



# Staff Report

## Rezoning

Case #: Z-2016-04-00020

### Attachments:

Staff Report, Survey, 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 Starwood Management Company (Vincent B. Starwood) to rezone Lot 3 (75'x149') fronting on Natchez St. & Mississippi St. from RS-3 to RS-11.A in accordance with survey by Wm. J. Bodin Jr. dated 3/7/2015 (recommend to deny by the Zoning Commission) Z-2016-04-00020

### Site Information:

**Location (Address):** 406 Mississippi St

**Council District:** City Council District 3

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** vacant

### Site Description:

Vacant land on the Northeast corner of Natchez and Mississippi St.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	undeveloped/RS-3
South	Single Family Residential/RS-11.A (across MS St)
West	Single Family Residential/RS-11.A
East	Single Family Residential/RS-3

### Additional Information:

6.12.15: Administrative subdivision was approved to create 3 lots of record. This lot size does not meet the requirements for RS-11.A guidelines. Request to place a mobile home for rental.

**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 or hazard?

Overburden existing drainage and utilities?

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

Noise and vibrations?

**Public Hearing:**

**For:** NONE

**Against:** NONE

**Commission Recommendation:**

**Motion:** Ralph Ross recommends to deny in accordance with City Planner Recommendation

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

**Against:** NONE

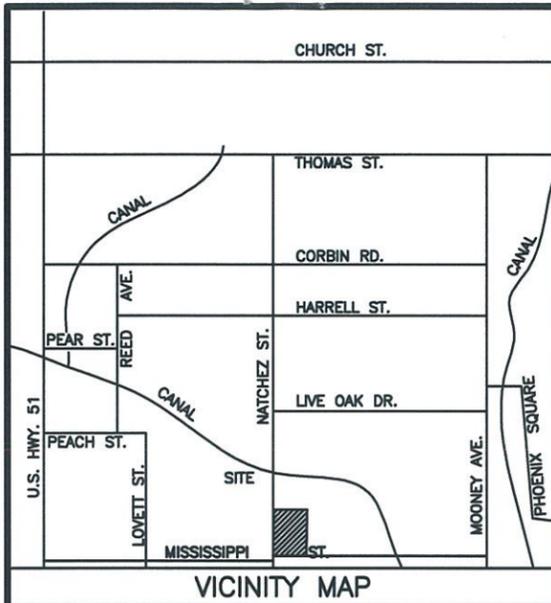
**Abstain:** NONE

**Absent:** NONE

**Ordinance to Read:**

Pending if approved

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



**DESCRIPTION OF PROPERTY (ENTIRE TRACT)**  
 BEGINNING AT A POINT 37.12 FEET N 1°26'38" E AND 25.00 FEET N 89°18'58" E OF THE S.W. CORNER OF THE NORTH 1/2 OF THE S.E. QUARTER OF THE S.W. QUARTER OF SECTION 26, T6S-R7E, THIS BEING THE POINT OF BEGINNING; THENCE N 1°26'38" E A DISTANCE OF 225.00 FEET; THENCE N 89°18'58" E A DISTANCE OF 149.90 FEET; THENCE S 1°26'38" W A DISTANCE OF 225.00 FEET; THENCE S 89°18'58" W A DISTANCE OF 149.90 FEET BACK TO THE POINT OF BEGINNING CONTAINING 37603.024 SQUARE FEET, 0.774 ACRES. ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, 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 3-7-2015.

