

JAMESTOWN PROPERTIES, LLC
110 NORTH OAK STREET
HAMMOND, LA 70401

August 22, 2019

Via Email

Ms. Tonia Banks
Clerk, Hammond City Council
312 East Charles Street
Hammond, LA 70401
Email: Tonia Banks (banks_tm@hammond.org)

Re: Hundred Oaks Subdivision (Z-2019-01-00056)

Dear Hammond City Council:

At its May 28, 2019, meeting, the Council denied the above rezoning request submitted by Jamestown Properties, LLC for Hundred Oaks Subdivision. The Council President later explained that incomplete information was presented (*i.e.*, the Staff Report from the Planning & Zoning Commission), and the request was denied.

As the denial was based on the report of the P & Z commission, part of the City of Hammond, not on information from the applicant, Jamestown Properties requested that the Council reconsider this matter. The Council agreed.

Hundred Oaks Subdivision History

In 2000, Hundred Oaks Subdivision was approved as a 16-lot subdivision, with each lot measuring 100' in width. Hundred Oaks Subdivision is located between Parker Boulevard and Fern Street, north of Old Covington Highway. See Attachment 1, the original plat recorded on January 28, 2000. Nearly 20 years later, one lot has been sold. That lot ("Lot 4") was sold in 2000, and the previous owners built a home. The home was then sold to the Villagrans, the current owners, in 2015. Lot 4 faces Parker Boulevard.

At the end of last year, Jamestown Properties purchased Hundred Oaks Subdivision. The principal of Jamestown Properties is Bob Maurin, who lives in Hammond and invests in Hammond's economy. One example is the company he is part of that continues to expand and re-develop Hammond Square Mall.

Planning & Zoning Commission

Realizing the absence of affordable homes and the lack of buyers for 100' lots with \$300,000+ homes in Hammond, Jamestown Properties sought to increase the number of lots in Hundred Oaks Subdivision from 16 to 24 lots on 6.442 acres. See [Attachment 2](#), the new plat proposed by Jamestown Properties. This re-development would have reconfigured the existing lots to add just eight additional lots. In connection with that plan, it requested rezoning of Hundred Oaks Subdivision lots from RS-11 to RS-5. Notably, while all of the lots would almost have almost met 11,250 SF minimum square footage requirement for RS-11 zoning, the proposed setbacks would not.

February 2019 P & Z Commission Meeting: Jamestown Properties appeared at the February P & Z Commission meeting to present its request. One primary consideration of the P & Z Commission was input from the Villagrans, the owner of Lot No. 4, as well as the owner of property north of Hundred Oaks Subdivision. At the February 7, 2019, meeting, Jamestown Properties' rezoning and resubdivision requests were tabled so that it could further discuss its plans with neighbors who attended the meeting (the Villagrans and Mathenys).

March 2019 P & Z Commission Meeting: At the next P & Z Commission on March 7, 2019, Mrs. Villagran offered public comment related to the access on Parker Boulevard, drainage, and property values. Jamestown Properties had spoken with Mrs. Villagran prior to the meeting and felt it had addressed those concerns, and it was prepared for the P & Z Commission to vote on its requests. However, at the meeting, two new neighbors (Mr. Cambre and Mr. Pittman) appeared for the first time to offer input. Jamestown Properties requested that its requests be tabled so that it could talk and work with the neighbors.

Considering feedback from Mrs. Villagran and the P & Z Commission / P & Z commissioner(s), Jamestown Properties reworked its plan for Hundred Oaks subdivision. Specifically, its revised plan did not include the lots facing Parker Boulevard (and those surrounding Mrs. Villagran). Instead, it would modify the lots on Fern Street, changing the eight 100' lots to 16 50' lots. See [Attachment 3](#), the revised plat proposed by Jamestown Properties.

It is important to note that following each of the above meetings where this agenda item was tabled, the matter was re-advertised, and letters were sent to neighbors providing notice of the new meeting date. This ensured that the neighbors were fully aware and had notice of the proceedings.

April 2019 P & Z Commission Meeting: At the next P & Z Commission on April 4, 2019, Jamestown Properties presented its revised plan. Neighbors who Jamestown Properties spoke with had no opposition to the revised plan, and no one offered public input in opposition to the revised plans. The City Planner recommended approval of the rezoning request, and the P & Z Commission voted to recommend to the Council approval of the rezoning request.

City Council

On May 14, 2019, Tracie Schillace, the City Planner, introduced an ordinance and set a public hearing for Jamestown Properties' rezoning request.

On May 28, 2019, a public hearing was held on Jamestown Properties' rezoning request. Jay Seale, a neighbor of Hundred Oaks Subdivision, spoke in favor of rezoning the property. The P & Z Commission had also recommended rezoning.

After the public hearing, the final adoption of the ordinance for rezoning of 16 lots of Hundred Oaks Subdivision on Fern Street was presented for vote by the Council. Tracie Schillace reiterated that both she (the City Planner) and the P & Z Commission recommended approval. Jamestown Properties also appeared providing information to the Council, specifically that the neighbors' concerns had been addressed and resolved over the prior months; there was no current objection to the rezoning request; one neighbor had spoken in favor of rezoning; and the City Council and P & Z Commission recommended approval of the request. The Council voted to deny the request.

Because the denial was based on the incomplete information received by the Council, it agreed to reconsider Jamestown Properties' rezoning request.

Rezoning Request to Council

Jamestown Properties requests that the Council approve its rezoning request for five reasons:

1. The City Planner and P & Z Commission recommend rezoning
2. The findings of the P & Z Commission would support rezoning
3. Hammond's UDC provisions support rezoning
4. Hammond's Comprehensive Master Plan supports rezoning
5. The current and local markets support rezoning

Specific information about each reason follows.

1. The City Planner and P & Z Commission recommend rezoning

Jamestown Properties worked with neighbors for months, including revamping its subdivision plan, so that the neighbors, the city, and the P & Z commissioners were in agreement with the plan. The P & Z Commission is charged with guiding and accomplishing a coordinated, adjusted, and harmonious development of the City of Hammond according to present and future needs. The City Planner and the P & Z Commission both recommended that the Council approval of the rezoning request by Jamestown Properties.

2. The findings of the P & Z Commission would support rezoning

See Attachment 4, the Staff Report presented by the City Planner / P & Z Commission to the Council. The Staff Report contains information about Jamestown Properties' rezoning request, including maps, photographs, and the P & Z Commission recommendation. Also included in the Staff Report is a "Findings" section—questions about the proposed rezoning that are presented for the Council to consider and answer.

There was confusion or disagreement as to whether the Staff Report should have made these findings and answered these questions. Based on the omission of this information, and the Council having incomplete information about the rezoning request, the Council denied the request.

