Staff Report

Rezoning

Case #: Z-2019-05-00064

Attachments:

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

Zoning Commission Public Hearing: Thursday, June 6, 2019

City Council Introduction: Tuesday June 11, 2019

City Council Final: Tuesday June 25, 2019

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by David Mondebello to rezone Lot 12-A Block 78 Hyer Survey located at 308 & 310 N. Oak Street from
RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 3/15/2019 (Z-2019-05-00064) Recommend approval by the Zoning Commission

Site Information:

Location (Address): 308 S Oak St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: Mixed Use

Existing Land Use: Single Family (2 Structures)

Site Description:

Property located on the corner of N. Oak St. and W. Coleman Ave. Currently 2 single family houses are located on this property. On the corner sits a large live oak street.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Duplex/MX-C
South	Zemurry Park/RM-2
West	Single Family/RM-2
East	Church/MX-CBD

Additional Information:

Property fronts the DDD.

Findings:

	Commission
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: David Mondebello (owner)

Against: NONE

Commission Recommendation:

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

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

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on June 6, 2019 the Hammond Zoning Commission held a public hearing on rezoning request by David Mondebello to rezone Lot 12-A Block 78 Hyer Survey located at 308 & 310 N. Oak Street from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 3/15/2019 (Z-2019-05-00064) Recommend approval by the Zoning Commission
THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves Ithe rezoning request by David Mondebello to rezone Lot 12-A Block 78 Hyer Survey located at 308 & 310 N. Oak Street from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 3/15/2019.

DESCRIPTION OF LOT 12-A
A 0.298 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S-R7E, BLOCK 78 OF THE HYRE SURVEY TO THE CITY OF HAMMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF BLOCK 78 OF THE HYRE SURVEY, WHICH POINT IS THE POINT OF BEGINNING;
THENCE S 75°30'00" W A DISTANCE OF 110.00 FEET;
THENCE N 14°30'00" W A DISTANCE OF 50.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 40.00 FEET;
THENCE N 13°40'23" W A DISTANCE OF 50.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 150.00 FEET;
THENCE S 13°40'23" E A DISTANCE OF 50.00 FEET;
THENCE S 14°30'00" E A DISTANCE OF 50.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING, 0.298 ACRES, ALL LOCATED IN BLOCK 78 OF THE HYRE SURVEY TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 3-15-2019.

OWNER/DAVID MONDEBELLO — DATE

OWNER/JOSEPH PERRONE — DATE

CITY PLANNER/BUILDING OFFICAL — DATE

PLANNING COMMISSION — DATE

DISTRICT COUNCIL — DATE

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.982 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

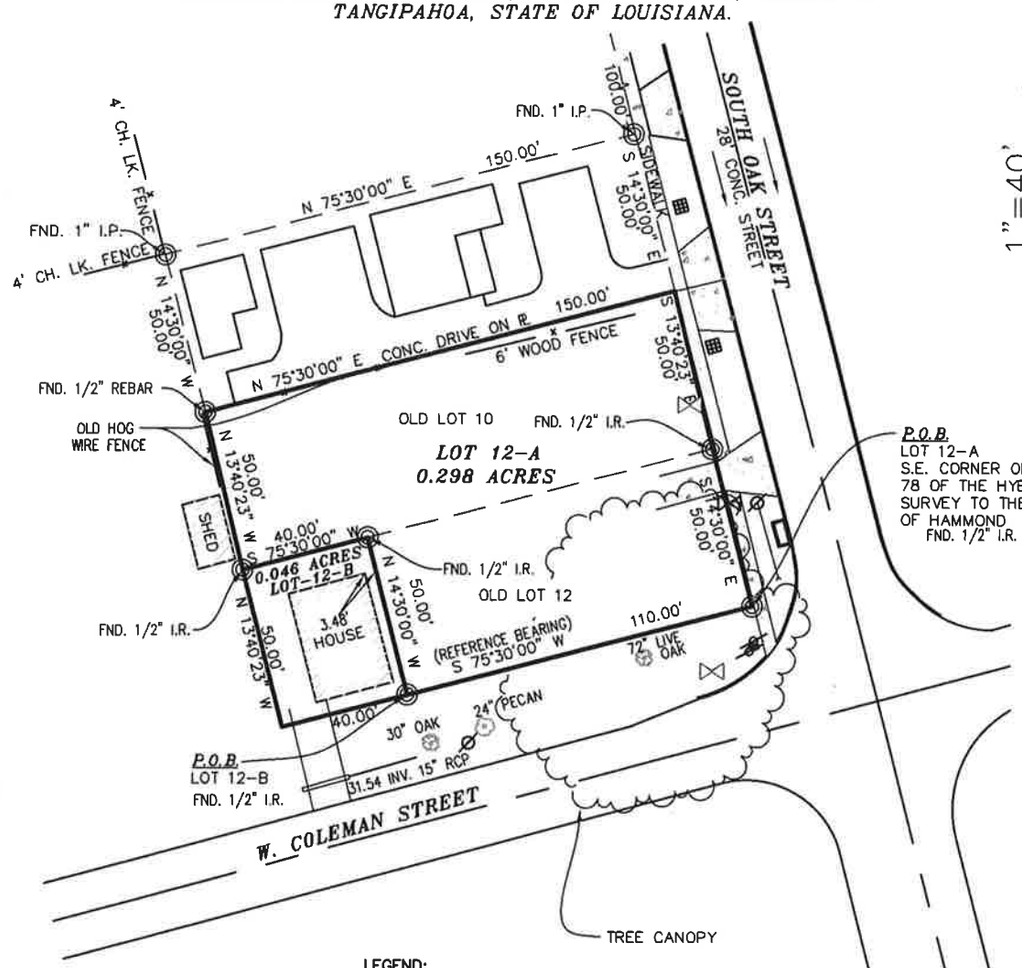
MARCH 15, 2019
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF DAVID MONDEBELLO.

