



# Staff Report

## Rezoning

Case #: Z-2019-01-00056

### Attachments:

Staff Report, Site Photos, Survey, Revoked Parker Blvd, Application, Zoning Map, Proposed Land Use Map, Aerial Map

Zoning Commission Public Hearing: Monday, April 8, 2019

City Council Introduction: Tuesday May 14, 2019

City Council Final: Tuesday May 28, 2019

### City Council Request (Ordinance):

Introduction to an Ordinance for rezoning by Jamestown Properties, LLC to rezone 16 Lots (9A through 16-B) of the Hundred Oaks Subdivision located on Fern St. from RS-11 to RS-5 in accordance with survey by Brett J. Martin dated 4/18/2019 (Z-2019-01-00056)  
Recommend approval by Zoning Commission

### Site Information:

**Location (Address):** 44030 Parker Blvd

**Council District:** City Council District 2

**Existing Zoning:** RS-11

**Future Land Use:** Low Density Residential

**Existing Land Use:** Undeveloped

### Site Description:

Property fronts on Old Covington Hwy, Parker Blvd (90'), and Fern St.  
Currently there are 16 lots (1 sold and built on) in the existing Hundred Oaks Subdivision.

### Adjacent Land Use and Zoning:

| <u>Direction:</u> | <u>Land Use/Zoning:</u>                 |
|-------------------|---|
| North             | Vacant/Outside City Limits              |
| South             | Residential/Outside City Limits         |
| West              | Residential/RS-11 (across Parker Blvd)  |
| East              | Residential/RS-11&RS-3 (Across Fern St) |

### Additional Information:

A portion on the Northend of Parker Blvd (90' ROW) was revoked by the Police Jury on Feb. 21, 1950. This affects several lots of Hundred Oaks Subdivision.

**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:** Jennifer Lee (Attorney for Jamestown Properties)

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend approval to rezone 16 lots (9A through 16B) from RS-11 to RS-5

**For:** Matt Sandifer, Kylan Douglas, Jimmy Meyer, Jeffrey Smith

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis

**Ordinance to Read:**

WHEREAS, on April 8, 2019 the Hammond Zoning Commission held a public hearing for a rezoning request by amestown Properties, LLC to rezone 16 Lots (9A though 16-B) of the Hundred Oaks Subdivision located on Fern St. from RS-11 to RS-5 in accordance with survey by Brett J. Martin dated 4/18/2019 (Z-2019-01-00056) and recommend approval.  
NOW, THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves the rezoning request by Jamestown Properties, LLC to rezone 16 Lots (9A though 16-B) of the Hundred Oaks Subdivision located on Fern St. from RS-11 to RS-5 in accordance with survey by Brett J. Martin dated 4/18/2019







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: 1/15/2019

PERMIT# Z-2019-01-00054

The next Zoning Commission Meeting will be held on 2/7/19, 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: [X] REZONING [ ] CONDITIONAL USE: [ ] EXPANDED --OR-- [ ] RESTRICTED [ ] INITIAL ZONING/ANNEXATION

REZONING FEE: [ ] Single Lot \$120.00 [X] 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# HMD 000000184; HMD 000000188; HMD 000000196; HMD 000000198
SITE ADDRESS: Parker Blvd and Fern Street
Legal Description or Survey: Lots 1-3 and 5-16 of Hundred Oaks Subdivision
PROPERTY OWNER NAME: Jamestown Properties, LLC
Owner Address: 110 North Oak Street, Hammond, LA 70401
Telephone: (985) 902-9550

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Jamestown Properties, LLC
COMPANY NAME: Same
Applicant Mailing Address:
Applicant Telephone:

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: Resubdivision of lots
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

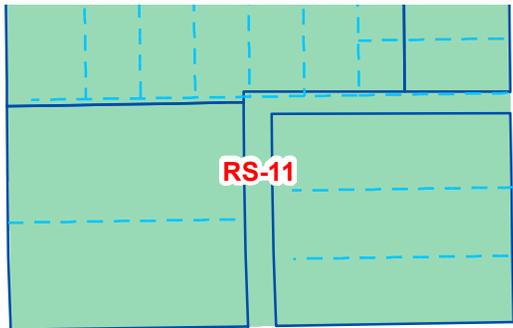
I/We being the legal owner(s) request zoning of my property from a RS-11 District to RS-5 District. I/We fully understand and agree to abide by the zoning restrictions for a RS-5 District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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).