Following are the unanswered questions and additional information needed by the Council to consider the rezoning request, as well as responses Jamestown Properties proposes would be adopted by the City Planner and Planning Commission:

- (a) Will this diminish the value of surrounding properties?

No. Development of acreage that has been vacant for nearly two decades, placing property into commerce, and construction of new homes would upon belief increase the value of surrounding properties.

- (b) Will this alter the essential character of the neighborhood?

No. Forbes Farm Subdivision located adjacent to the Hundred Oaks Subdivision, as well as many surrounding subdivisions and properties, have similarly sized—and in some cases smaller—lots that the sixteen lots proposed for this part of the subdivision. This includes Woodland Park neighborhood that has been established for decades.

- (c) Will granting this request be detrimental to the public welfare?

No. It will benefit the public welfare by providing additional housing options for residents.

- Light and air? *No.*
- Traffic congestion or hazard? *No.*

The Council questioned the potential traffic impact of rezoning if the existing eight lots were divided into 16 lots. Currently within the 0.7 miles surrounding Hundred Oaks subdivision (between Range Road and the last subdivision within the Hammond city limits), there are six developments with 339 approved lots that feed on to Old Covington Highway (Hwy. 1067). See Attachment 5, a plot of the subdivisions surrounding Hundred Oaks Subdivision. The addition of eight lots to the already existing subdivision lots and non-subdivision property would have only a minimal effect.

- Overburden existing drainage and utilities? *No.*

The Council questioned the potential drainage impact of rezoning if the existing eight lots were divided into 16 lots. As with any development, the subdivision will have to go through a complete review by the City of Hammond's Engineer (Chuck Spangler) and Street & Draining Supervisor (Robert Morgan) before a permit is issued and before any construction can begin. All new residential lots have to provide for drainage, plus show that the lots' drainage does not impact neighbors.

The current property is vacant land, which has been sitting for nearly 20 years. Construction on the lots, including the addition of drainage for the project, would likely help improve drainage in the area. Rezoning of the property would not overburden existing drainage or utilities.

- Emissions of odors, fumes, gasses, dust, smoke? *No.*
- Noise and vibrations? *No.*

3. Hammond's Unified Development Code (UDC) provisions support rezoning

The City of Hammond adopted a Unified Development Code (UDC) in 2014 to promote the health, safety, and general welfare of Hammond residents while recognizing the rights of real property owners.¹ Some specific goals of the UDC were to create a range of housing opportunities and choices,² make development decisions predictable, fair, and cost effective,³ mix land uses,⁴ and take advantage of compact building design where infrastructure is in place.⁵

When an applicant requests a zoning map amendment (such as Jamestown Properties rezoning request), the UDC describes a process and criteria for the Council's consideration. Specifically, it provides, "In deciding, the City Council shall consider the recommendations of the City Planner and Planning Commission, relevant comments of all interested parties, and the review criteria below."⁶

The review criteria to be considered by the Council in approving or denying a zoning map amendment are described at UDC Article 2.3.3(F). The criteria, as well as their application to the Hundred Oaks Subdivision rezoning request, are as follows:

Review Criteria		Hundred Oaks S/D
1	The proposed zoning map amendment is consistent with the pertinent elements of the City of Hammond comprehensive zoning plan and any other adopted plans.	✓
2	The proposed zoning map amendment is consistent with the areas designed context. <i>Hundred Oaks Subdivision will feature new construction of single family homes, which is similar to surrounding subdivisions.</i>	✓
3	The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood. <i>Other subdivisions and lots near Hundred Oaks Subdivision feature newly constructed single-family homes on small (40' and 50'+) lots.</i>	✓
4	The site is appropriate for the development allowed in the proposed district.	✓

¹ City of Hammond UDC Article 1.5(A)

² City of Hammond UDC Article 1.6(B)

³ City of Hammond UDC Article 1.5(F)

⁴ City of Hammond UDC Article 1.5(G)

⁵ City of Hammond UDC Article 1.5(K)

⁶ City of Hammond UDC Article 2.3.3 (E)(2)

5	<p>There are substantial reasons why the property cannot be used according to the existing zoning.</p> <p><i>The average price of homes sold in Hammond is \$150,000. Rezoning the property to reduce the lot size from 100' to 50' wide lots will enable home construction and sales prices to be reduced from over \$300,000 to around \$175,000. Also, many homebuyers, especially those aging and downsizing, seek homes with less property and yard to maintain. In summary, the current and local market conditions and demand for housing present substantial reasons why the property with 100' lots cannot be used.</i></p>	✓
6	<p>Public facilities and services including but not limited to schools, roads, recreation facilities, waterwater treatment, water support and storm-water facilities, police, fire and emergency medical facilities are adequate for the development allowed the proposed district.</p>	✓
7	<p>The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.</p>	✓

4. **Hammond's Comprehensive Master Plan supports rezoning**

The City of Hammond adopted a Comprehensive Master Plan (the "Master Plan") in 2011 which serves as the basis for the city's laws and policies that guide the development of the municipality in its exercise of its police power to protect the health, safety, and welfare of the public.⁷

The Master Plan includes development tiers and a sector map which define prioritization of land for development so that public investment already made on roads, utilities, and services is maximized.⁸ "Tier 1" areas are "Infill Areas," which are stable neighborhoods located on a connected grid of streets with high intersection density. "Development should occur first where there has been significant public investment..." and "[t]hese areas should be targeted first for compatible development such as urban revitalization, urban infill and urban extension."⁹

See Attachment 6, the Sector Map of the Master Plan which shows that Hundred Oaks Subdivision is a Tier 1 property and infill area.

Infill is so important to the city's goal of encouraging a high-quality mix of uses in a traditional neighborhood that the Master Plan's first land use objective is to "direct both public infrastructure funding and private development to infill areas" where they will have the greatest benefits.¹⁰ In fact, the Master Plan points out that, "Empty lots imply disinvestment and lack of natural surveillance."¹¹ The Master Plan's policy even recommends to city planning officials that, "Projects with infill areas should be placed at the front of the meeting

⁷ Hammond Comprehensive Master Plan, Section 1—Introduction & Vision, Page 1.1

⁸ Hammond Comprehensive Master Plan, Section 2—Land Use, Page 2.6

⁹ Hammond Comprehensive Master Plan, Section 2—Land Use, Page 2.6

¹⁰ Hammond Comprehensive Master Plan, Section 2—Land Use, Objective 2.1, Page 2.20

¹¹ Hammond Comprehensive Master Plan, Section 2—Land Use, Page 2.20

agendas and prioritized in development application processing.”¹² The Master Plan also speaks of “clustering of homes in compact groupings.”¹³

