
| North             | Single Family Residential/RM-2 (across W Morris)   |
| South             | Single Family Residential/RM-2 (across Edwin Neil) |
| West              | Single Family/MX-N & RM-2 (across S. Wilson)       |
| 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:** Colleen Scarle - For Rezoning but against buffer

**Against:** NONE

### **Commission Recommendation:**

**Motion:** Stanley Young recommended approval

**For:** William Travis, Stanley Young, Ralph Ross, Jimmy Meyer

**Against:** NONE

**Abstain:** Sam McClugage

**Absent:** NONE

### **Ordinance to Read:**

WHEREAS, on May 5, 2016 the Zoning Commission held a public hearing and recommended approval on rezoning request by Espen Lilleslatten & Renata Arado to rezone 210' of the north portion of a parcel (being 210' by 175') located at 607 W. Morris Ave. from RM-2 to MX-N (Z-2016-04-000019);

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#Z-2016-04-00019 by Espen Lilleslatten & Renata Arado to rezone 210' of the north portion of a parcel (being 210' X 175') located at 607 W. Morris Ave. from RM-2 to MX-N.

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











Attn: Tracie Schillace

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: 4/1/2016 PERMIT# 7-2016-04-00019

The next Zoning Commission Meeting will be held on 5-5-2016, 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# 2100001000.0

SITE ADDRESS: 607 W. Morris Ave. Hammond,  
STREET # & STREET NAME

Legal Description or Survey THE NORTH 225 FEET OF LOT 10 ON W. MORRIS

PROPERTY OWNER NAME: Espen Lilleslatten & Renata Arado  
First Name MI Last Name

Owner Address: 607 W. Morris Ave. Hammond, LA  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: (239) 322 8762

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Espen Lilleslatten & Renata Arado  
First Name MI Last Name

COMPANY NAME: ☐ Owner ☐ Other

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

Applicant Telephone: (239) 322 8762 or Cell #: (985) 520-1788

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: rezoning because of major collision and leaving on the south side of street

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 1st District to a 1st District. I/We fully understand and agree to abide by the zoning restrictions for a 1st 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 APPLICANT SIGNATURE

3/27/16  
DATE

X OWNER(S) SIGNATURE

3/27/16  
DATE

X CITY PLANNER

DATE

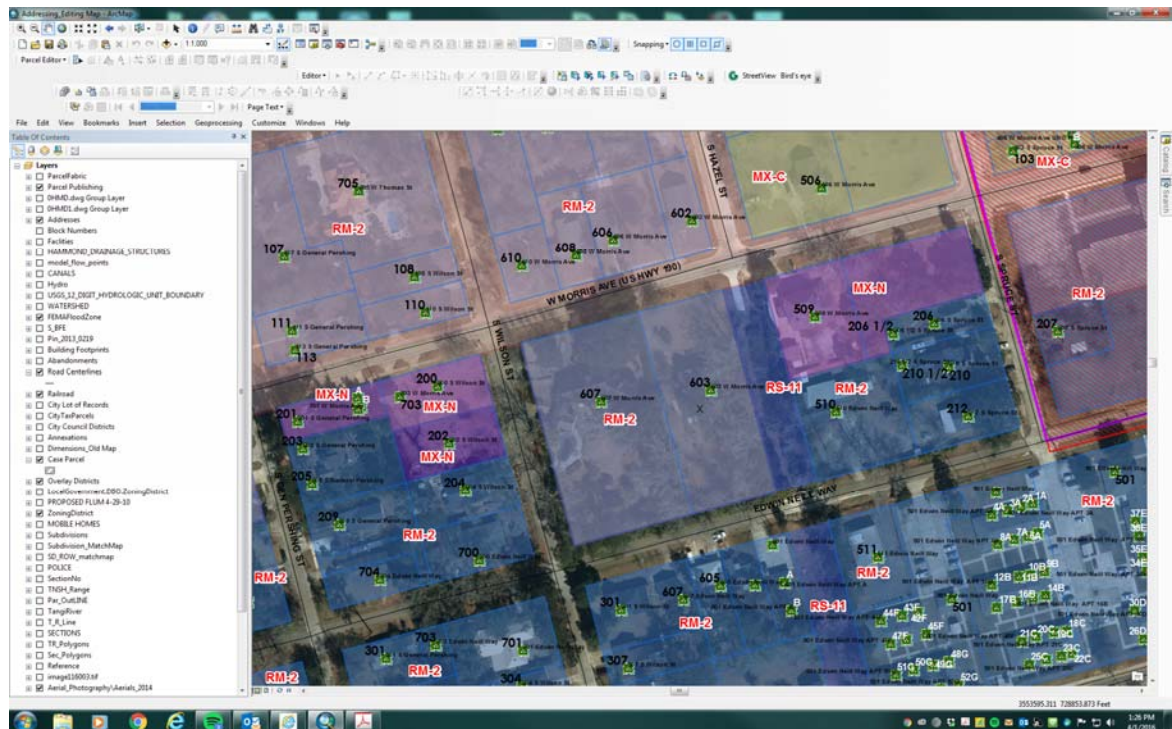
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120 CHECK# 1998 CASH ☐ DATE PAID 4/1/2016  
\*\*\*\*\*