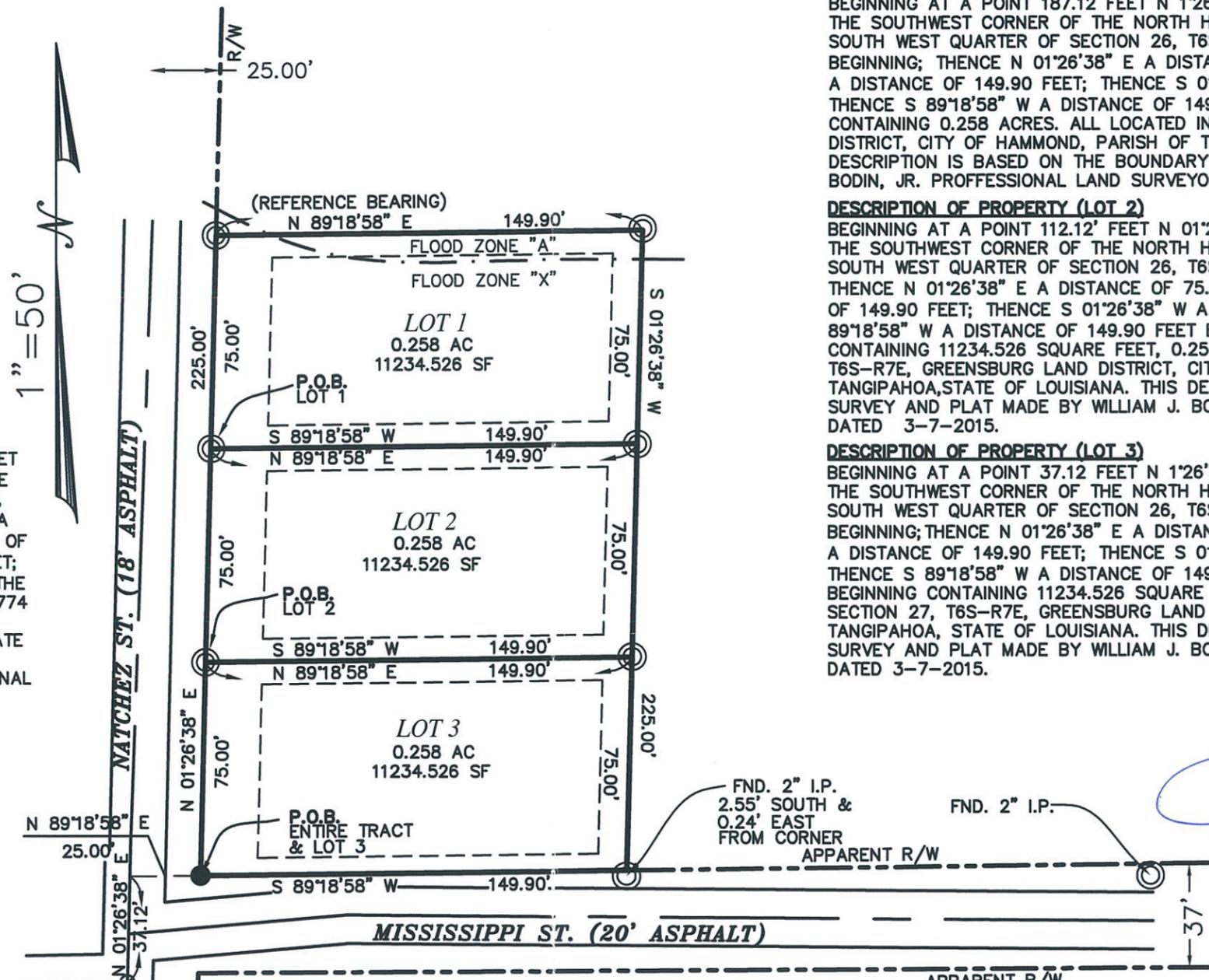
**REFERENCE PLAT**  
 PLAT OF ROBERT LABEE  
 MINOR SUBDIVISION  
 BY BODIN AND WEBB, INC.  
 DATED JULY 22, 2009

**REFERENCE BEARING**  
 N 89°18'58" E AS PER  
 REFERENCE PLAT

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.774 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 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

**MARCH 7, 2015**  
**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.

SURVEY FOR:  
**BRETT STARWOOD**  
 NATCHEZ STREET  
 HAMMOND, LA.



THE S.W. CORNER OF THE NORTH 1/2 OF THE S.E. QUARTER OF THE S.W. QUARTER OF SECTION 26, T6S-R7E.

FLOOD ZONE "A"  
 (FLOOD PRONE)  
 FLOOD ZONE "X"  
 (NOT FLOOD PRONE)  
 COMMUNITY NO. 220208  
 MAP NO. 22105C0430F  
 DATED: 7-22-2010

⊙ = FOUND 1" I.P.  
 ● = SET 1" I.P.