See Attachment 7, the Future Land Use Map (FLUM) that is part of the Master Plan. Hundred Oaks Subdivision is included in the “suburban residential” category, which includes R-5 zoning, among others. The Master Plan specifically states that the city should “[e]valuate location and proportion of areas allocated to zoning districts” and “[r]ezone properties to optimize quantity and location of land uses to conform to Future Land Use Map.”¹⁴ The Master Plan recommends that the city “[s]upport the Planning Department’s ability to oversee new development and land use changes in the City.”¹⁵

In addressing housing for the city, the Master Plan states that the city should create diverse housing and neighborhoods for city residents and “[a]mend zoning and land use regulations to allow for infill on existing lots of record to prevent sprawl and to spur revitalization in depressed neighborhoods.”¹⁶ Further, the Master Plan has an objective for the city to “improve and revitalize existing neighborhoods.”¹⁷ Finally, affordable housing, or “workforce housing,” is important, and the Master Plan recommends that the city “review zoning and development regulations...to include density bonuses, performance zoning standards, and the allowance of a mix of uses to encourage workforce housing development.”¹⁸ These suggestions directly apply to Jamestown Properties’ rezoning request.

In summary, Jamestown Properties’ request to rezone Hundred Oaks Subdivision in order to create 50’ instead of 100’ lots is supported by many of the Master Plan’s goals and objectives of infilling vacant lots/land, creating dense and compact neighborhoods, revitalizing neighborhoods, and creating affordable housing.

5. The current and local markets support rezoning

The current and local markets support Jamestown Properties rezoning request. To place Hundred Oaks Subdivision back in commerce after nearly 20 years, it must provide what the market demands. Recent trends show new home buyers are purchasing homes on smaller lots requiring less maintenance. This is important for both an aging population, as well as new home buyers who want to spend their free time pursuing hobbies other than lawn care and gardening. Also, the average selling price of homes in Hammond is \$150,000, rather than the \$300,000+ price a home located on a 100’ lot would command. Reducing the lot size from 100’ to 50’ wide lots would enable homes to be built that could be sold for \$175,000+.

It is important to note that rezoning the property from RS-11 to RS-5 so that the lots could be 50’ instead of 100’ may make the lots narrower, but they would still be large in terms of square footage. The proposed lots would each be a minimum of 9,250 SF (at least 50’ x 185’).

¹² Hammond Comprehensive Master Plan, Section 2—Land Use, Policy 2.1.2.1, Page 2.20

¹³ Hammond Comprehensive Master Plan, Section 2—Land Use, Objective 2.4, Page 2.22; Section 5—Housing, Objective 5.10, Page 5.14

¹⁴ Hammond Comprehensive Master Plan, Section 2—Land Use, Policy 2.5.3, Page 2.22

¹⁵ Hammond Comprehensive Master Plan, Section 2—Land Use, Objective 2.9, Page 2.23

¹⁶ Hammond Comprehensive Master Plan, Section 5—Housing, Policy 5.1.1, Page 5.12

¹⁷ Hammond Comprehensive Master Plan, Section 5—Housing, Objective 5.5, Page 5.13

¹⁸ Hammond Comprehensive Master Plan, Section 5—Housing, Policy 5.12.4, Page 5.15

The building requirements for RS-5 zoning allow a home to be built on 50% of the lot. Therefore, the houses could be as large as 4,600 SF houses.

While some lots in surrounding subdivisions may be wider, they are not larger. The average size of approved lots in some established subdivisions are *smaller*, as shown:

<u>Subdivision</u>	<u>Avg. Lot Size</u>
Garden District	6,335 SF
Covington Ridge	6,041.36 SF
Forbes Farm (Phase 1)	5,923.85 SF
Forbes Farm (Phase 3)	4,077.12 SF

Smaller, narrower lots are also the norm for many lots in the city of Hammond, including those surrounding Hundred Oaks Subdivision. See [Attachment 8](#), the Woodland Park neighborhood map in which the lots are 60', 50', and even 40' in width. The average square footage of a lot in Woodland Park blocks is smaller than the 9,250 SF for the proposed Hundred Oaks Subdivision lots on Fern Street, as shown:

<u>Block</u>	<u>Avg. Lot Size</u>
Block 25	7,410 SF
Block 26	6,840 SF
Blocks 28 & 29	8,500 SF
Block 30 & 31	4,745 SF

In discussing the inability of Hundred Oaks Subdivision to sell 100' lots, the Council questioned whether the lots had actually been marketed for sale over the past 19 years. The developer, Jay Seale, advised that he marketed them for sale, both formally through a real estate agent and informally advertising through signs on the property and by word of mouth. The Great Recession began in 2008, which affected the entire economy, including home buying. Again, the size of the lots affected their ability to be sold. At one point a national home-builder considered purchasing the entire subdivision. After completing a feasibility study, it decided against buying the subdivision because of the size of the lots (*i.e.*, 100').

Besides meeting the current and local market demands, an important reason for rezoning the property is to put it back into commerce. The property has been sitting vacant for nearly 20 years, and developing it so that lots and homes can be sold is beneficial to the city and its economy.

Summary

Many reasons support the Council's approval of Jamestown Properties' rezoning request. Both the City Planner and P & Z Commission who are charged with detailed review of the city's land matters recommend rezoning. Had they been included in the Staff Report, the findings of the P & Z Commission would also support rezoning the eight lots.

In addition, provisions of Hammond's UDC support rezoning as all of the review criteria to be considered by the Council are positively met. Rezoning the property so as to allow 16-100' lots also meets the UDC goals and helps create a range of housing opportunities and choices,

mixes land uses, and takes advantage of compact building design. The UDC's goal that development decisions are predictable, fair, and cost effective is also important to Jamestown Properties and all other property owners who may make similar requests.

Hammond's Master Plan has goals and objectives of infilling vacant lots/land, creating dense and compact neighborhoods, revitalizing neighborhoods, and creating affordable housing. Jamestown Properties' creation of 50' instead of 100' lots helps achieve these goals, and rezoning would be supported by the Master Plan. Last but not least, current and local market conditions that create a demand for 50' lots support rezoning.

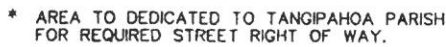
Jamestown Properties, LLC respectfully requests that the Council approve its rezoning request to rezone 16 lots of Hundred Oaks Subdivision located on Fern Street from RS-11 to RS-5.