SURVEY FOR: DAVID MONDEBELLO
308 S. OAK STREET
HAMMOND, LOUISIANA

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010

RESUBDIVISION OF LOT-12 & LOT-10 OF BLOCK 78 OF THE HYER SURVEY TO THE CITY OF HAMMOND, INTO LOT 12-A AND LOT 12-B, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.



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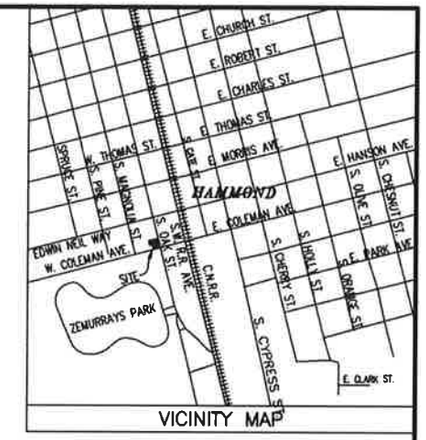

VICINITY MAP

P.O.B.
LOT 12-A
S.E. CORNER OF BLOCK 78 OF THE HYER SURVEY TO THE CITY OF HAMMOND
FND. 1/2" I.R.

DESCRIPTION OF LOT 12-B
A 0.046 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S-R7E, BLOCK 78 OF THE HYRE SURVEY TO THE CITY OF HAMMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF BLOCK 78 OF THE HYRE SURVEY, THENCE PROCEED 110.00' S 75°30'00" W TO THE POINT OF BEGINNING;
THENCE S 75°30'00" W A DISTANCE OF 40.00 FEET;
THENCE N 14°30'00" W A DISTANCE OF 50.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 40.00 FEET;
THENCE S 14°30'00" E A DISTANCE OF 50.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING, 0.046 ACRES, ALL LOCATED IN BLOCK 78 OF THE HYRE SURVEY TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 3-15-2019.

LEGEND:
● = 1" IRON PIPE SET
◎ = FOUND CORNER
⋈ = WATER VALVE
⋈ = GAS VALVE
Ø = POWERPOLE
⊸ = GUY WIRE
▭ = CURB INLET
▦ = GRATE INLET

REFERENCE PLAT
PLAT OF 0.172 ACRES
BY BODIN AND WEBB, INC.
DATED 1-18-2016

REFERENCE BEARING
S 75°30'00" W AS PER REFERENCE PLAT

BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253
PH # (985)345-3947 FAX # (985)345-0213

DATE

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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: 5 / 7 / 19 **PERMIT#** Z-2019-05-00064

The next Zoning Commission Meeting will be held on June 6, 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# 2736681375.00 ; 2736681374.00

SITE ADDRESS: 308 & 310 S. OAK St. Hammond, LA.
STREET # & STREET NAME

Legal Description or Survey Sec 25, T6S-R7E

PROPERTY OWNER NAME: David A. Mandebello
First Name MI Last Name

Owner Address: 250 Pinecrest Dr. Hammond, LA 70401
Street Name/Street Number City State Zip

