Staff Report

Rezoning

Case #: Z-2016-07-00027

Attachments:

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

Zoning Commission Public Hearing: Thursday, August 4, 2016

City Council Introduction: Tuesday August 9, 2016

City Council Final: Tuesday August 23, 2016

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Roy & Lucien Dufreche to rezone a 50' x 150' lot being the center 1/3 of the SE 1/4 of Blk. 2 Iowa Addition located at 208 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00027) Recommended approval by the Zoning Commission

Site Information:

Location (Address): 208 S Orange St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: High Density Residential

Existing Land Use: VACANT

Site Description:

Vacant property adacent to new parking lot for First Guaranty Bank fronting on S. Orange St.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	First Guaranty Bank parking lot/MX-C
South	Single family residential/RS-5 (across E. Hanson)
West	Vacant lot/RM-2
East	Parking lot/RM-2

Additional Information:

Proposal for IT building for First Guaranty Bank

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: Alton Lewis-First Guaranty Bank

Against: NONE

Commission Recommendation:

Motion: Recommended Approval

For: William Travis, Stanley Young, Matt Sandifer

Against:

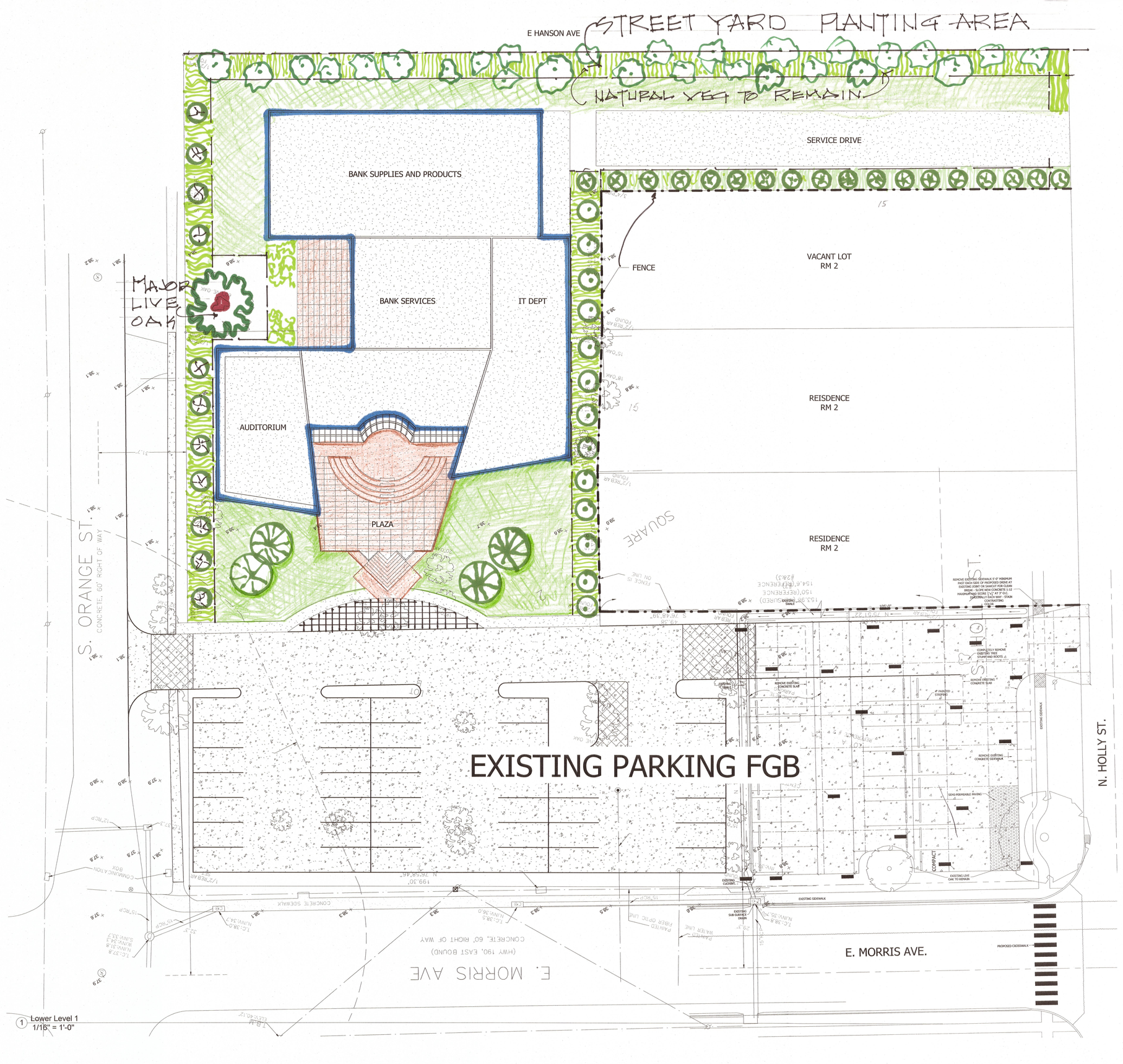
Abstain: Jeffrey Smith

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on August 4, 2016 the Hammond Zoning Commission held a public hearing on a ezoning request by Roy & Lucien Dufreche to rezone a 50' x 150' lot being the center 1/3 of the SE 1/4 of Blk. 2 Iowa Addition located at 208 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00027);
WHEREAS, the Zoning Commission recommends approval to rezone from RM-2 to MX-C and has been forwarded to the Hammond City Council.
NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by Roy & Lucien Dufreche to rezone a 50' x 150' lot being the center 1/3 of the SE 1/4 of Blk. 2 Iowa Addition located at 208 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00027)

From: Josh Taylor, City Planner _____



1 Lower Level 1
1/16" = 1'-0"

I:\0000 - First Guaranty Bank\FGB IT Building\IT Building.rvt