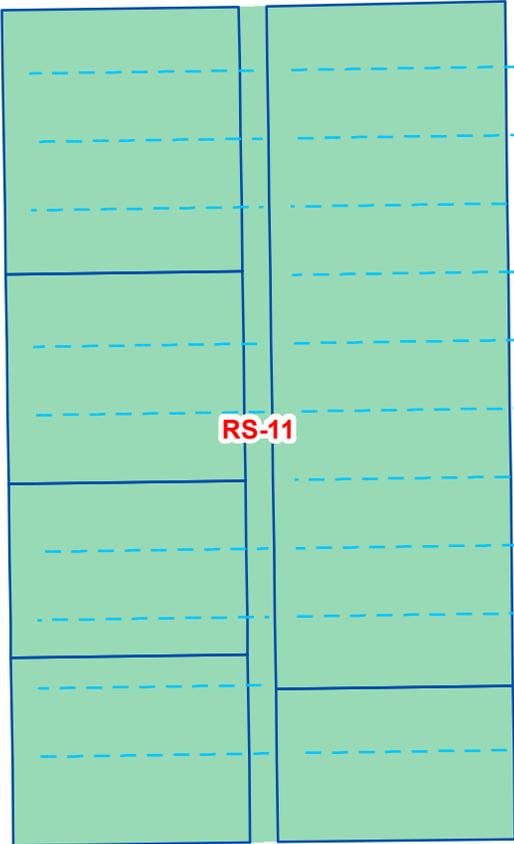
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X By: [Signature] APPLICANT SIGNATURE Robert Maurin III DATE 1-10-2019
X By: [Signature] OWNER(S) SIGNATURE Robert Maurin III DATE 1-10-2019
X CITY PLANNER DATE