**NOTE:**  
 PROPERTY IS IN A ZONE R-4  
 (RESIDENTIAL DISTRICT)

FND. 2" I.P.  
 2.55' SOUTH &  
 0.24' EAST  
 FROM CORNER  
 APPARENT R/W

Recorded 6/12/15  
 COB 1384, Page 208  
 Inst. # 941912

JOB-2015-06-00018

**DESCRIPTION OF PROPERTY (LOT 1)**  
 BEGINNING AT A POINT 187.12 FEET N 1°26'38" E AND 25.00 FEET N 89°18'58" E OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 26, T6S-R7E, THIS BEING THE POINT OF BEGINNING; THENCE N 01°26'38" E A DISTANCE OF 75.00 FEET; THENCE N 89°18'58" E A DISTANCE OF 149.90 FEET; THENCE S 01°26'38" W A DISTANCE OF 75.00 FEET; THENCE S 89°18'58" W A DISTANCE OF 149.90 FEET BACK TO THE POINT OF BEGINNING CONTAINING 0.258 ACRES. ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, 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 3-7-2015.

**DESCRIPTION OF PROPERTY (LOT 2)**  
 BEGINNING AT A POINT 112.12' FEET N 01°26'38" E AND 25.00 FEET N 89°18'58" E OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 26, T6S-R7E, THIS BEING THE POINT OF BEGINNING; THENCE N 01°26'38" E A DISTANCE OF 75.00 FEET; THENCE N 89°18'58" E A DISTANCE OF 149.90 FEET; THENCE S 01°26'38" W A DISTANCE OF 75.00 FEET; THENCE S 89°18'58" W A DISTANCE OF 149.90 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 11234.526 SQUARE FEET, 0.258 ACRES. ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, 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 3-7-2015.

**DESCRIPTION OF PROPERTY (LOT 3)**  
 BEGINNING AT A POINT 37.12 FEET N 1°26'38" E AND 25.00 FEET N 89°18'58" E OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 26, T6S-R7E, THIS BEING THE POINT OF BEGINNING; THENCE N 01°26'38" E A DISTANCE OF 75.00 FEET; THENCE N 89°18'58" E A DISTANCE OF 149.90 FEET; THENCE S 01°26'38" W A DISTANCE OF 75.00 FEET; THENCE S 89°18'58" W A DISTANCE OF 149.90 FEET BACK TO THE POINT OF BEGINNING CONTAINING 11234.526 SQUARE FEET, 0.258 ACRES. ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, 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 3-7-2015.

ADMINISTRATIVE APPROVAL	DATE
<i>Dennis Carter Beard</i>	6/10/15
DISTRICT COUNCILMAN	DATE
<i>[Signature]</i>	6-10-15
CITY PLANNER	DATE
<i>[Signature]</i>	6-4-15
PLANNING COMMISSION CHAIRMAN	DATE
<i>[Signature]</i>	6-3-15
OWNER	DATE



*Wm. J. Bodin, Jr.*  
 BODIN & WEBB INC.  
 ENGINEERS & SURVEYORS  
 1024 SOUTH CYPRESS STREET  
 HAMMOND, LA. 70403  
 LA. REG. NO. 4253  
 (985) 345-3947 (P) (985) 345-0213 (F)  
 DATE 3/7/15





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: 4/11/2016

PERMIT# E-2016-04-00020

The next Zoning Commission Meeting will be held on April 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 \$120,000  Block or Area \$250,000 (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# 810706041120.00

SITE ADDRESS: 406 MISSISSIPPI  
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME:

VINCENT B. STARWOOD  
First Name Last Name

Owner Address: 216 CHOCTAW RD, LA FAYETTE LA 70501  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: 337 781-8888

PLEASE READ AND SIGN BELOW

APPLICANT NAME: VINCENT B. STARWOOD  
First Name Last Name

COMPANY NAME: STARWOOD MGMT CO Owner  Other

Applicant Mailing Address: 216 CHOCTAW RD, LA FAYETTE LA 70501  
Street Name/Street Number City State Zip

Applicant Telephone: ( ) or Cell #: 337 781-8888

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: RS-3 MX-N MX-C MX-CBD C-N C-H C-R I-H I-L

REQUESTED ZONING: RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: TO PLACE A MOBILE HOME