Sincerely,

Bob Maurin

Robert A. Maurin III

cc: Tracie Schillace, City Planner (schillace_tc@hammond.org)



HUNDRED OAKS SUBDIVISION
SECTION 30, T-6-S, R-8-E,
TANGIPAHOO PARISH, LA

ATTACHMENT 1

BASE BEARING: EPS - 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

DRAWN BY: BJM
 CHECKED BY: BJM
 DATE: 7/22/10

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

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

GENERAL NOTES:
 EXISTING ZONING: RS-11
 PROPOSED ZONING RS-9
 ACRAGE: 6.442
 MINUTATION LEVEL: 33 FT.
 STREETS: LOCAL - NEIGHBORHOOD STREET
 STREETS - EXISTING PUBLIC ROADS
 LAND USE: RESIDENTIAL
 ELECTRIC COMPANY: ENTERGY
 SCHOOL DISTRICT: 6
 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 - 10'
 REAR - 10'
 SIDE - 5' TO BUILDING SLABS
 COUNCIL DISTRICT: # 2
 EXIST. NO. OF LOTS - 16
 PROP. NO. OF LOTS - 24

MINOR SUDIVISION

OWNER: JAMESTOWN PROPERTIES, LLC JAMES MAURIN	DATE
CITY PLANNER / BUILDING OFFICIAL	DATE
COUNCIL PRESIDENT	DATE
PLANNING COMMISSION	DATE

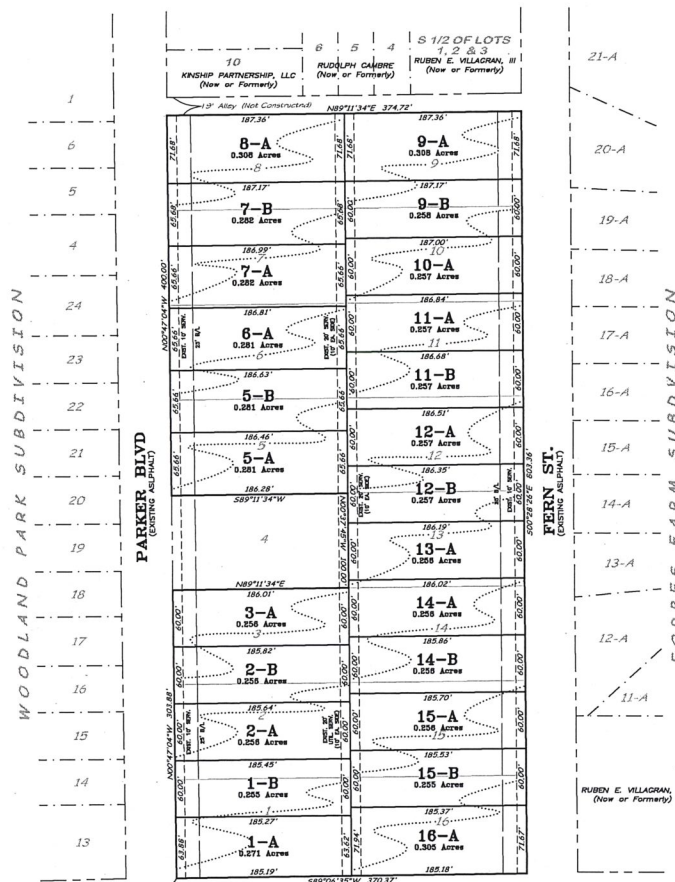
THIS SURVEY WAS PREPARED AT THE REQUEST
 AND FOR THE EXCLUSIVE USE OF:
 JAMESTOWN PROPERTIES, LLC
 THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
 ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
 SERVICED SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
 AND THAT OTHER SERVICED, ENCUMBRANCES 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 XXXXX 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.

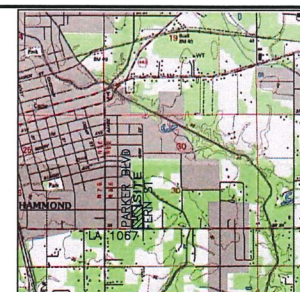
01/15/2019
 DATE



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 EASTERN R/W LINE
 OF PARKER BLVD.

60 0 60 120 180
 GRAPHIC SCALE - FEET



VICINITY MAP
 SCALE: 1" = 2000'

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 EASTERN R/W LINE OF PARKER BLVD WHICH IS ALSO THE
 POINT OF BEGINNING:

THENCE North 00 degrees 47 minutes 04 seconds West for a
 distance of 303.86 feet to a point and corner;
 THENCE North 89 degrees 11 minutes 34 seconds East for a
 distance of 188.01 feet to a point and corner;
 THENCE North 00 degrees 37 minutes 45 seconds West for a
 distance of 100.00 feet to a point and corner;
 THENCE South 89 degrees 11 minutes 34 seconds East for a
 distance of 400.00 feet to a point and corner;
 THENCE North 89 degrees 11 minutes 34 seconds West for a
 distance of 374.72 feet to a point and corner;
 THENCE South 00 degrees 28 minutes 26 seconds East for a
 distance of 803.36 feet to a point and corner;
 THENCE South 89 degrees 56 minutes 35 seconds West for a
 distance of 370.37 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 1 thru 3 & 5 thru 16 INTO

Lots 1-A, 1-B, 2-A, 2-B, 3-A, 5-A, 5-B
 6-A, 7-A, 7-B, 8-A, 9-A, 9-B, 10-A
 11-A, 11-B, 12-A, 12-B, 13-A
 14-A, 14-B, 15-A, 15-B & 16-A

OF THE

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



McLain Taylor, Inc.
 Engineering and Land Surveying

8829 PINEY ROAD LIVINGSTON, LA 70754 (225) 988-1444

ATTACHMENT 2

BASE BEARING: GPS - CAGNET - RTN (A.S.P.S. - SOUTH ZONE - NAD 83)
 FLOOD ZONE: "X"
 F.E.M.A. F.I.R.M. PANEL NO. 220206 0430 F DATE: 7/22/10
 BASE FLOOD ELEVATION: N/A
 A WETLANDS INVESTIGATION WAS NOT REQUESTED
 AND IS NOT A PART OF THIS SURVEY.

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

GENERAL NOTES:
 EXISTING ZONING: RS-11
 PROPOSED ZONING: RS-5
 ACREAGE: 3.438
 FINANCING LEVEL: 33 FT.
 STREETS: LOCAL - NEIGHBORHOOD STREET
 STREETS- EXISTING PUBLIC ROADS
 LAND USE: RESIDENTIAL
 ELECTRIC COMPANY: ENTERGY
 SCHOOL DISTRICT: 6
 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 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 HAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
 ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
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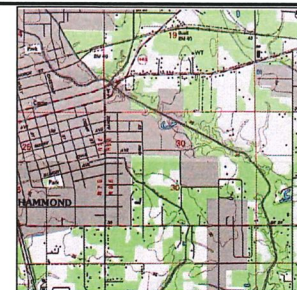
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 REG. # 2135
 McLIN TAYLOR, INC.

