Staff Report

Rezoning

Case #: Z-2018-05-00048

Attachments:

Staff Report, Zoning Map by Mclin, Photos, Application, zoning map, aerial map

Zoning Commission Public Hearing: Thursday, June 7, 2018

City Council Introduction: Tuesday June 12, 2018

City Council Final: Tuesday June 26, 2018

City Council Request (Ordinance):

Introduction of an Ordinance to rezone 17.5 acres being the proposed Covington Ridge Subdivision from RS-8 to a PD (Planned Development) request by Landrick Real Estate LLC in accordance with zoning map by McLin Taylor Inc . dated May 14, 2018 located at TempAdd 6 Old Covington Hwy (Z-2018-05-00048) Recommend Approval by Zoning Commission

Site Information:

Location (Address): TEMPADD6 Old Covington Hwy

Council District: City Council District 2

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: vacant

Site Description:

Undeveloped Property that fronts Old Covington Hwy to the South and E. Park Ave. to the North. Property is located at the end of the current city limits. Gulf South gas pipeline servitude running north and south on the far east property line. The most southwestern lots are located in Flood Zone "A".

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family/RS-8
South	Outside City Limits
West	Outside City Limits
East	Outside City Limits

Additional Information:

11/08/2006: Annexed by Ord#06-4079
12/7/2006: Planning Commission Approved Subdivision
12/19/2006: City Council approved by Resolution Covington Ridge Subdivision
12/28/2006: Plat was pre-maturely recorded
8/05/2014: Subdvision never constructed and owner vacated the subdivision. City Council approved vacation by Ord#14-5373

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: David Koster-Forbes Farm (not against or in favor)
David Blount-E. Park Ave (not against or in favor)
Angel (17357 Old Covington Hwy-Adj property) In Favor

Against: Jennifer Lee (Attorney for Owner)
Thomas McKeller (owner)

Commission Recommendation:

Motion: William Travis-motion to recommend approval

For: Matt Sandifer, Stanley Young, Jeffrey Smith

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on June 7, 2018 the Zoning Commission held a public hearing on rezoning request by Landrick Real Estate LLC in accordance with zoning map by McLin Taylor Inc. dated May 14, 2018 to rezone from RS-8 to PD (Planned Development) located at TempAdd 6 Old Covington Hwy (Z-2018-05-00048)

WHEREAS, the Zoning Commission recommended approval of this rezoning request in accordance with Zoning Map by McLin Taylor Inc. dated May 14, 2018

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, LA hereby approved the rezoning request Case#Z-2018-05-00048 request by Landrick Real Estate LLC to rezone from RS-3 to PD (Planned Development) in accordance with zoning map by McLin Taylor Inc. dated May 14,2018 located at TempAdd 6 Old Covington Hwy.