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 of furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from RS-3 District to a RS-11A District. I/We fully understand and agree to abide by the zoning restrictions for a RS-11A District. I am including with this application a copy of any covenants or restrictions and deeds governing this property. RS-11A

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 WJSTP APPLICANT SIGNATURE 3/9/16 DATE

X \_\_\_\_\_ OWNERS SIGNATURE \_\_\_\_\_ DATE

X \_\_\_\_\_ CITY PLANNER \_\_\_\_\_ DATE

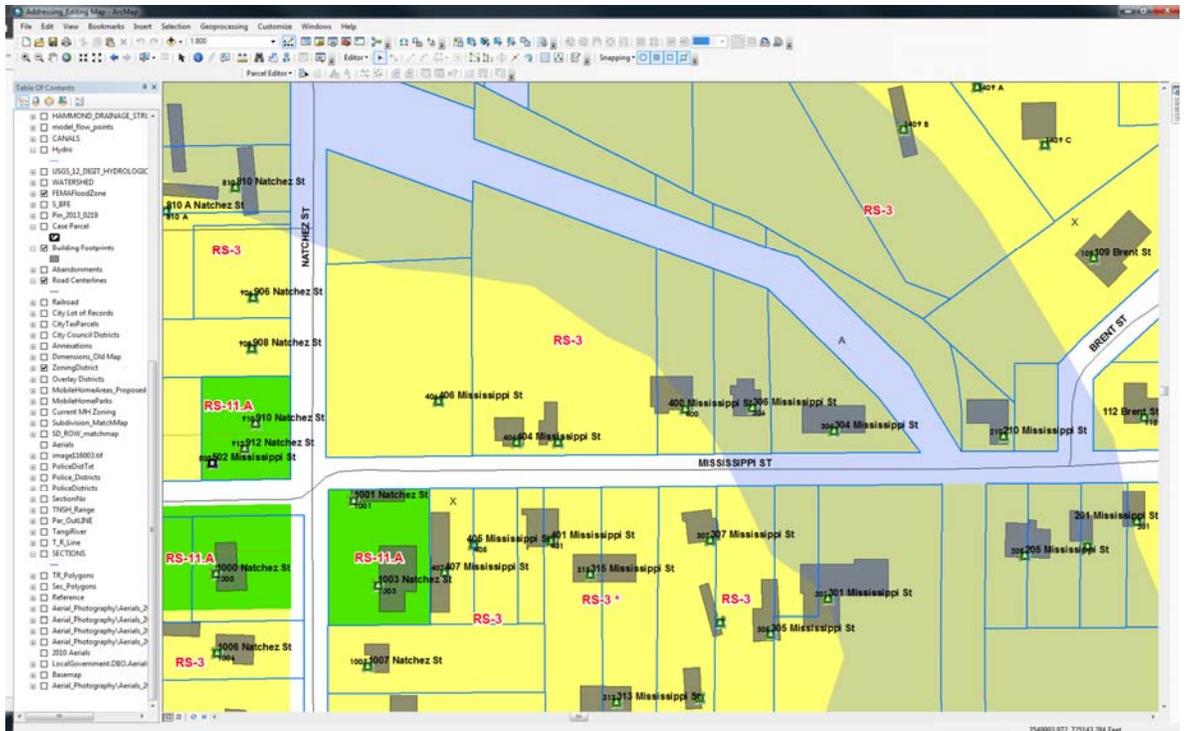
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120 CHECK# \_\_\_\_\_ CASH  DATE PAID 4/12 2016  
\*\*\*\*\*

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>Rezoning</b>	<input type="checkbox"/>	Date:	4/11/2016
<input type="checkbox"/>	Permit/Case #	<b>Z-2016-04-00020</b>			
<input type="checkbox"/>	Parcel #	<b>2676641126.00</b>			
<input type="checkbox"/>	Address	<b>406 Mississippi St.</b>			
<input type="checkbox"/>	Owner	<b>Starwood Management Company LLC</b>			
<input type="checkbox"/>	Assessment #	<b>2532905</b>			
<input type="checkbox"/>	Zoning	<b>RS-3</b>			
<input type="checkbox"/>	Overlay District	<b>NONE</b>			
<input type="checkbox"/>	Flood Zone	<b>A &amp; X</b>			
<input type="checkbox"/>	Flood Way	<b>NO</b>			
<input type="checkbox"/>	Holds/Taxes	<b>NONE/NONE</b>			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

