Staff Report

Rezoning

Case #: Z-2019-02-00058

Attachments:

Staff Report, Photos, Survey, Application, Future Land Use Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, March 7, 2019

City Council Introduction: Tuesday, March 12, 2019

City Council Final: Tuesday, March 26, 2019

City Council Request (Ordinance):

Introduction to an Ordinance for a rezoning request by Plantation Management Company LLC to rezone Blk 10 of the Barber Addition located at 800 S. Oak St. in accordance with survey by R. James Tatum dated 1/22/1998 from RM-2 to C-N (Z-2019-02-00058) recommend approval by Zoning Commission

Site Information:

Location (Address): 800 S Oak St

Council District: City Council District 2

Existing Zoning: RS-3

Future Land Use: Mixed Use

Existing Land Use: Nursing Home

Site Description:

Exiting nursing home located on S. Oak St. (Heritage), all of BLK 10 in Barber Addition. Frontage on S. Oak St. and 2nd Ave. Lateral L-2E crosses the northen section of the property

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family-RM-3
South	Undeveloped/I-L (across 2nd Ave)
West	Undeveloped/RM-2
East	Commerical/C-H, C-N

Additional Information:

Structures built in 1967.
Use is currently considered a non-comforming use. Master Plan encourages correcting non-conforming uses

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: Dr. Mohammad Cheema (representative)

Against: NONE

Commission Recommendation:

Motion: Recommend approval to rezone from RM-2 to C-N

For: Jimmy Meyer, Matt Sandifer, William Travis, Jeffrey Smith

Against: NONE

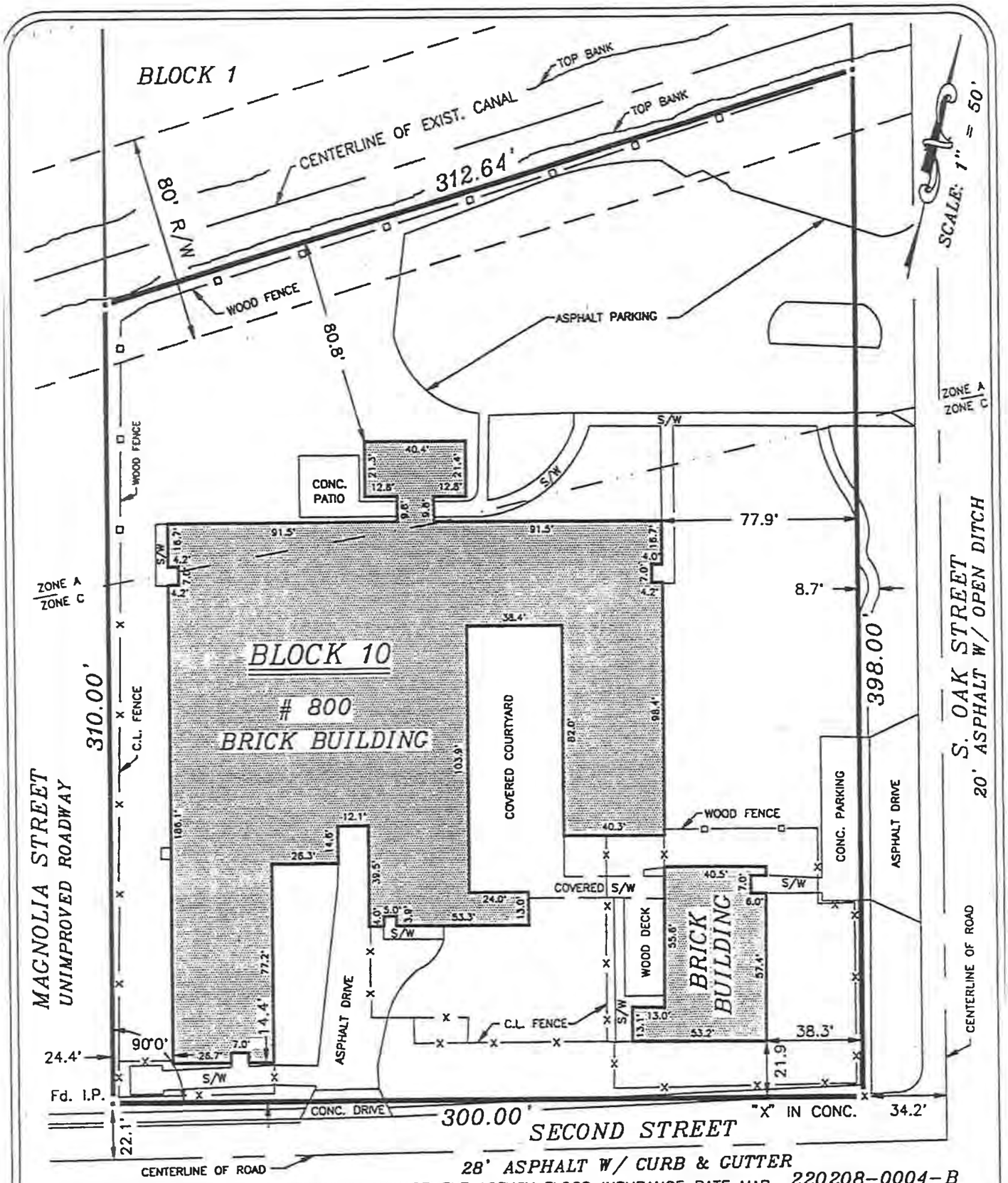
Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on March 7, 2019 the Hammond Zoning Commission held a public hearing for a rezoning request by Plantation Management Company LLC to rezone Blk 10 of the Barber Addition located at 800 S. Oak St. in accordance with survey by R. James Tatum dated 1/22/1998 from RM-2 to C-N (Z-2019-02-00058) and recommend approval.