2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

6.1.6 Planned Development (PD)

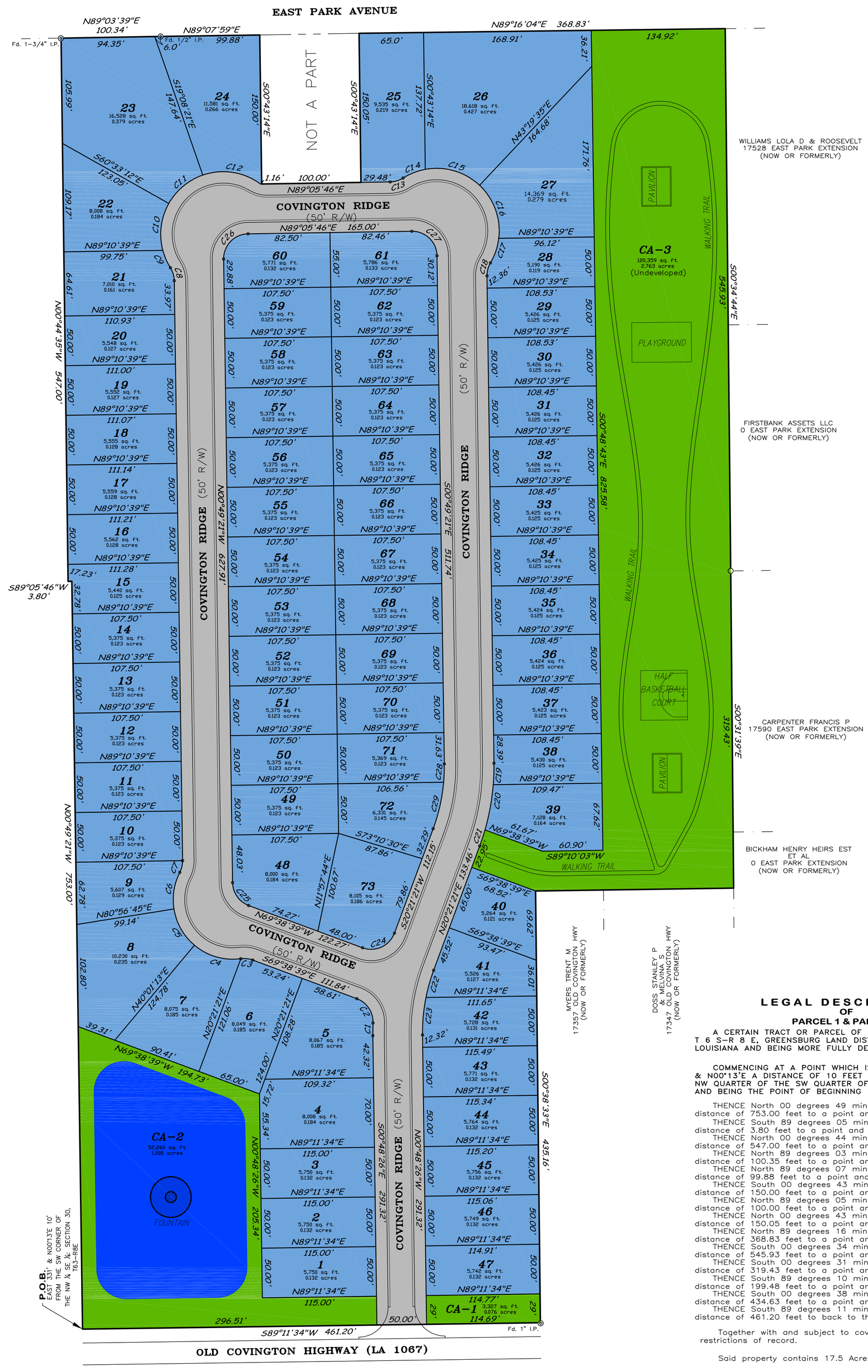
A planned development district (PD) is established by rezoning of property from other zoning to PD. PD zoning is intended to allow flexible planning and design of land uses, circulation, and open spaces in larger tracts of land. The governing body may approve a planned development subject to the following standards and per the Planning Commission's requirements. No planned development may exceed a gross density of 15 dwelling units per acre. Required street cross-sections shall be established as part of the approved concept plan.