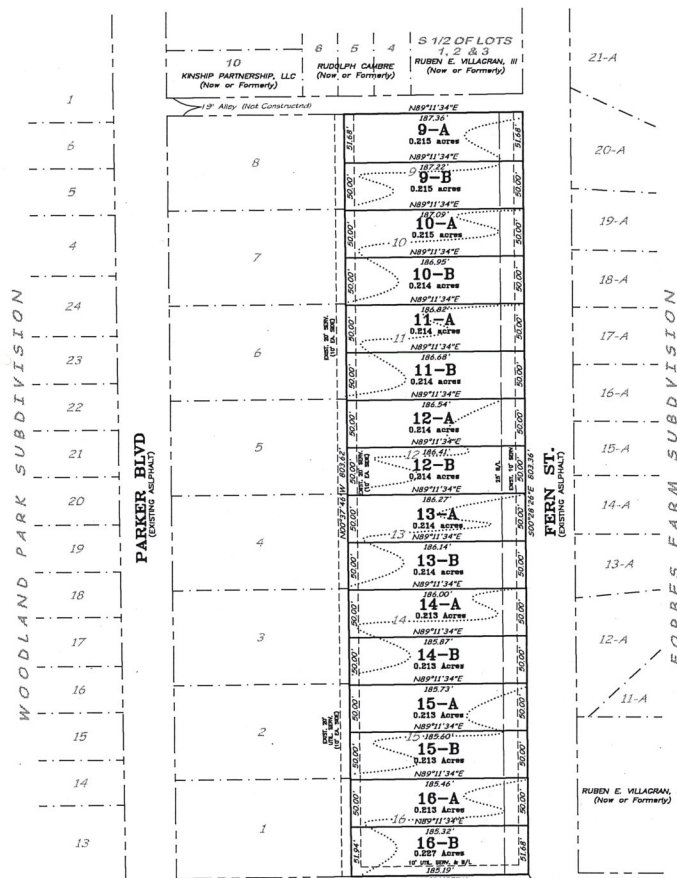
DATE
 04/18/2019



60 0 60 120 180
 GRAPHIC SCALE - FEET



VICINITY MAP
 SCALE: 1" = 2000'



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 163.19 feet to a point and corner;
 THENCE North 00 degrees 37 minutes 46 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 187.38 feet to a point and corner;
 THENCE South 00 degrees 28 minutes 28 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 3.438 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
 OF THE
 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**

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.

MclIn Taylor, Inc.
 Engineering and Land Surveying
 28239 PROUD ROAD LIVINGSTON, LA. 70754 (225) 688-1444
 2181809



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 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) 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 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

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
 DRAWN BY: KAS
 CHECKED BY: KSP
 A WETLANDS INVESTIGATION WAS NOT REQUESTED
 AND IS NOT A PART OF THIS SURVEY.
 TECHNICIAN: R/M
 CHECKED BY:

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

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: 0
 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 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 HAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE
 ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT
 SERVICED SHOWN HEREON WERE TAKEN FROM REFERENCE DATA
 AND THAT OTHER SERVICEDS, ENCUMBRANCES OR RESTRICTIONS,
 EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

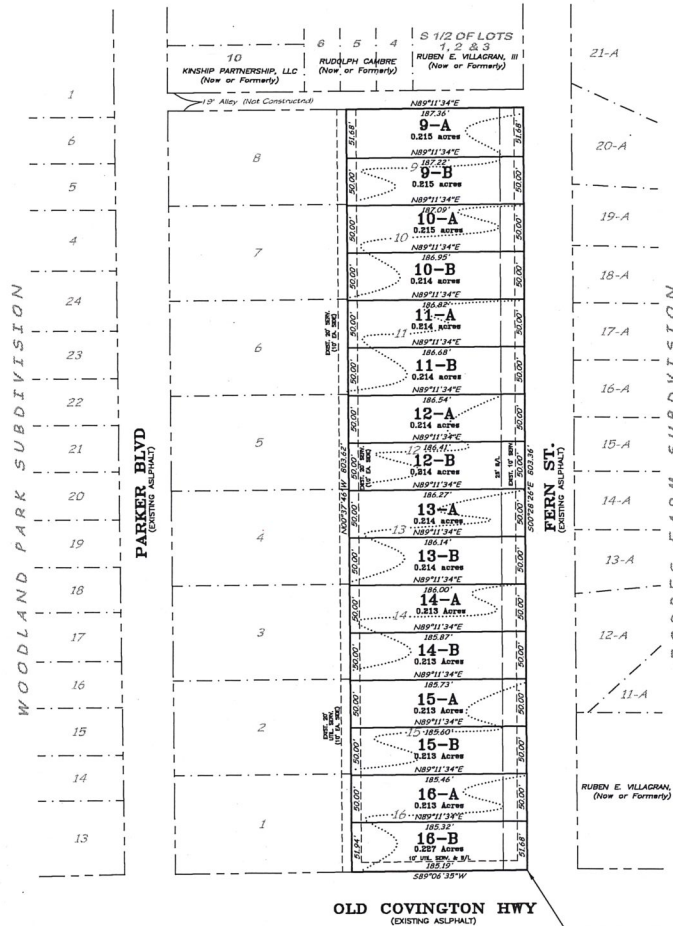
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA
 REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING
 THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS
 OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE
 INTENT TO 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
 RES. # 5125
 MCLIN TAYLOR, INC.

04/18/2019
 DATE



60 0 60 120 180
 GRAPHIC SCALE - FEET



VICINITY MAP
 SCALE: 1" = 2000'

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
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Together with and subject to covenants, monuments, and
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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

OF THE HUNDRED OAKS SUBDIVISION

LOCATED IN SECTION 30, T 6 S-R 8 E
 GREENSBURG LAND DISTRICT
 TANGIPAHOA PARISH, LOUISIANA
 CITY OF HAMMOND
 FOR
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 THE WESTERN R/W LINE
 OF FERN ST.



McLain Taylor, Inc.
 Engineering and Land Surveying
 8820 PINEY ROAD LIVINGSTON, LA 70754 (225)888-1444







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: ☒ 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# HMD 000000184; HMD 000000188; HMD 000000196; HMD 000000198

SITE ADDRESS: Parker Blvd and Fern Street

STREET # & STREET NAME

Legal Description or Survey Lots 1-3 and 5-16 of Hundred Oaks Subdivision

PROPERTY OWNER NAME: Jamestown Properties, LLC

First Name

MI

Last Name

Owner Address: 110 North Oak Street, Hammond, LA 70401

Street Name/Street Number

City

State

Zip

Telephone: (985) 902-9550

or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Jamestown Properties, LLC

First Name

MI

Last Name

COMPANY NAME: Same

☒ Owner

☐ Other

Applicant Mailing Address:

Street Name/Street Number

City

State

Zip

Applicant Telephone:

()

or Cell #: ()

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 a 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 Jamestown Properties, LLC
By: Robert Maurin III
APPLICANT SIGNATURE