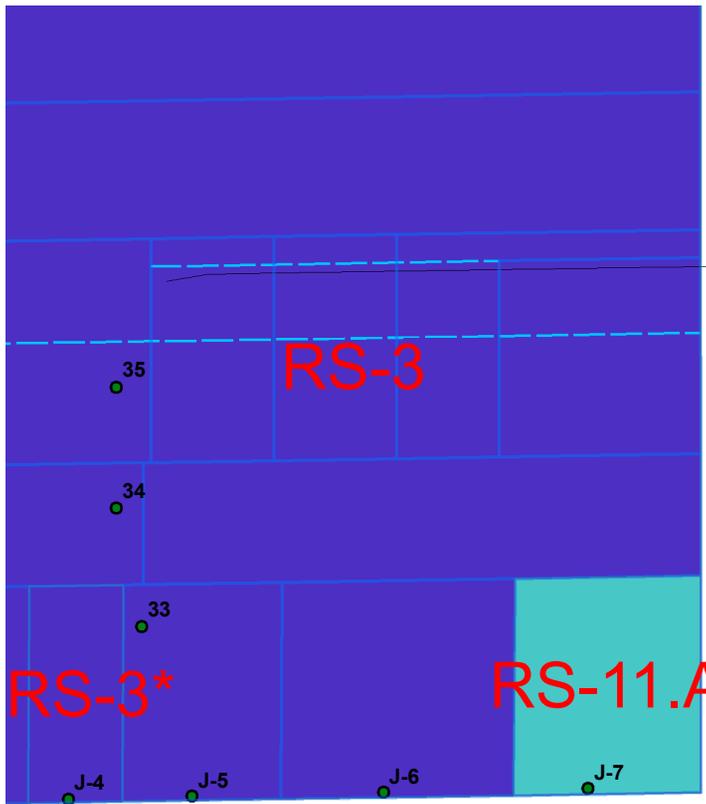
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print