# PROPERTY INFORMATION SHEET

|                          |                  |                                              |                          |       |          |
|--------------------------|------------------|----------------------------------------------|--------------------------|-------|----------|
| <input type="checkbox"/> | Type of Permit   | <b>Rezoning</b>                              | <input type="checkbox"/> | Date: | 4/1/2016 |
| <input type="checkbox"/> | Permit/Case #    | <b>Z-2016-04-00019</b>                       |                          |       |          |
| <input type="checkbox"/> | Parcel #         | <b>2706681005.00</b>                         |                          |       |          |
| <input type="checkbox"/> | Address          | <b>607 W. Morris Ave</b>                     |                          |       |          |
| <input type="checkbox"/> | Owner            | <b>Espen Lilleslatten &amp; Renata Arado</b> |                          |       |          |
| <input type="checkbox"/> | Assessment #     | <b>1301306</b>                               |                          |       |          |
| <input type="checkbox"/> | Zoning           | <b>RM-2</b>                                  |                          |       |          |
| <input type="checkbox"/> | Overlay District | <b>Thomas Morris Overlay</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)                          | 50% =                    |       |          |

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

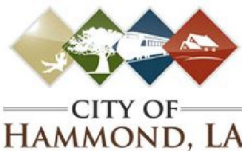
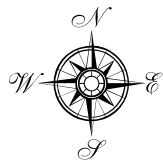
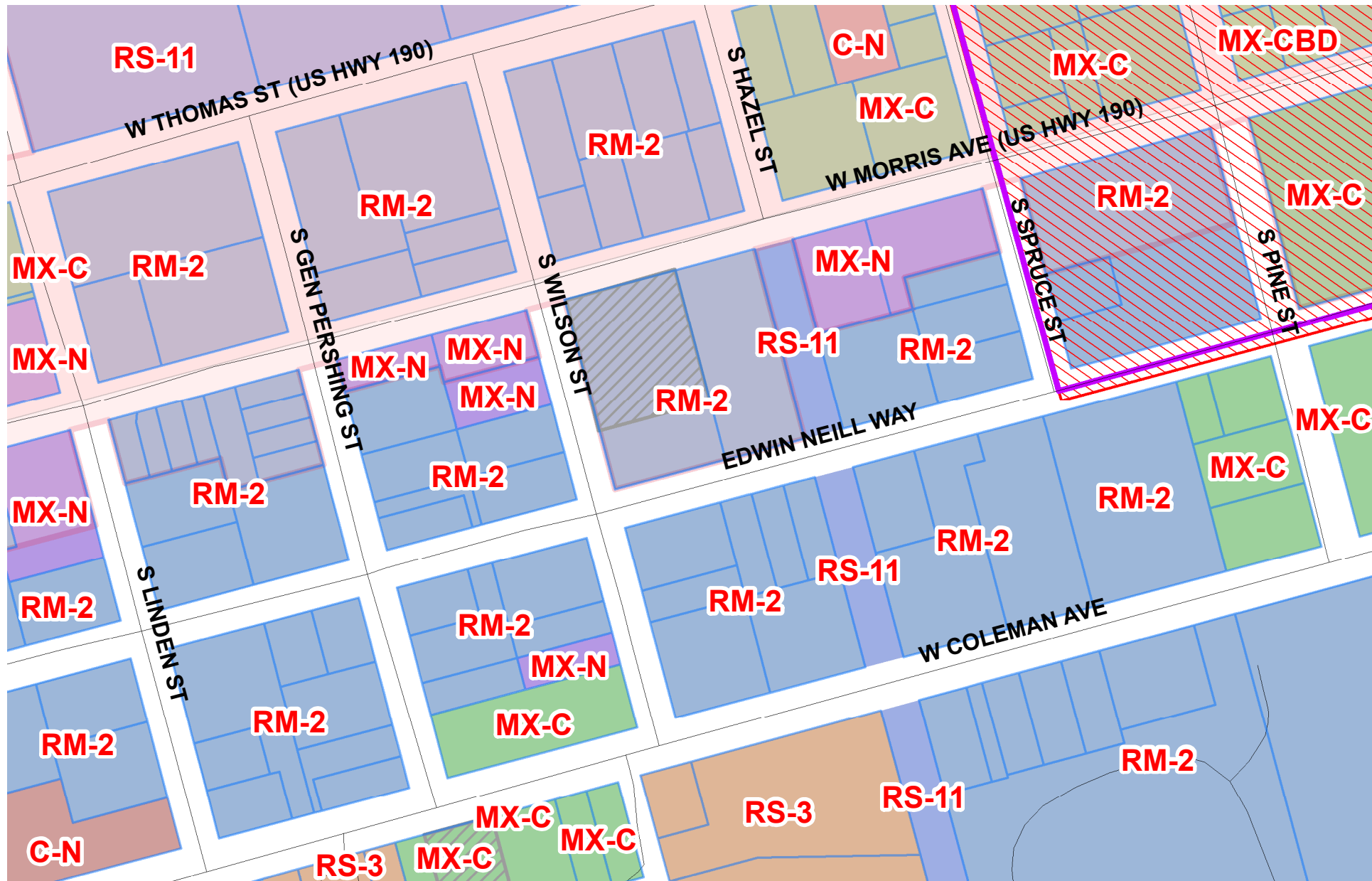
Screen  
Print



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

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





**Z-2016-04-00019**  
**607 W. Morris Ave.**

| Legend     |               |
|------------|---------------|
| TaxParcels |               |
|            | Tax Parcels   |
|            | Case Parcel   |
|            | Iowa Addition |



**Z-2016-04-00019**  
**607 W. Morris Ave.**

**Legend**

**TaxParcels**

-  Tax Parcels
-  Case Parcel