1-10-2019
DATE

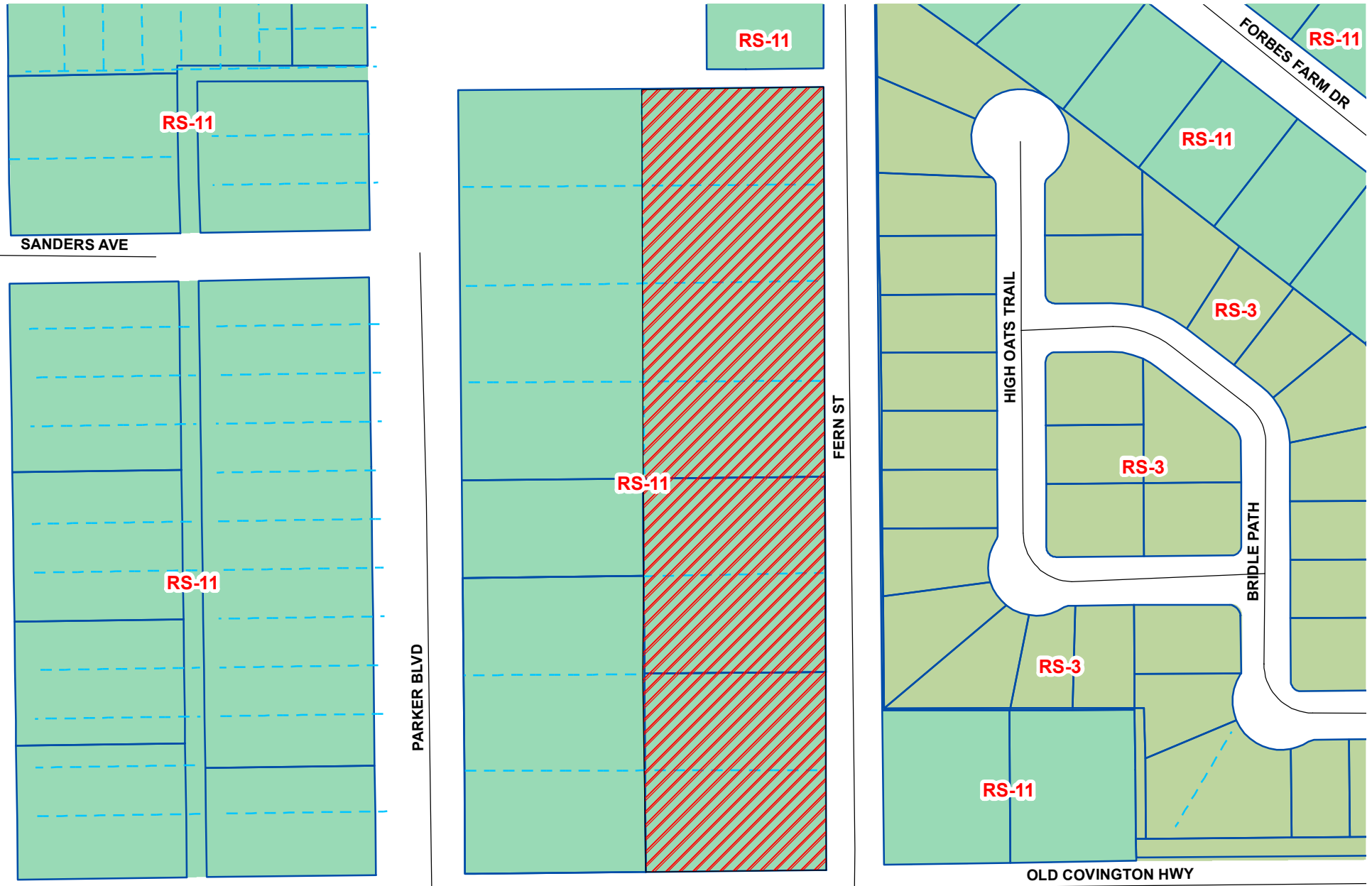
X Jamestown Properties, LLC
By: Robert Maurin III
OWNER(S) SIGNATURE

1-10-2019
DATE

X
CITY PLANNER

DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 250.00 CHECK# CASH ☐ DATE PAID / /



