Staff Report

Rezoning

Case #: Z-2019-12-00068

Attachments:

Staff Report, Photos, Survey, Schematic Plan, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, January 9, 2020

City Council Introduction: Tuesday, January 14, 2020

City Council Final: Tuesday, January 28, 2020

City Council Request (Ordinance):

Introduction to an Ordinance to rezone 3 parcels being 25.640 acres request by STOA Holdings LLC. from RS.11-A to MX-N in accordance with survey by Lester A. McLin Jr. dated 12/4/2019 (Z-2019-12-0068) Recommend approval by the Zoning Commission

Site Information:

Location (Address): 1600 Baurele Rd

Council District: City Council District 3

Existing Zoning: RS-11.A

Future Land Use: Mixed Use

Existing Land Use: Undeveloped

Site Description:

Property fronts on Baurele Rd and is current vacant land. Proposed site will have apartments

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Undeveloped/MX-C
South	Undeveloped/RS-11.A
West	Residential House/I-L
East	Health Club/MX-C

Additional Information:

Undeveloped property

Findings:

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: Toby Easterly (STOA Holdings)

Against: NONE

Commission Recommendation:

Motion: Recommend approval

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

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on January 9, 2019 the Hammond Zoning Commission held a public hearing on rezoning request by STOA Holdings LLC. to rezone 3 parcels being 25.640 acres located at 1600 Baurele Road in accordance with survey by Lester A. McLin Jr. dated 12/4/2019 from RS-11.A to MX-N, and recommended approval (Z-2019-12-00068)
NOW, THEREFORE BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#Z-2019-12-00068 by STOA Holdings, LLC. to rezone from RS-11.A to MX-N located at 1600 Baurele Road in accordance with survey by Lester A. McLin Jr. dated 12/4/2019.

Fr

BASE BEARING: GPS - C4GNET - RTN (LA SPCS SOUTH ZONE – NAD 83)
FLOOD ZONE: "X" & "A" BASE FLOOD ELEVATION: N/A
F.E.M.A. F.I.R.M. PANEL NO. 220208 0430 F DATE: 7/22/10

DRAWN BY:	CTM
CREW CHIEF:	BAS
TECHNICIAN:	CTM
CHECKED BY:	
CHECKED BY:	

