



Staff Report

Rezoning

Case #: Z-2016-07-00028

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, 2019

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Roy & Lucien Dufreche to rezone a 50'x 150' lot being Lot 12 of Blk 2 Iowa Addition located at 210 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00028) Recommended approval by the Zoning Commission

Site Information:

Location (Address): 210 S Orange St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: High Density Residential

Existing Land Use: Undeveloped

Site Description:

Vacant property adjacent to new parking lot for First Guaranty Bank fronting on S. Orange St. and E. Hanson

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
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?

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: Alton Lewis-First Guaranty Bank

Against: NONE

Commission Recommendation:

Motion: Recommend approval

For: William Travis, Stanley Young, Matt Sanider

Against: None

Abstain: Jeffrey Smith

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on August 4, 2016 the Hammond Zoning Commission held a public hearing on a rezoning request by Roy & Lucien Dufreche to rezone a 50'x 150' lot being Lot 12 of Blk 2 Iowa Addition located at 210 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00028);

WHEREAS, the Zoning Commission recommendation for approval to rezone from RM -2 to MX-C 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 Lot 12 of Blk 2 Iowa Addition located at 210 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00028).

From: Josh Taylor, City Planner _____



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Project
Number

Project Name
Enter address here
Owner

DATE Issue Date

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REVISIONS

SHEET #
A101







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# 7-2016-07-00028

The next Zoning Commission Meeting will be held on Aug. 4, 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# 2706081012 02

SITE ADDRESS: LOT 210 3.02 ACRES STREET 1

STREET # & STREET NAME

Legal Description or Survey LOT 12 BLK 2 BEING 5 1/3 OF SE 1/4 BLK 2 LOT A ADD. 50' X 150'

PROPERTY OWNER NAME:

First Name

MI

Last Name

Lucien & Roy Dufreche

Owner Address:

902 Weinberger Trace Drive, Ponchatoula, LA 70454

Telephone: (985) 386-8018

Street Name/Street Number

City

State

Zip

or Cell #: (985) 969-7846

PLEASE READ AND SIGN BELOW

APPLICANT NAME:

First Name

MI

Last Name

Lucien & Roy Dufreche

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) 969-7846

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING:

MX-N MX-C MX-CBD C-N C-H C-R I-H 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-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: TO HAVE SPACE FOR A NEW 53.5 MILLION FACILITY FOR FAB I.T. AND ASSEMBLY + PARKING

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

Lucien & Roy Dufreche

DATE

7/7/16

X

CITY PLANNER

DATE

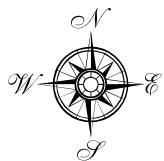
***** FOR OFFICIAL USE *****

AMOUNT PAID \$ 120.00

CHECK# 99601

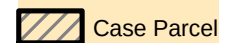
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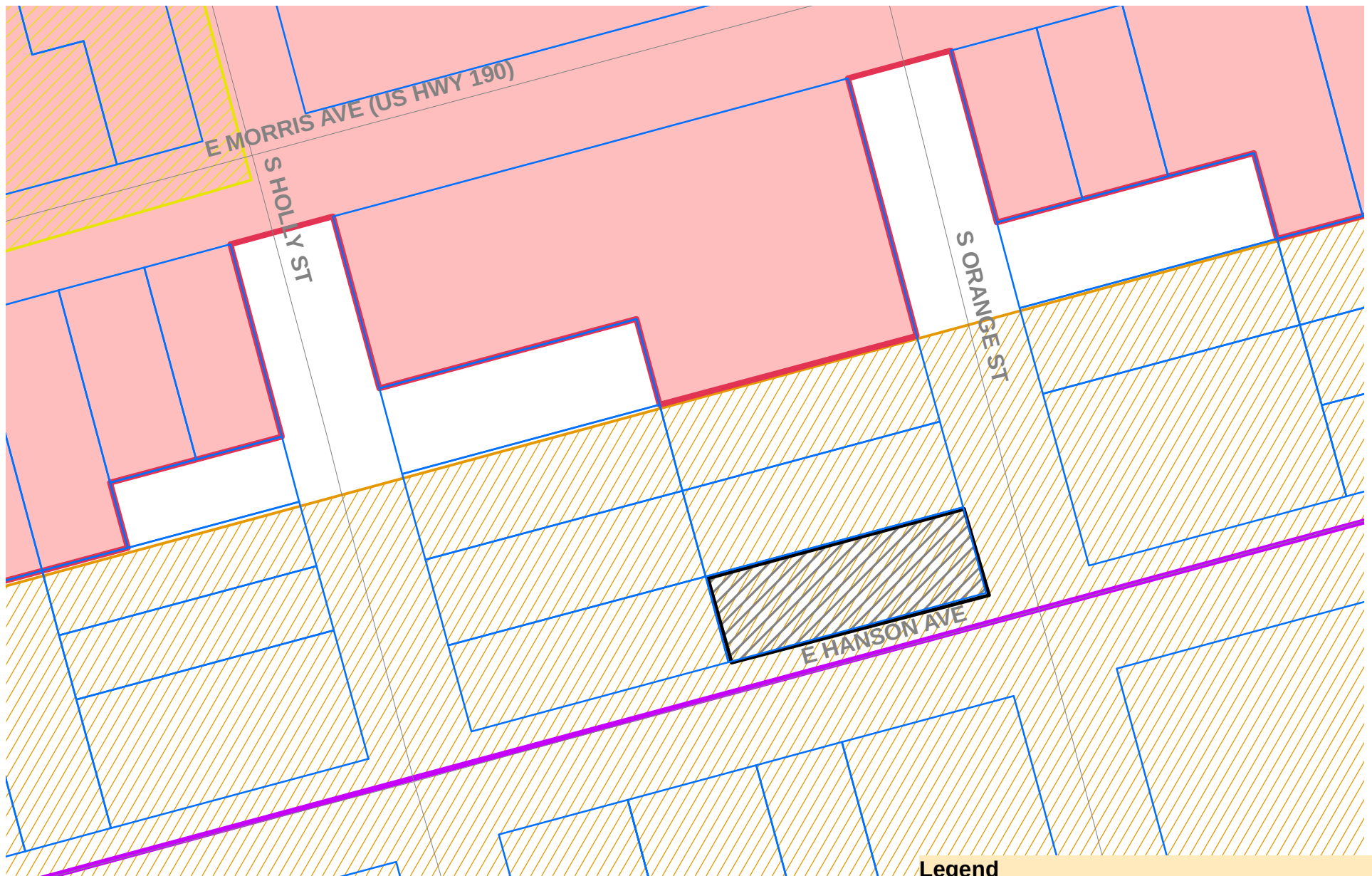
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Z-2016-07-00028
210 S. Orange St.

Legend





Legend

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



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210 S. Orange St.



Z-2016-07-00028
210 S. Orange St.

Legend