MX-C



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

Legend

- Case Parcel
- City Tax Parcels
- Railroad

ATTACHMENT 4





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

ATTACHMENT 4



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

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

ATTACHMENT 4

Developments Surrounding Hundred Oaks Subdivision

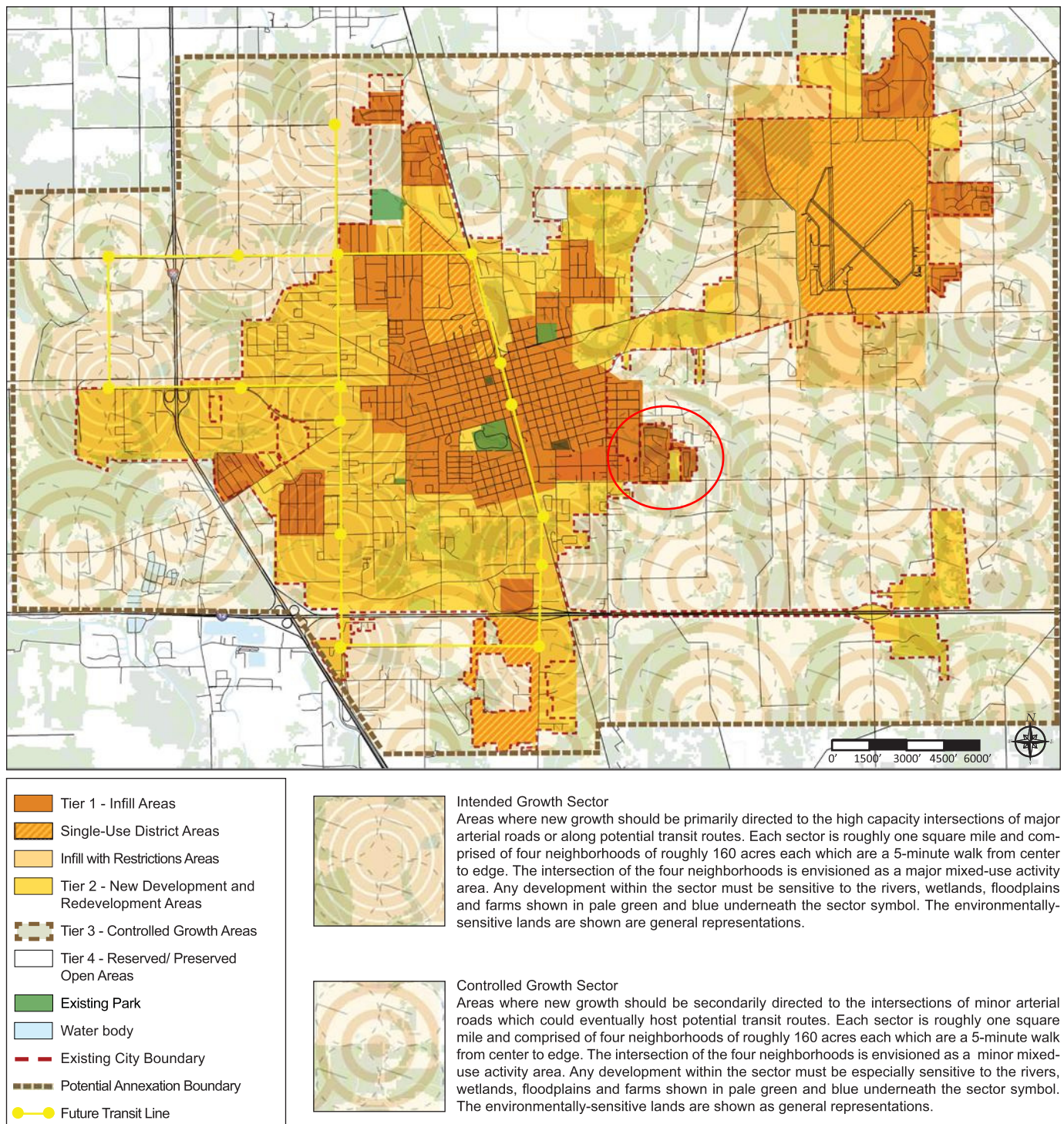


Developments Surrounding Hundred Oaks Subdivision

	Development / Subdivision	No. of Lots
1	Country Creek Crossing*	18
2	Forbes Farm	193
3	Sweet Williams Acres	23
4	Covington Ridge	73
5	Springwood Place*	24
6	Hundred Oaks (Fern Street)	8
7	Garden District	36
	Total Existing Lots	375
	Additional lots if rezoning request is approved	8
	Percent Increase	2.1%

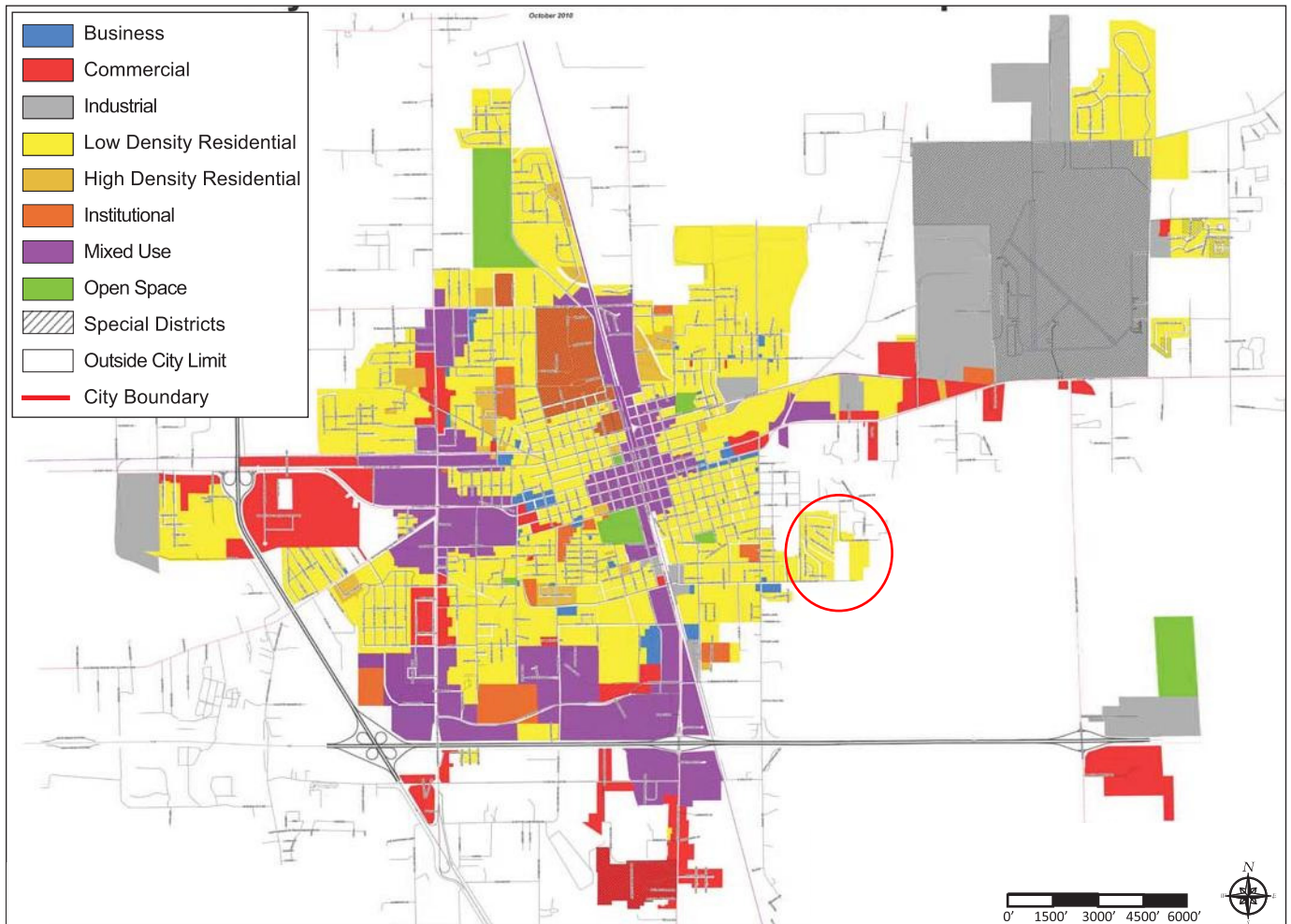
* outside of Hammond city limits, though near Hundred Oaks Subdivision