AMOUNT PAID \$ 250.00 CHECK# CASH [ ] DATE PAID / /



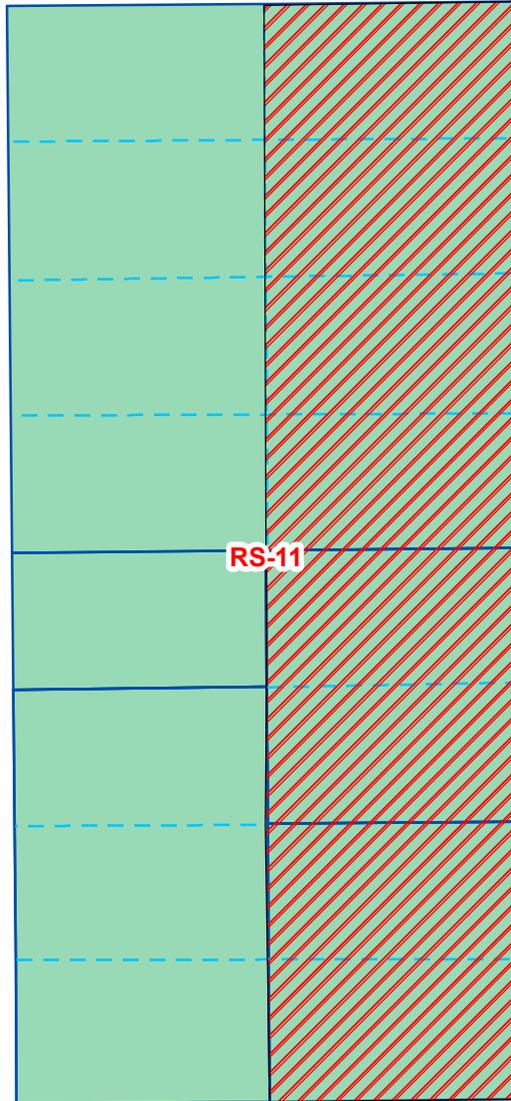
SANDERS AVE



PARKER BLVD

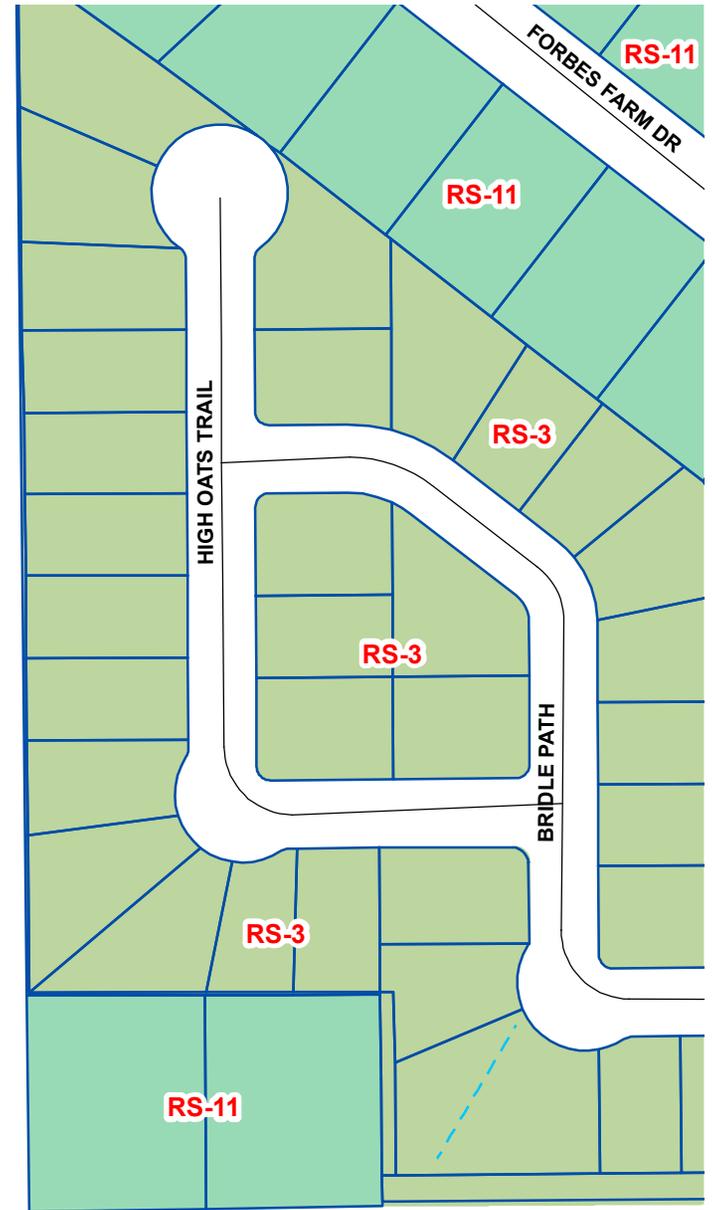


RS-11



FERN ST

RS-11



FORBES FARM DR  
RS-11

RS-11

RS-3

RS-3

RS-3

RS-11

HIGH OATS TRAIL

BRIDLE PATH

OLD COVINGTON HWY

MX-C

Rezoning Z-2019-01-00056  
 Lots 9A-16B  
 Hundred Oaks Subdivision



Legend

-  Case Parcel
-  City Tax Parcels
-  Railroad



Rezoning Z-2019-01-00056  
 Lots 9A-16B  
 Hundred Oaks Subdivision





Rezoning Z-2019-01-00056  
 Lots 9A-16B  
 Hundred Oaks Subdivision



- Legend**
-  Case Parcel
  -  City Tax Parcels
  -  Railroad

BASE BEARING: *GPS - CAGNET - RTN (LA SPCS - SOUTH ZONE - NAD 83)*  
 FLOOD ZONE: "X" BASE FLOOD ELEVATION: *N/A*  
 F.E.M.A. F.I.R.M. PANEL NO. *220206 0430 F* DATE: *7/22/10*