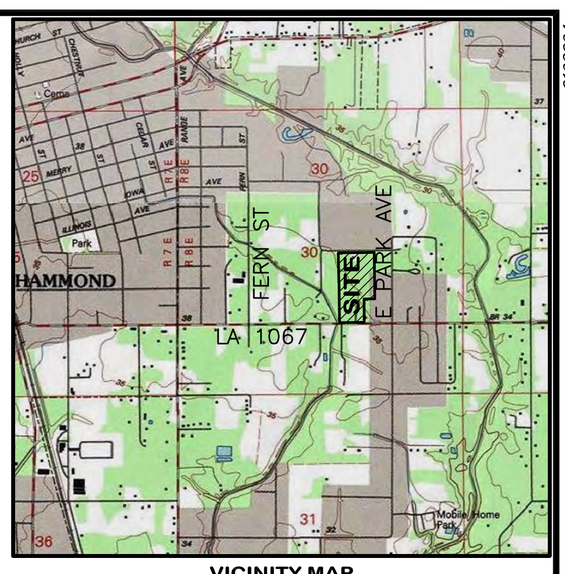
Covington Ridge PUD Requirements per UDC			
Requirement	**UDC Section**	**Provided by Covington Ridge**	**Details**
Gross density maximum of 15 dwelling units per acre	6.1.6	✓	average of 4.2 dwelling units per acre
Minimum total open space of 10% of site(for PD that is 20 acres or less)	9.2.3(2)(a)	✓	open space is 23% (3.96 acres) of development
Green open space (parks, etc.) = 50%+ of common area open space	9.2.3(2)(b)	✓	walking trail, park, and green area = 70%+ of common area open space
Ponds and lakes = common open space if 300' of frontage is made accessible for common use of the development	9.2.3(2)(c)	✓	More than 300' of public right of way frontage is provided for CA-2
Storm water dry detention basins = 1 acre minimum	9.2.3(2)(d)	n/a	Wet detention basis with fountain proposed instead of dry detention basin
Hard space surface areas (recreational courts and pedestrian places) may equal 25% of common area open space	9.2.3(2)(e)	✓	Hard space surface areas are less than 25% of common area open space
Common area landscape/street trees = less than 25% of common area open space	9.2.3(2)(f)	✓	Common area landscape is less than 25% of common area open space

Covington Rd
Villier

Covington Ridge

Covington Ridge





VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHD. BEARING – CHD. DIST.
C1	12.80	230.00	N00°47'14"E – 12.80'
C2	31.43	25.00	N33°37'53"W – 29.40'
C3	12.25	25.00	N83°40'50"W – 12.13'
C4	49.99	60.00	N73°50'54"W – 48.56'
C5	42.86	60.00	N29°31'01"W – 41.95'
C6	38.02	60.00	N09°05'52"E – 37.38'
C7	12.25	25.00	N13°12'49"E – 12.13'
C8	13.76	25.00	N16°35'34"W – 13.59'
C9	19.14	63.00	N23°39'41"W – 19.06'
C10	48.83	63.00	N07°14'36"E – 47.61'
C11	45.54	63.00	N50°09'14"E – 44.55'
C12	61.25	63.00	S81°17'08"E – 58.87'
C13	13.76	25.00	N73°19'33"E – 13.59'
C14	24.16	63.00	N68°32'30"E – 24.01'
C15	59.16	63.00	S73°34'23"E – 57.01'
C16	58.83	63.00	S19°55'13"E – 56.72'
C17	26.26	63.00	S18°46'31"W – 26.07'
C18	13.76	25.00	S14°56'51"W – 13.59'
C19	21.65	230.00	S01°52'25"W – 21.64'
C20	46.30	230.00	S10°20'12"W – 46.22'
C21	17.07	230.00	S18°13'47"W – 17.07'
C22	28.52	180.00	S15°48'59"W – 28.49'
C23	37.96	180.00	S05°14'06"W – 37.89'
C24	39.27	25.00	S65°21'21"W – 35.36'
C25	30.03	25.00	N35°14'00"W – 28.26'
C26	39.23	25.00	N44°08'12"E – 35.33'
C27	39.31	25.00	S45°51'48"E – 35.38'
C28	18.41	180.00	S02°06'25"W – 18.40'
C29	48.13	180.00	S12°41'46"W – 47.98'

LEGAL DESCRIPTION OF PARCEL 1 & PARCEL 2

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 30, T 6 S–R 8 E, GREENSBURG LAND DISTRICT, TANGIPAHOA PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS LOCATED EAST A DSITANCE OF 331 FEET & N00°13'E A DISTANCE OF 10 FEET FROM THE SW CORNER OF THE NW QUARTER OF THE SW QUARTER OF SECTION 30, T 6 S–R 8 E, AND BEING THE POINT OF BEGINNING