NOW, THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves the rezoning request by Plantation Management Company LLC to rezone Blk 10 of the Barber Addition located at 800 S. Oak St. in accordance with survey by R. James Tatum dated 1/22/1998 from RM-2 to C-N



ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 220208-0004-B DATED 12-15-81, THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C.

MAP SHOWING SURVEY OF LOT NO. BLOCK 10

SUBDIVISION THE BARBER ADDITION OF THE CITY OF HAMMOND
800 SOUTH OAK STREET
TANGIPAHOA PARISH, LOUISIANA

FOR PLANTATION MANAGEMENT COMPANY, L.L.C.,
HIBERNIA NATIONAL BANK, N.A. AND
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE

STATE OF LOUISIANA
R. JAMES TATUM
REG. No. 4634
REGISTERED PROFESSIONAL
LAND SURVEYOR

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED :

I CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTIONS, AND IS CORRECT, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED. I ALSO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS PER LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART LXI, CHAPTER 25.

COGO: BA-BLK10

R. JAMES TATUM, P.E./P.L.S.

01-22-98
DATE:

DWN: JDG

W.O.#: 98-004

TATUM BATON ROUGE, LOUISIANA

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: 1/24/19 **PERMIT#** Z-2019-02-00058

The next Zoning Commission Meeting will be held on 3/7/2019, 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# 01254502

SITE ADDRESS: 800 S. Oak Street, Hammond, LA
STREET # & STREET NAME

Legal Description or Survey See attached

PROPERTY OWNER NAME: Plantation Management Company, L.L.C.
First Name MI Last Name

Owner Address: 301 Veterans Blvd., Denham Springs LA 70726
Street Name/Street Number City State Zip

Telephone: (225) 664-6697 or Cell #: (225) 936-5480

Naveed
504-
615-
6419

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Scott H. Quirk
First Name MI Last Name

COMPANY NAME: Plantation Management Co. LLC ☑Owner ☐Other

Applicant Mailing Address: 301 Veterans Blvd., Denham Springs LA 70726
Street Name/Street Number City State Zip

Applicant Telephone: (225) 664-6697 or Cell #: (225) 936-5480

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: Sale of Property Pending-Facility Closing

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 ____ District to a CN District. I/We fully understand and agree to abide by the zoning restrictions for a CN 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] 1/23/2019
APPLICANT SIGNATURE DATE

X [signature] 1/23/2019
OWNER(S)SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