Telephone: (_____)_____ or Cell #: (985) 969-0461

PLEASE READ AND SIGN BELOW

APPLICANT NAME: David A. Mandebello
First Name MI Last Name

COMPANY NAME:_____ ☐Owner ☐Other

Applicant Mailing Address: 250 Pinecrest Dr. Hammond, LA 70401
Street Name/Street Number City State Zip

Applicant Telephone: (_____)_____ or Cell #: (985) 969-0461

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None
RM-2

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC
(according to Zoning Ord#01-2769)

OR according to Proposed
Unified Development Code: 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: New Developement

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 RM2 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 [signature] 5.7.19
APPLICANT SIGNATURE DATE

X [signature] 5.7.19
OWNER(S)SIGNATURE DATE

X_____ _____
CITY PLANNER DATE

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

AMOUNT PAID $ 120.00 **CHECK#** 4076 **CASH** ☐ **DATE PAID** 5/6/19

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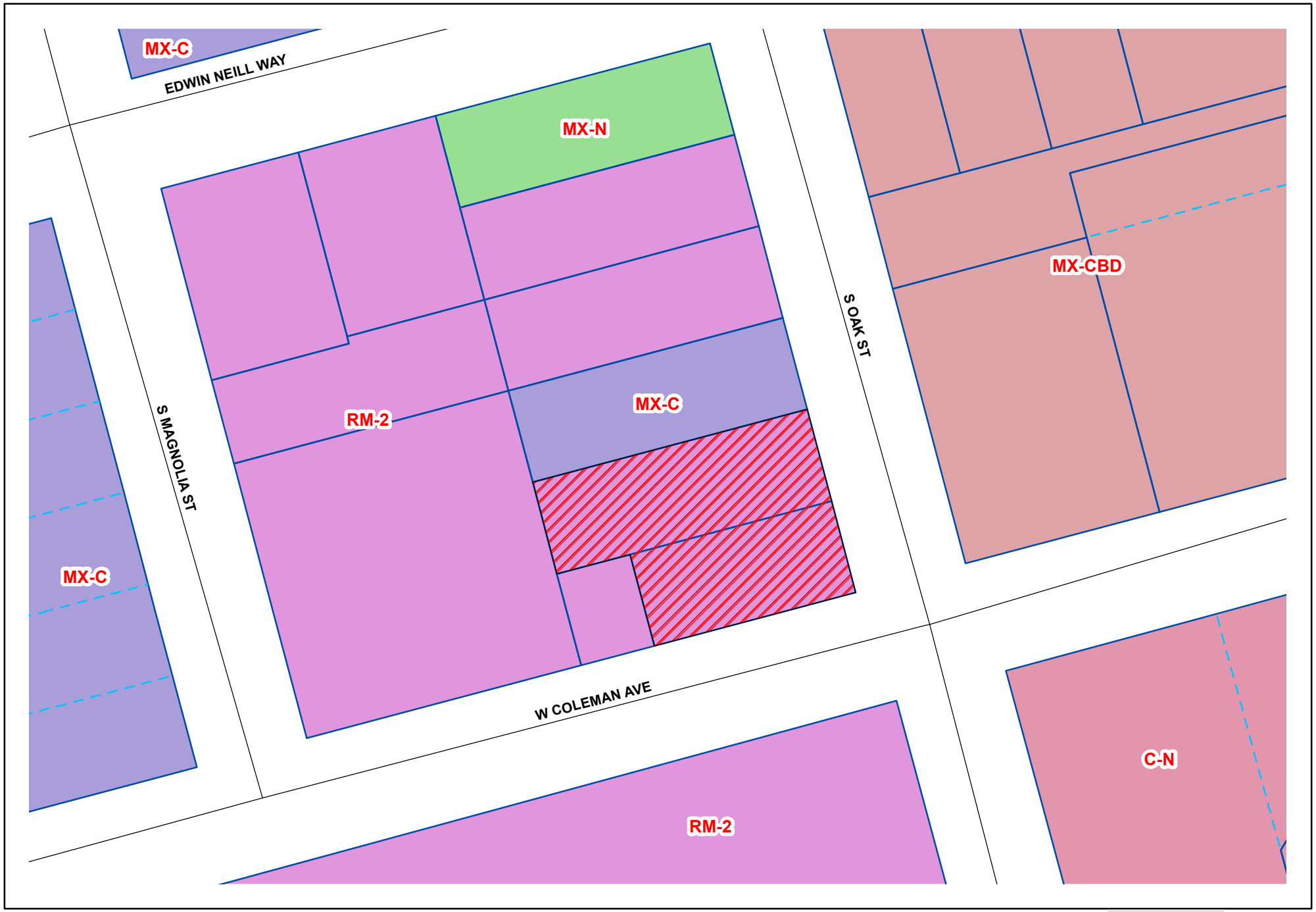
Revised 12/6/2013

Rezoning - Z-2019-05-00064
308 & 310 N. Oak St.