FLOOD ZONE SCALED FROM F.I.R.M

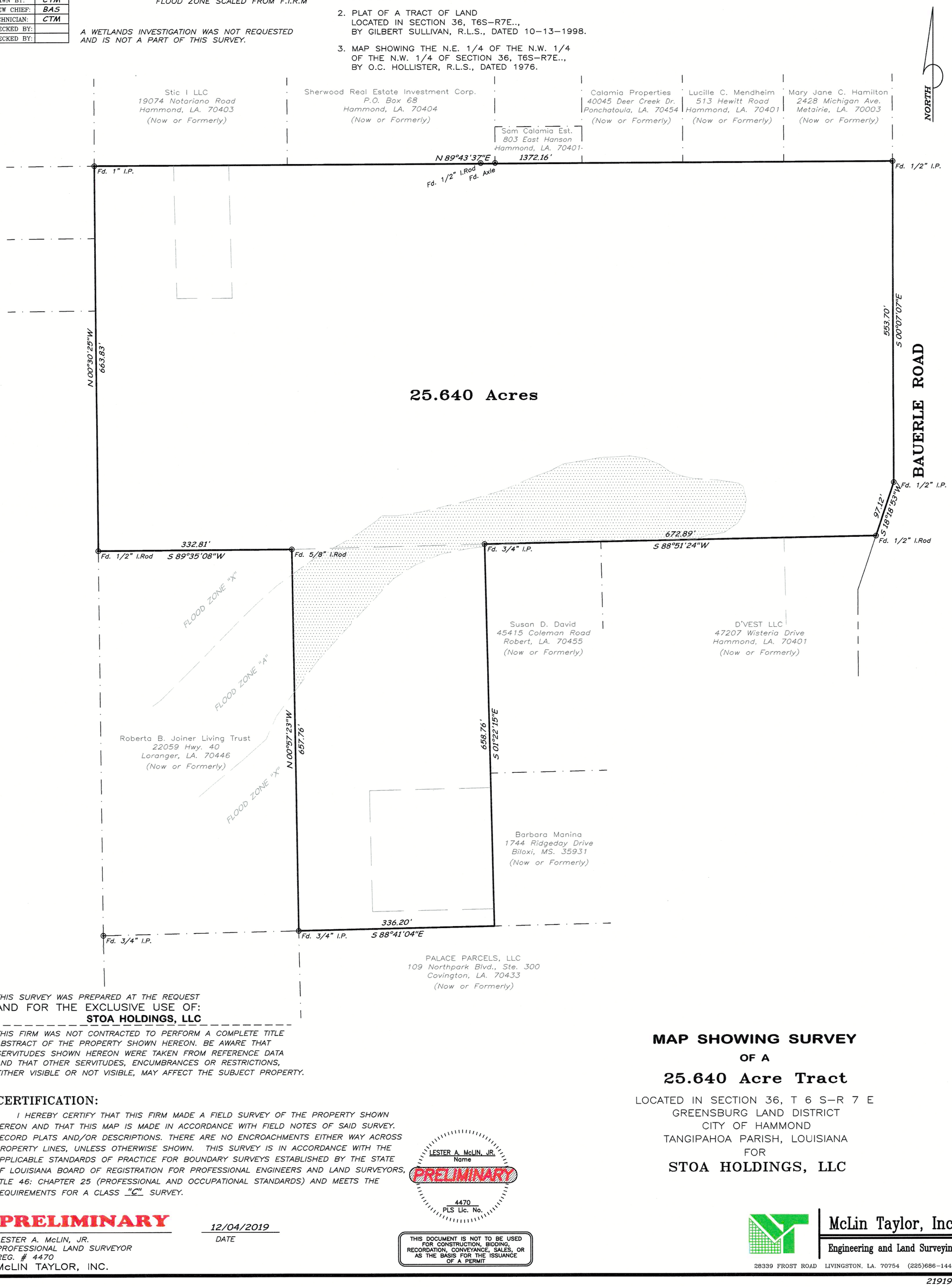
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

REFERENCE:

1. PLAT OF A TRACT OF LAND LOCATED IN SECTION 36, T6S–R7E.., BY GILBERT SULLIVAN, R.L.S., DATED 1–24–1998.
2. PLAT OF A TRACT OF LAND LOCATED IN SECTION 36, T6S–R7E.., BY GILBERT SULLIVAN, R.L.S., DATED 10–13–1998.
3. MAP SHOWING THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 36, T6S–R7E.., BY O.C. HOLLISTER, R.L.S., DATED 1976.

100 0 100 200 300
GRAPHIC SCALE – FEET

2191909



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
STOA HOLDINGS, 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:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY. RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

PRELIMINARY

12/04/2019
DATE

LESTER A. McLIN, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLIN TAYLOR, INC.

LESTER A. McLIN, JR.
Name
PRELIMINARY
4470
PLS Lic. No.