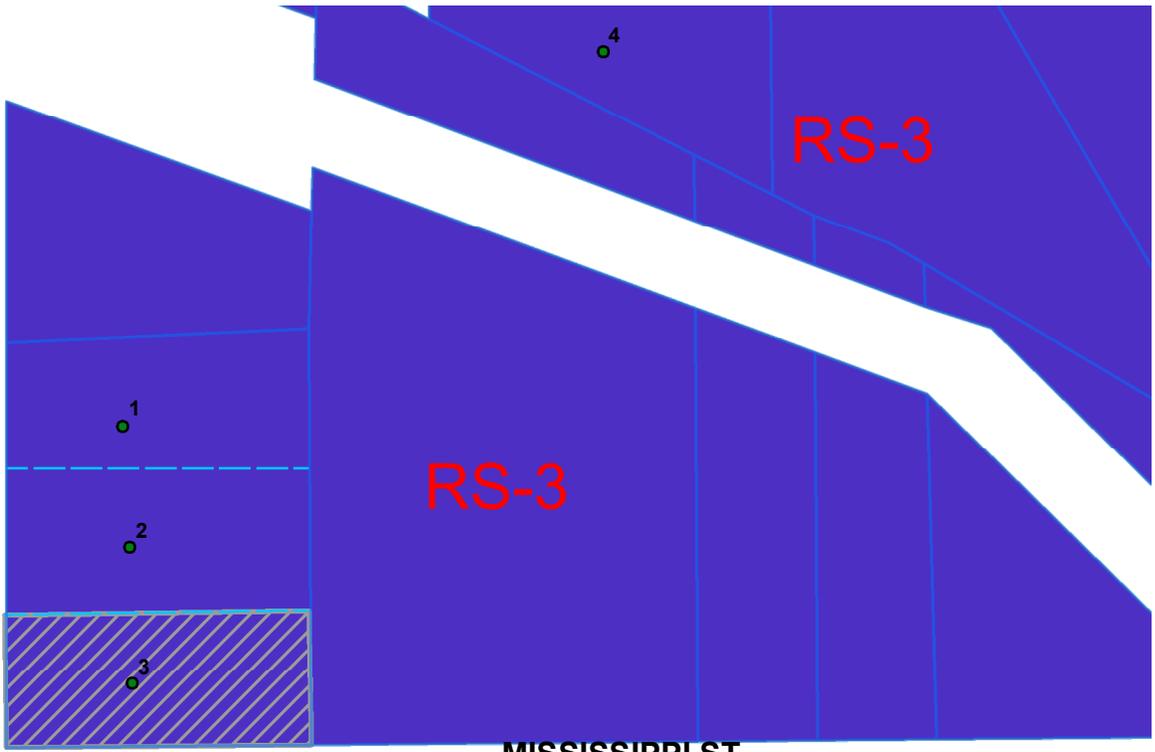


Preparer Initials \_\_\_\_\_

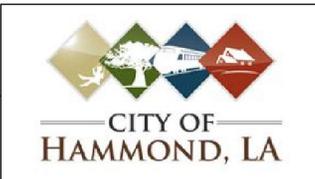
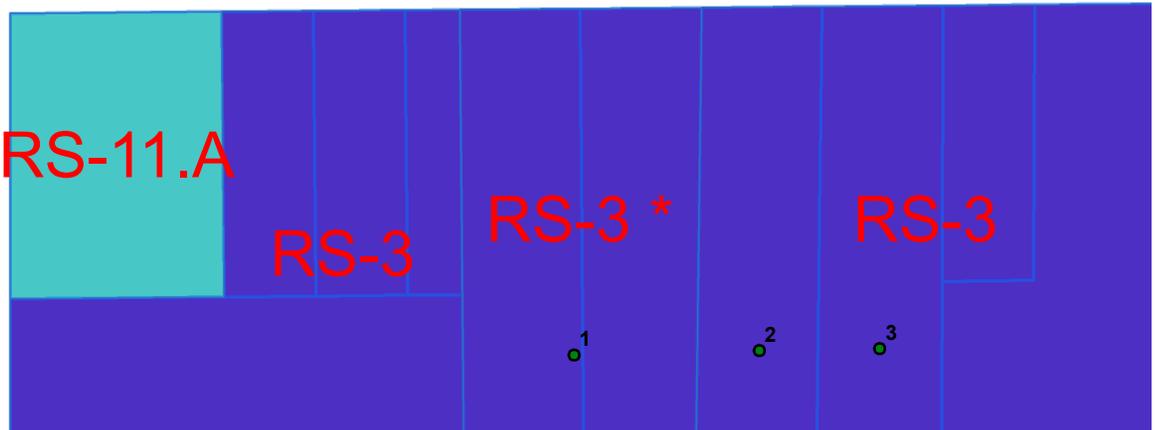
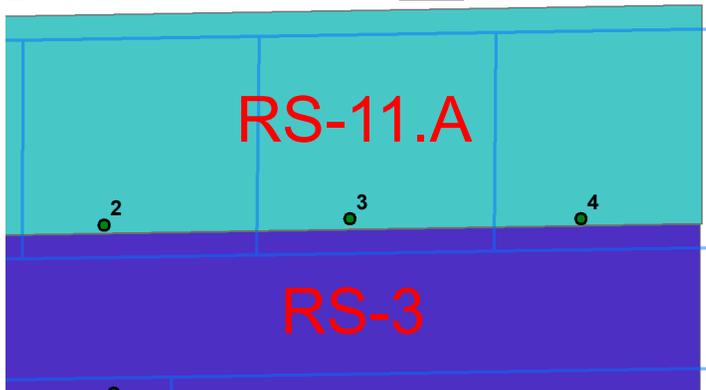
Reviewer Initials \_\_\_\_\_



NATCHEZ ST



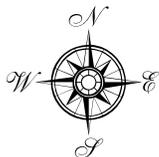
MISSISSIPPI ST



Z-2016-04-00020  
**406 Mississippi St.**

**Legend**

-  Tax Parcels
-  LotOfRecordLines
-  Case Parcel



**Z-2016-04-00020**  
**406 Mississippi St.**

Legend	
	Tax Parcels
	LotOfRecordLines
	Case Parcel