Legend

- Case Parcel
- City Tax Parcels
- Railroad



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308 & 310 N. Oak St.

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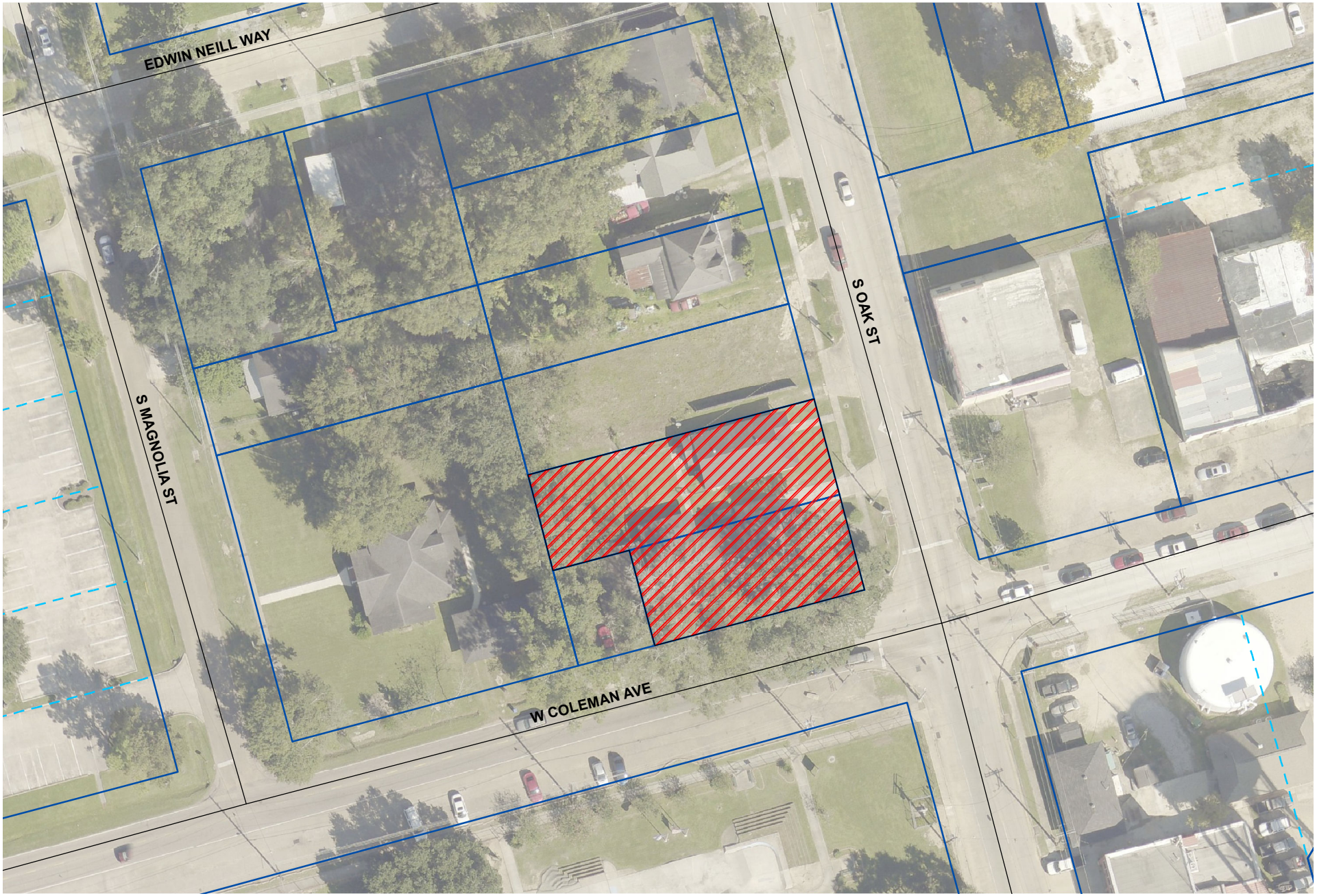

Rezoning - Z-2019-05-00064
308 & 310 N. Oak St.

Legend

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