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

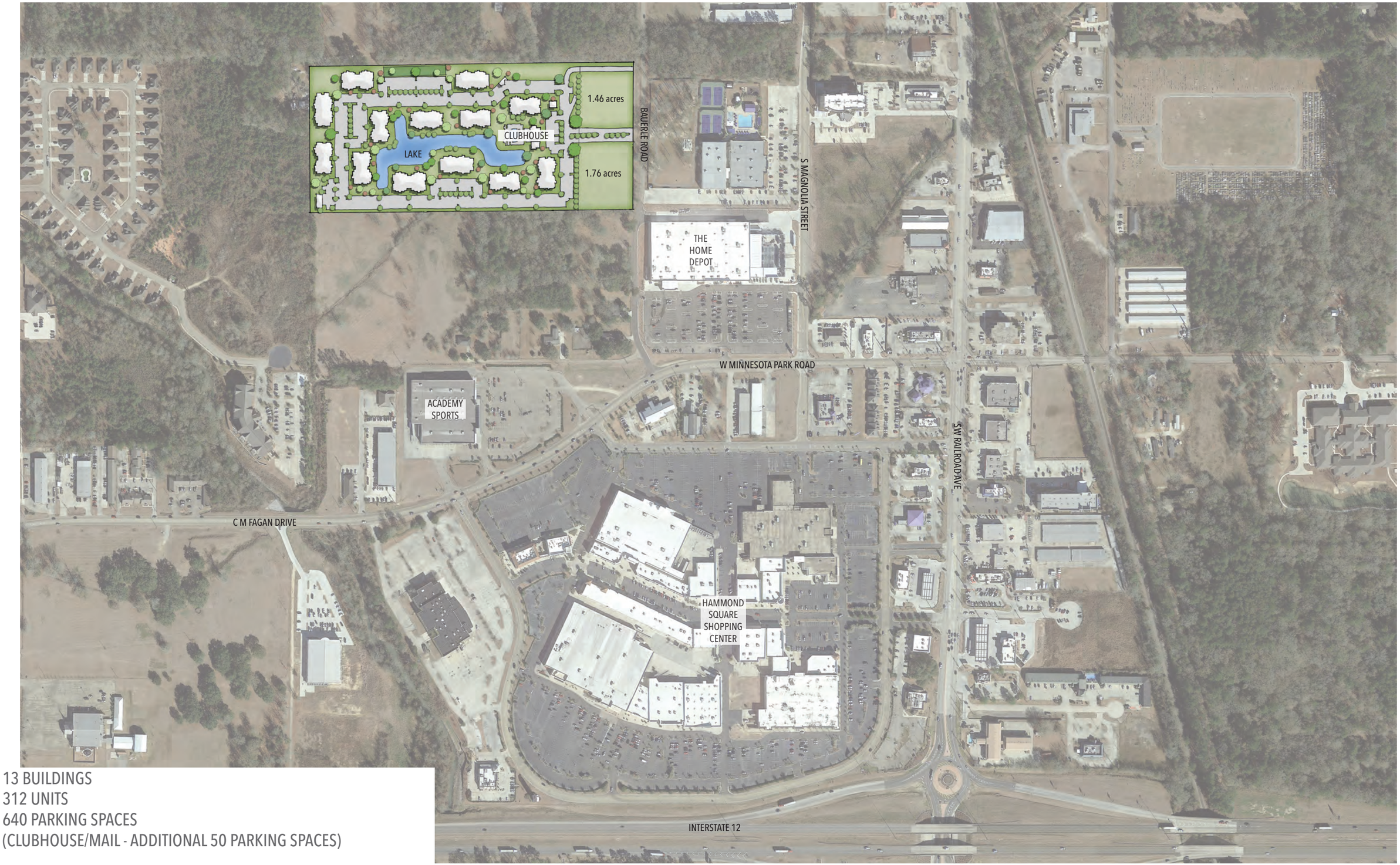
MAP SHOWING SURVEY
OF A
25.640 Acre Tract

LOCATED IN SECTION 36, T 6 S–R 7 E
GREENSBURG LAND DISTRICT
CITY OF HAMMOND
TANGIPAHOA PARISH, LOUISIANA
FOR
STOA HOLDINGS, LLC