********** FOR OFFICIAL USE **********
AMOUNT PAID $ 250.00 CHECK# 4001 CASH ☐ DATE PAID 2/11/19
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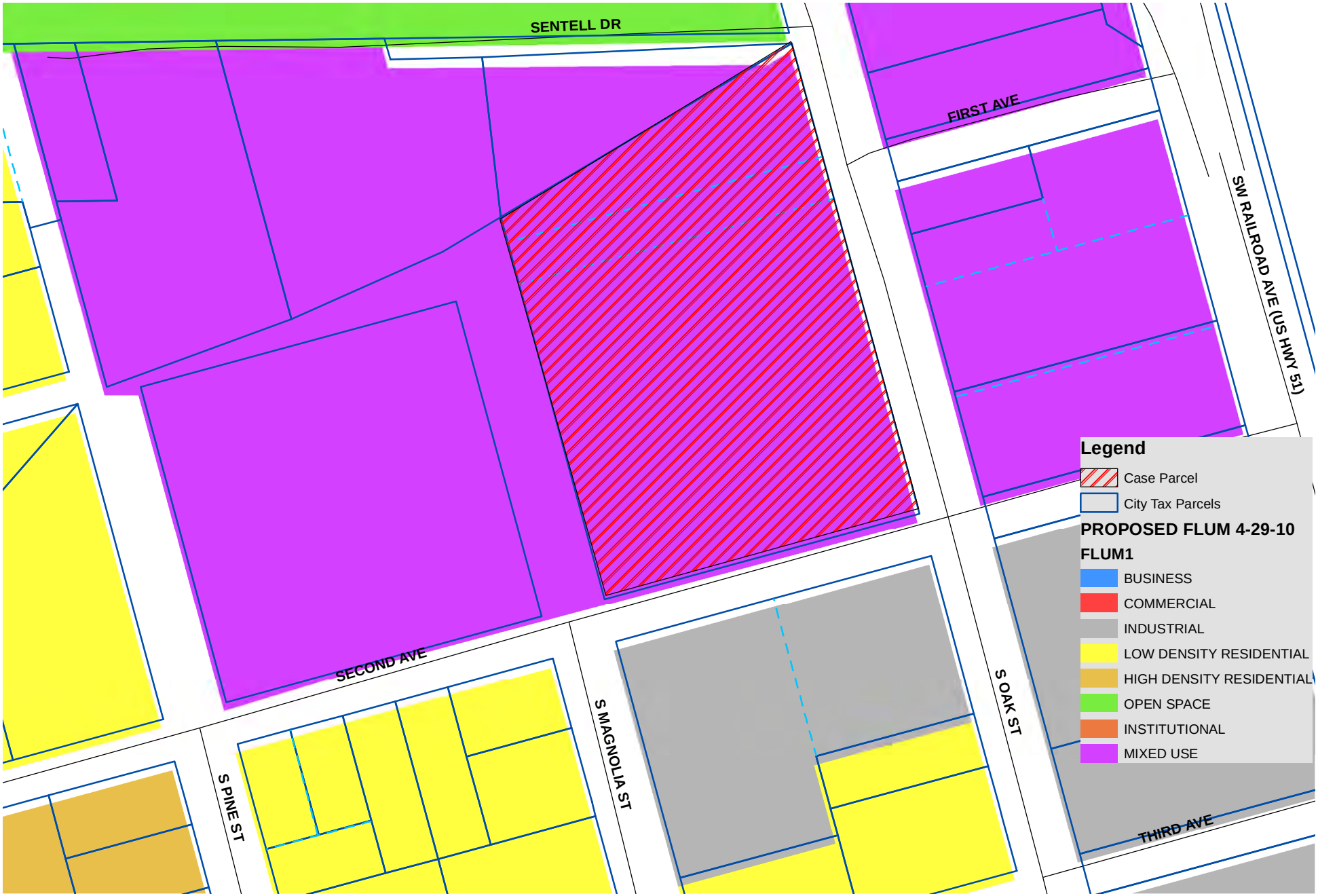
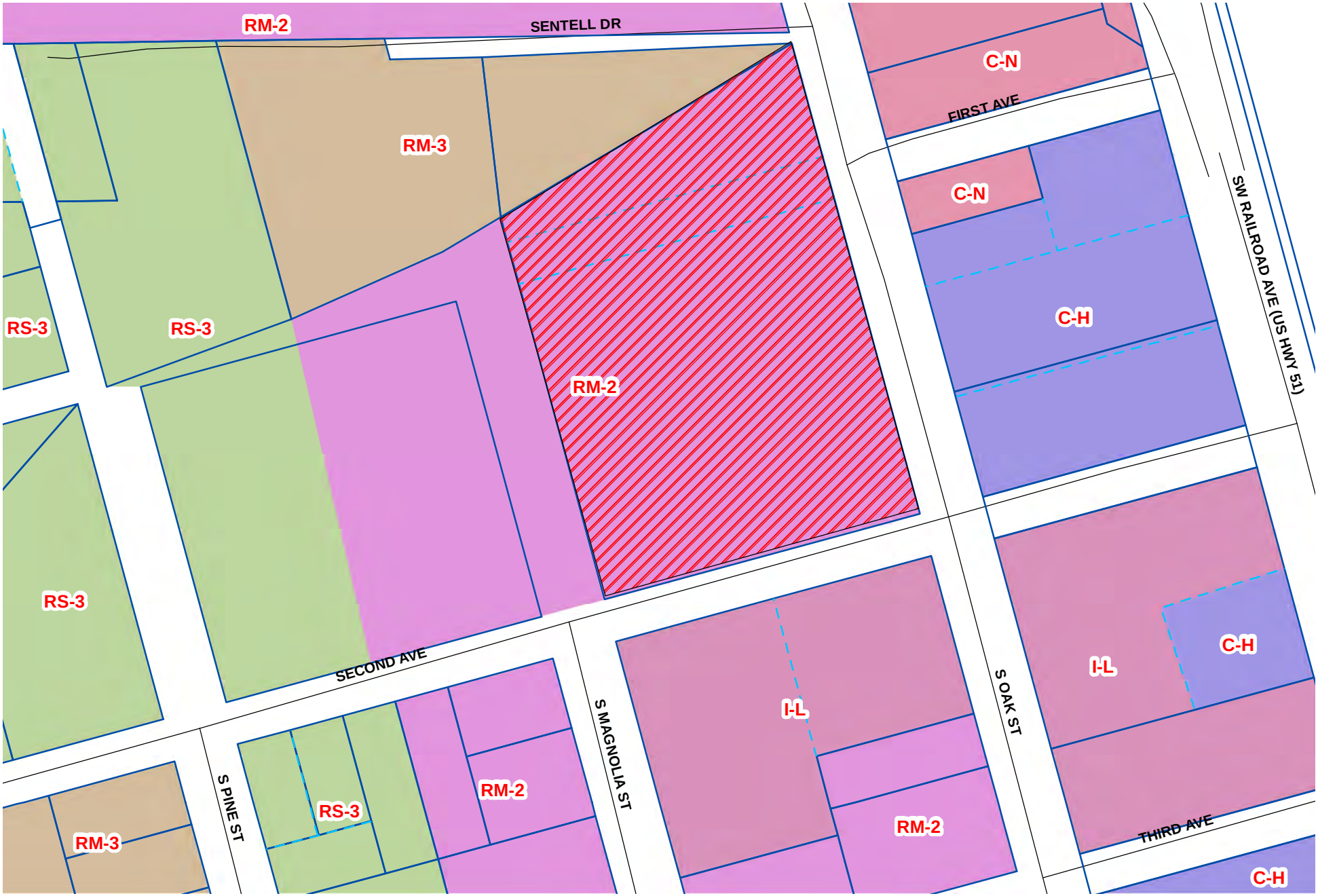
Revised 03/01/2014



800 S. Oak Street
Z-2019-02-00058
REZONING



800 S. Oak Street
Z-2019-02-00058
REZONING

Legend

- Case Parcel
- City Tax Parcels

800 S. Oak Street
Z-2019-02-00058
REZONING

Legend

- Case Parcel
- City Tax Parcels