**REFERENCE:**

1. FINAL PLAT OF HUNDRED OAKS SUBDIVISION, ...  
 BY KELLY J. McHUGH, P.L.S., DATED 1-03-2000

DRAWN BY: *KAS*  
 CREW CHIEF: *KDP*  
 TECHNICIAN: *BJM*  
 CHECKED BY:  
 CHECKED BY:

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

**GENERAL NOTES:**

EXISTING ZONING: RS-11  
 PROPOSED ZONING: RS-5  
 ACREAGE: 6.442  
 INUNDATION LEVEL: 33 FT.  
 STREETS: LOCAL - NEIGHBORHOOD STREET  
 STREETS- EXISTING PUBLIC ROADS  
 LAND USE: RESIDENTIAL  
 ELECTRIC COMPANY: ENTERGY  
 SCHOOL DISTRICT: G  
 GAS COMPANY: ATMOS  
 NEAREST 100 YR. FLOOD ELEVATION: 33 FT.  
 FEMA FLOOD ZONES: X  
 WATER DISTRICT: TANGIPAHOA WATER DISTRICT 2  
 SEWER DISTRICT: CITY OF HAMMOND  
 FIRE DISTRICT: HAMMOND  
 FIRM BASE FLOOD ELEVATION: N/A  
 SETBACKS: FRONT - 25'  
 REAR - 10'  
 SIDE - 5' TO BUILDING SLABS  
 COUNCIL DISTRICT: # 2  
 EXIST. NO. OF LOTS - 8  
 PROP. NO. OF LOTS - 16

**MINOR SUDIVISION**

|  |      |
|--|------|
| OWNER: JAMESTOWN PROPERTIES, LLC<br>JAMES MAURIN | DATE |
| CITY PLANNER / BUILDING OFFICIAL                 | DATE |
| COUNCIL PRESIDENT                                | DATE |
| PLANNING COMMISSION                              | DATE |

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**JAMESTOWN PROPERTIES, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

**CERTIFICATION:**

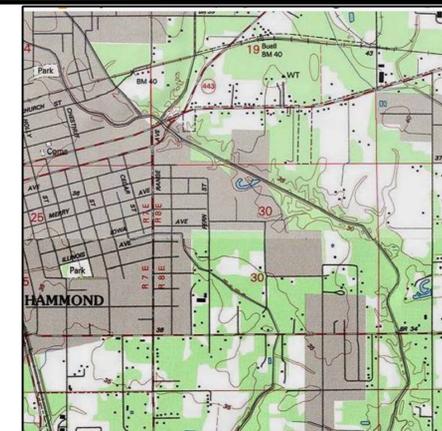
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