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

2191909

A:\LAND SURVEYS\2019\2191909_STOA HOLDINGS, LLC (19.7 AC. BAUERLE RD)\DWG\2191909.DWG DEC 05 2019 CHUCK



13 BUILDINGS
312 UNITS
640 PARKING SPACES
(CLUBHOUSE/MAIL - ADDITIONAL 50 PARKING SPACES)

BAUERLE ROAD APARTMENTS

HAMMOND, LA

REICH LANDSCAPE ARCHITECTURE

THE ARCHITECTURAL STUDIO

SCHEMATIC PLAN

N.T.S.
DECEMBER 2019

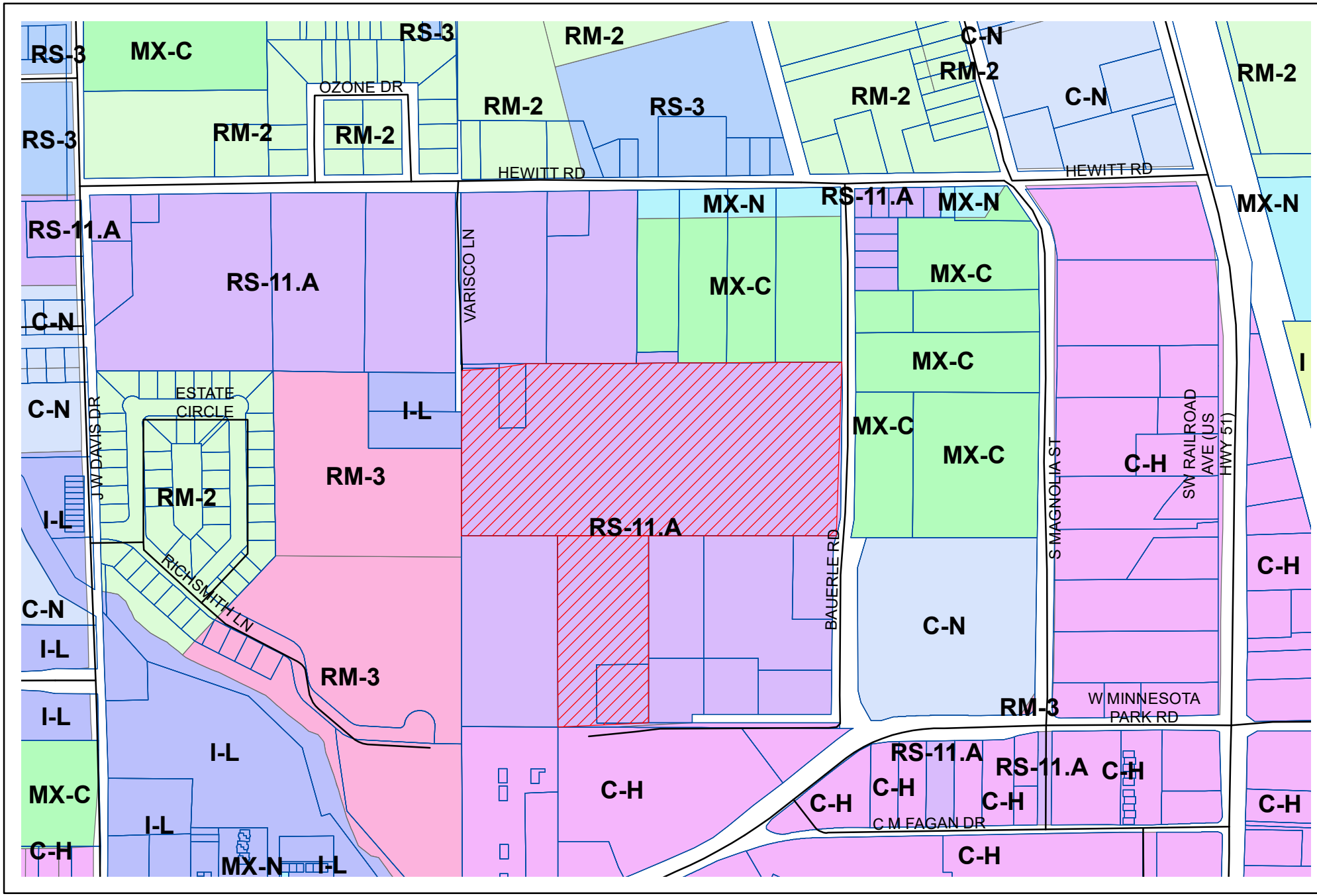
13 BUILDINGS
312 UNITS
640 PARKING SPACES
(CLUBHOUSE/MAIL - ADDITIONAL 50 PARKING SPACES)

BAUERLE ROAD APARTMENTS
HAMMOND, LA

REICH LANDSCAPE ARCHITECTURE

THE ARCHITECTURAL STUDIO

SCHEMATIC PLAN
SCALE 1"=100'-0"
DECEMBER 2019



N
W E
S

Rezoning Request
Z-2019-12-00068
1600 Baurele Rd.

Legend
Case Parcel

N
W E
S

Rezoning Request
Z-2019-12-00068
1600 Baurele Rd.

Legend
Case Parcel