THENCE North 00 degrees 49 minutes 21 seconds West for a distance of 753.00 feet to a point and corner;
THENCE South 89 degrees 05 minutes 46 seconds West for a distance of 3.80 feet to a point and corner;
THENCE North 00 degrees 44 minutes 35 seconds West for a distance of 547.00 feet to a point and corner;
THENCE North 89 degrees 03 minutes 39 seconds East for a distance of 100.35 feet to a point and corner;
THENCE North 89 degrees 07 minutes 59 seconds East for a distance of 99.88 feet to a point and corner;
THENCE South 00 degrees 43 minutes 14 seconds East for a distance of 150.00 feet to a point and corner;
THENCE North 89 degrees 05 minutes 46 seconds East for a distance of 100.00 feet to a point and corner;
THENCE North 00 degrees 43 minutes 14 seconds West for a distance of 150.05 feet to a point and corner;
THENCE North 89 degrees 16 minutes 04 seconds East for a distance of 368.83 feet to a point and corner;
THENCE South 00 degrees 34 minutes 44 seconds East for a distance of 545.93 feet to a point and corner;
THENCE South 00 degrees 31 minutes 39 seconds East for a distance of 319.43 feet to a point and corner;
THENCE South 89 degrees 10 minutes 03 seconds West for a distance of 199.48 feet to a point and corner;
THENCE South 00 degrees 38 minutes 33 seconds East for a distance of 434.63 feet to a point and corner;
THENCE South 89 degrees 11 minutes 34 seconds West for a distance of 461.20 feet to back to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 17.5 Acres more or less.

NOTE:

THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT INTENDED TO REPRESENT AN ACTUAL SUBDIVISION OF LAND AS DEFINED BY LOUISIANA REVISED STATUTES 33:5051 ET. SEQ.. DIMENSIONS AS SHOWN ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE. SERVITUDE LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND DRAINAGE DESIGN.

GENERAL NOTES:

TOTAL AREA: 17.5 ACRES
EXISTING ZONING: RS–8 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
STREETS– 50' R/W WITH SUBSURFACE DRAINAGE, CURB & GUTTER STREETS, SIDEWALKS AND STREET LIGHTS
SETBACKS: FRONT – 10'
REAR – 10'
SIDE – 5' TO BUILDING SLABS
LOTS SIZES – MIXTURE OF 50' LOTS (R5) & 65' LOTS (R8)
COUNCIL DISTRICT: # 2
TOTAL NO. OF LOTS – 73, CA–1 – CA–3
ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ALONG ALL STREET RIGHTS OF WAY
GREENSPACE = 3.28 ACRES (19%) (TO BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION)

DATE: MAY 14, 2018

ZONING MAP AMENDMENT OF COVINGTON RIDGE

LOCATED IN SECTION 30, T 6 S–R 8 E
GREENSBURG LAND DISTRICT
CITY OF HAMMOND
TANGIPAHOA PARISH, LOUISIANA
FOR

LANRICK REAL ESTATE, L.L.C.
P.O. BOX 1797
HAMMOND, LA 70404
(985) 974–7014
CONTACT: THOMAS MCKELLAR

McLin Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA. 70754 (225)686–1444

2180234

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: ___/___/___ **PERMIT#** Z-2018-05-00048

The next Zoning Commission Meeting will be held on 6-7-18 **, 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# 30T6R80000326, 30T6R80000327, 30T6R80000319

SITE ADDRESS: Temp Add 6, Old Covington Hwy
STREET # & STREET NAME

Legal Description or Survey 17.5 Acre Tract

PROPERTY OWNER NAME: Lanrick Real Estate, LLC
First Name MI Last Name

Owner Address: P.O. Box 1797 Hammond, LA 70404
Street Name/Street Number City State Zip

Telephone: (______)__________ or Cell #: (985) 974-7014

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Thomas P McKellar
First Name MI Last Name

COMPANY NAME: Lanrick Real Estate, LLC ☒ Owner ☐ Other

Applicant Mailing Address: P.O. Box 1797 Hammond, LA 70404
Street Name/Street Number City State Zip

Applicant Telephone: (______)__________ or Cell #: (985) 974-7014

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: Single Family PUD

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 RS-8 District to a PUD Development District. I/We fully understand and agree to abide by the zoning restrictions for a PUD 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 [signature] 5-18-18
APPLICANT SIGNATURE DATE