FIGURE 2.4: THE SECTOR MAP



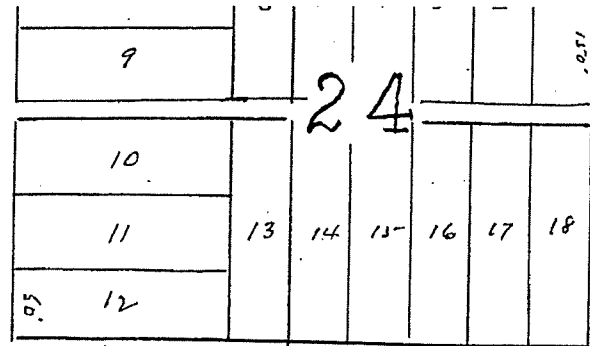
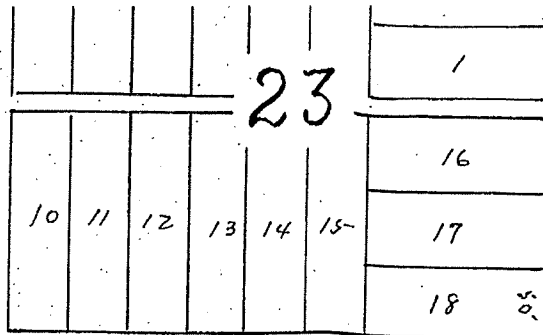
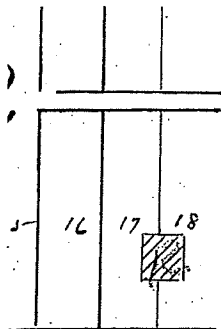
The Sector Map prioritizes growth in established, compact, complete neighborhoods within Hammond, such as the Downtown and its historic outlying neighborhoods. Infill would be sensitive to the context of each respective neighborhood. A potential annexation boundary is shown which would give the city a coherent form based on the creation of new neighborhoods in the tradition of the Downtown. The northern and southern proposed boundaries are bordered by major arterial extensions proposed in the City of Hammond's Major Street Plan. The western and eastern boundaries include neighborhoods presently divided by the city's current boundary along minor arterial roads which serve as gateways into the city, such as Ward Line Road, US 190, Old Baton Rouge Highway, Cherry Street and Old Covington Highway.

FIGURE 2.11: FUTURE LAND USE MAP (FLUM)



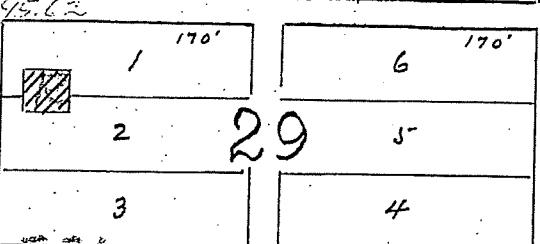
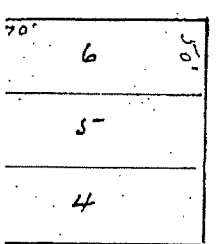
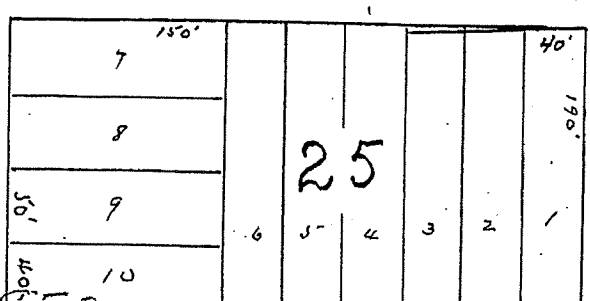
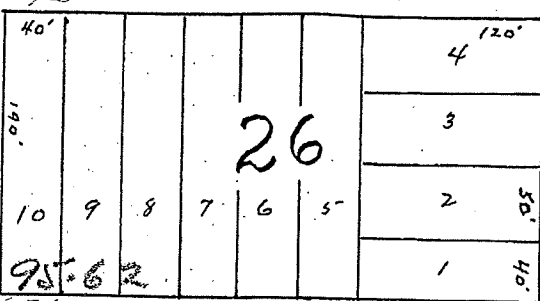
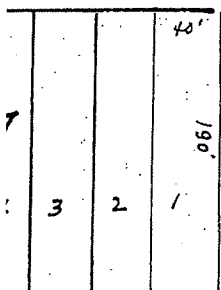
FLUM Category	Typical Implementing Zoning Categories
Business	B-1
	B-2
Commercial	C-1
	C-2
	C-3
	C-4
	C-4A
Suburban Residential	R-11
	R-4
	R-5
	R-5S
	R-8
	R-S
	R-P

FLUM Category	Typical Implementing Zoning Categories
Urban Residential	R-A
Special Districts	S
	S-1
	S-2
	SC
	O-V
Open Space	OS
Institutional	I
Mixed-Use	MU
Agriculture	AG



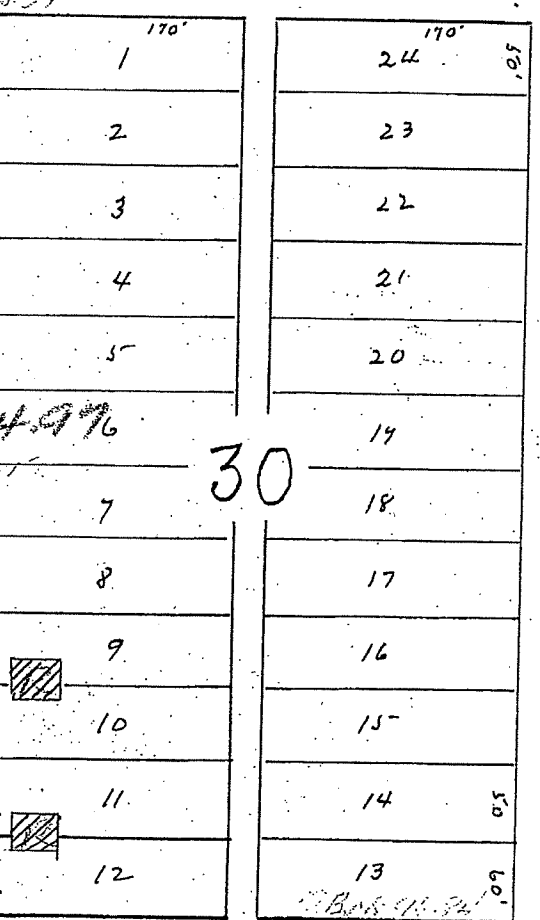
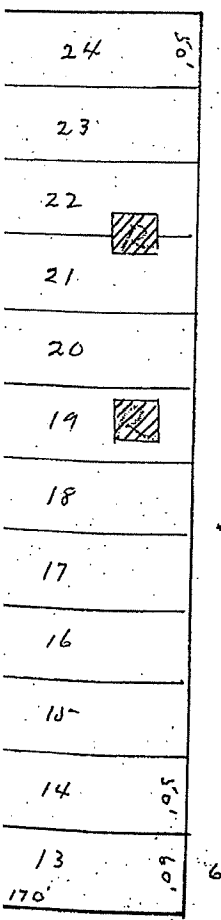
96.72
ALABAMA AVE.

94.8



95.31
SANDERS AVE

95.0



95.12
R

PARKER BLVD

HUNDRED OAKS SUBDIVISION



SCALE 100 ft = 1 INCH

WOODLAND PARK.

HAMMOND - IA

FERN STREET

95.07
OLD COVINGTON HIGHWAY