7/27/2016 4:29:08 PM

GASAWAY GASAWAY BANKSTON ARCHITECTS APAC
ggbarchitects.com
Andrew Gasaway, Jr., AIA
Bret Gasaway, AIA, NCARB
Chris Bankston, AIA, NCARB, LEED AP
1007 W. Thomas St. Suite G Hammond LA 70401 985.345.5047

Project Number

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Project Name
Enter address here
Owner

DATE Issue Date

PROFESSIONAL OF RECORD
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

SHEET # A101

STOP
4-WAY

City of Hammond Notice of
Re-Zoning/Annexation
Request: Re zone 50' x 150' Lot from RM-2 to MX-C
At: 210 S Orange St
Location
A Public Hearing at City Hall is set for
8-4-2016 AT 5:00PM
Date
Time

City of Hammond N
Re-Zoning/Anne
Request:
At:
210 S Orange
Location
A Public Hearing at City H
Date
AT

STOP

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: 7/7/2016 **PERMIT#** Z-2016-07-00027

The next Zoning Commission Meeting will be held on Aug. 4, 2014 **, 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# 2744468 1001.00

SITE ADDRESS: LOT 208 S. ORANGE ST.
STREET # & STREET NAME

Legal Description or Survey 50FT. X 180PT THE E 1/3 OF SE 1/4 OF BLK 2 IOWA ADD

PROPERTY OWNER NAME: Lucien & Roy Dufreche
First Name MI Last Name

Owner Address: 902 Weinberger Trace Dr, Ponchatoula, La 70454
Street Name/Street Number City State Zip

Telephone: (985) 386-8018 or Cell #: (985) 969-7840

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Lucien & Roy Dufreche
First Name MI Last Name

COMPANY NAME: ☐Owner ☐Other

Applicant Mailing Address: 902 Weinberger Trace Dr. Ponchatoula, La 70454
Street Name/Street Number City State Zip

Applicant Telephone: (985) 386-8018 or Cell #: (985) 969-7840

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: IN ORDER TO HAVE ADEQUATE SPACE + Parking FOR A NEW $3.5 MILLION $ R&D - IT DEPT + AUDITORIUM

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 RM-2 District to a MX-C District. I/We fully understand and agree to abide by the zoning restrictions for a MX-C 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 DATE

X Lucien T Dufreche Roy T Dufreche 7/7/16
Applicant & OWNER(S) SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