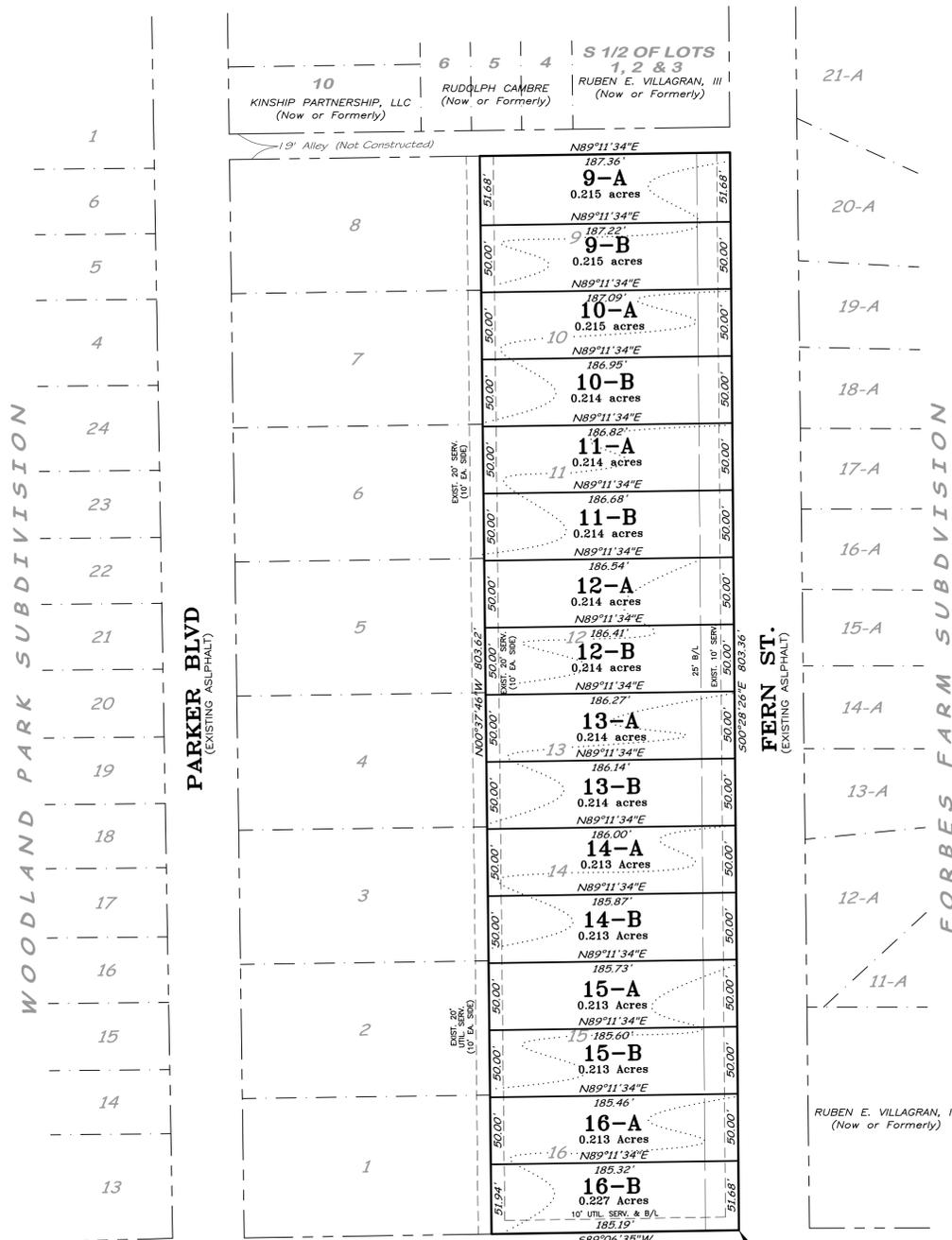
**PRELIMINARY**

BRETT J. MARTIN  
 PROFESSIONAL LAND SURVEYOR  
 REG. # 5135  
 McLIN TAYLOR, INC.

04/18/2019  
 DATE



VICINITY MAP  
 SCALE: 1" = 2000'



**OLD COVINGTON HWY**  
 (EXISTING ASPHALT)

P.O.B. IS LOCATED AT THE INTERSECTION OF THE NORTHERN R/W LINE OF OLD COVINGTON HWY. AND THE WESTERN R/W LINE OF FERN ST.

**LEGAL DESCRIPTION**

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 AT THE INTERSECTION OF THE NORTHERN R/W LINE OF OLD COVINGTON HWY. AND THE WESTERN R/W LINE OF FERN ST. WHICH IS ALSO THE POINT OF BEGINNING:

THENCE South 89 degrees 06 minutes 35 seconds West for a distance of 185.19 feet to a point and corner;  
 THENCE North 00 degrees 37 minutes 48 seconds West for a distance of 803.62 feet to a point and corner;  
 THENCE North 89 degrees 11 minutes 34 seconds East for a distance of 187.36 feet to a point and corner;  
 THENCE South 00 degrees 28 minutes 26 seconds East for a distance of 803.36 feet back to the point of beginning.

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

Said property contains 6.442 Acres more or less.

**PLAT SHOWING THE RESUBDIVISION**

OF  
**Lots 9 thru 16**  
 INTO  
**Lots 9-A, 9-B, 10-A, 10-B**  
**11-A, 11-B, 12-A, 12-B, 13-A, 13-B**  
**14-A, 14-B, 15-A, 15-B, 16-A, 16-B**

**HUNDRED OAKS SUBDIVISION**

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

FOR  
**JAMESTOWN PROPERTIES, LLC**



28339 FROST ROAD LIVINGSTON, LA 70754 (225)686-1444