X____________________
OWNER(S)SIGNATURE DATE

X [signature] 5/18/18
CITY PLANNER DATE

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

AMOUNT PAID $________ **CHECK#**________ **CASH** ☐ **DATE PAID** ___/___/___

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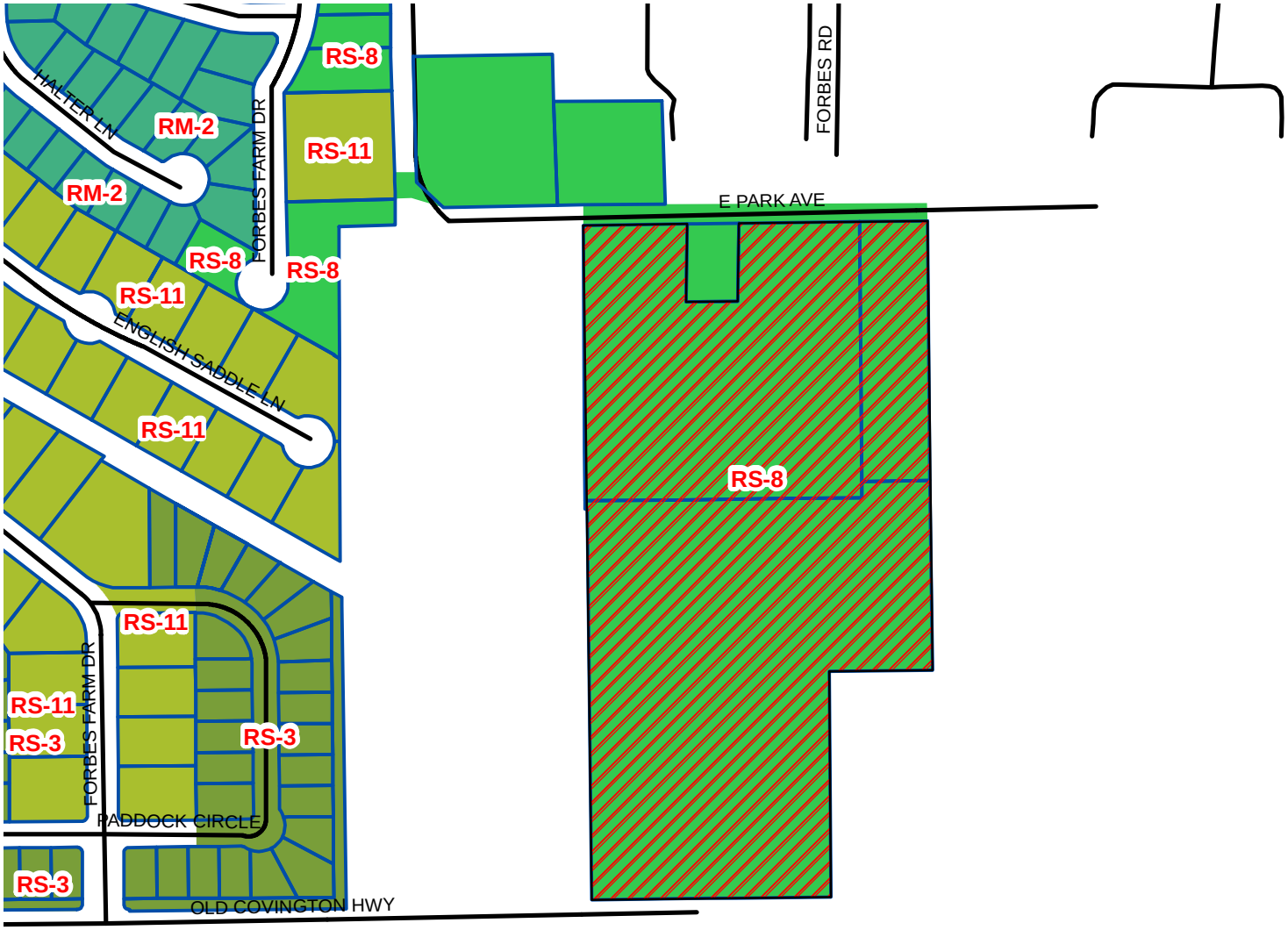
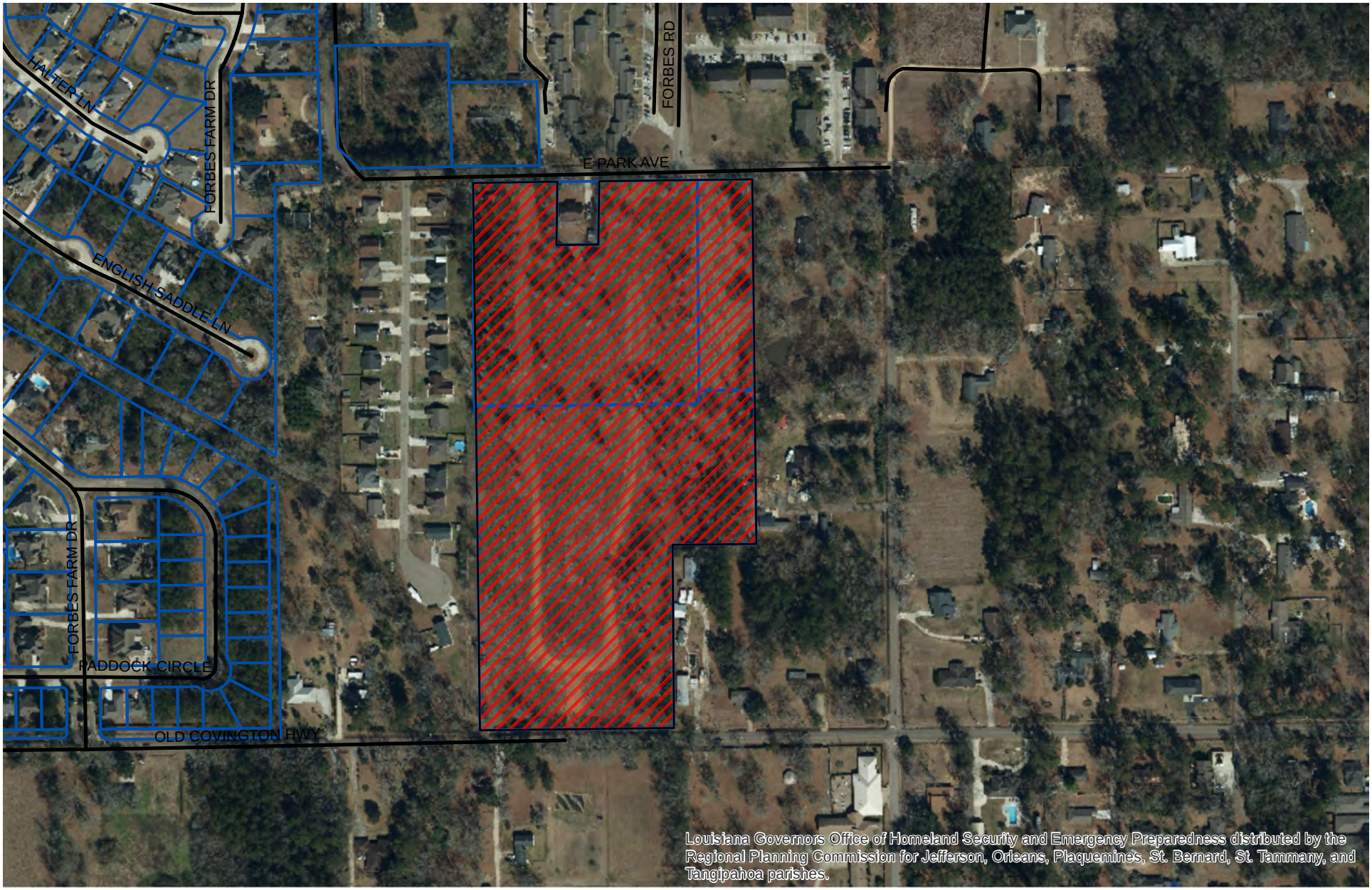


Rezoniung
Z-2018-04-00048
TempAdd 6 Old Covington Hwy

Legend

Case parcel



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