********** FOR OFFICIAL USE **********
AMOUNT PAID $ 120.00 **CHECK#** 199599 **CASH** ☐ **DATE PAID** 7/7/2016

Revised 03/01/2014

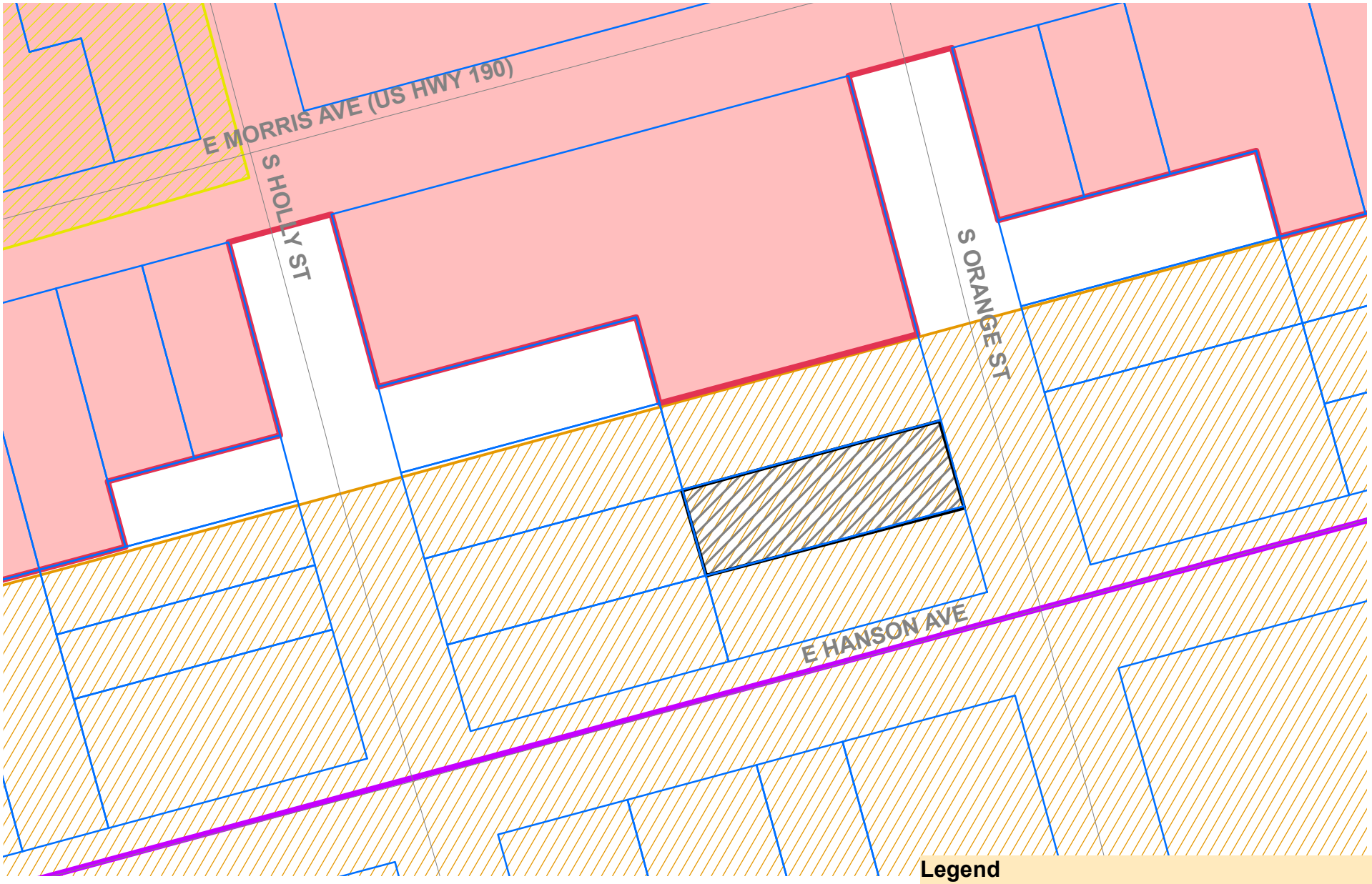
CITY OF HAMMOND, LA

Z-2016-07-00027

208 S. Orange St.

Legend

Case Parcel



CITY OF HAMMOND, LA

Z-2016-07-00027

208 S. Orange St.

Legend

- Case Parcel
- Central Business District
- Downtown Development District
- Thomas/Morris Street Overlay & Economic Development
- Iowa Addition

CITY OF HAMMOND, LA

Z-2016-07-00027

208 S. Orange St.

Legend

Case Parcel