Staff Report

Rezoning

Case #: Z-2021-01-00088

Attachments:

Staff Report, Site Photos, Iowa Addition Overlay, Application, Overlay Map, Zoning Map, Aerial Map, City Attorney Memo, Petition in support, Letters Against

Zoning Commission Public Hearing: Thursday, February 4, 2021
City Council Introduction: Tuesday, February 9, 2021
City Council Final: Tuesday, February 23, 2021

City Council Request (Ordinance):

Introduction for an Ordinance to rezone a lot being 50' x 150' in the South 1/3 of the SW 1/4 of Blk 7 of the Iowa Addition from RM-2 to RM-3 requested by Tracy Washington located at 211 S. Elm St.; Iowa Addition Overlay (Z-2021-01-00088)

Site Information:

Location (Address): 211 S Elm St
Council District: City Council District 1
Existing Zoning: RM-2, Iowa Addition Overlay
Future Land Use: Low Density Residential
Existing Land Use: Undeveloped
Site Description: Property fronts S. Elm St @ E. Hanson Ave. measuring 50'x150'

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family/RM-2
South	Single Family/RM-2 (across Hanson)
West	Single Family/RM-2 (across Elm)
East	Vacant land/RM-2

Additional Information:

Property size is 50'x150' (7,500 sq feet)
RM-3 requirements single family 5,000 sq feet
RM-3 requirements attached house 8,000 sq feet
To allow for duplex construction a waiver for overall lot size, and the Iowa Addition Overlay would be required.

Public Hearing:

For: Tracy Washington (Owner), Devon Wells
Petition in support (attached)

Against: Allen Lloyd (203 S. Elm St), Jerry Babin (205 S. Elm St), Lee Collins (207 S. Elms St), John Bostic (700 E. Iowa), Karen Wallsten (404 S. Cherry)
Letters against (attached)

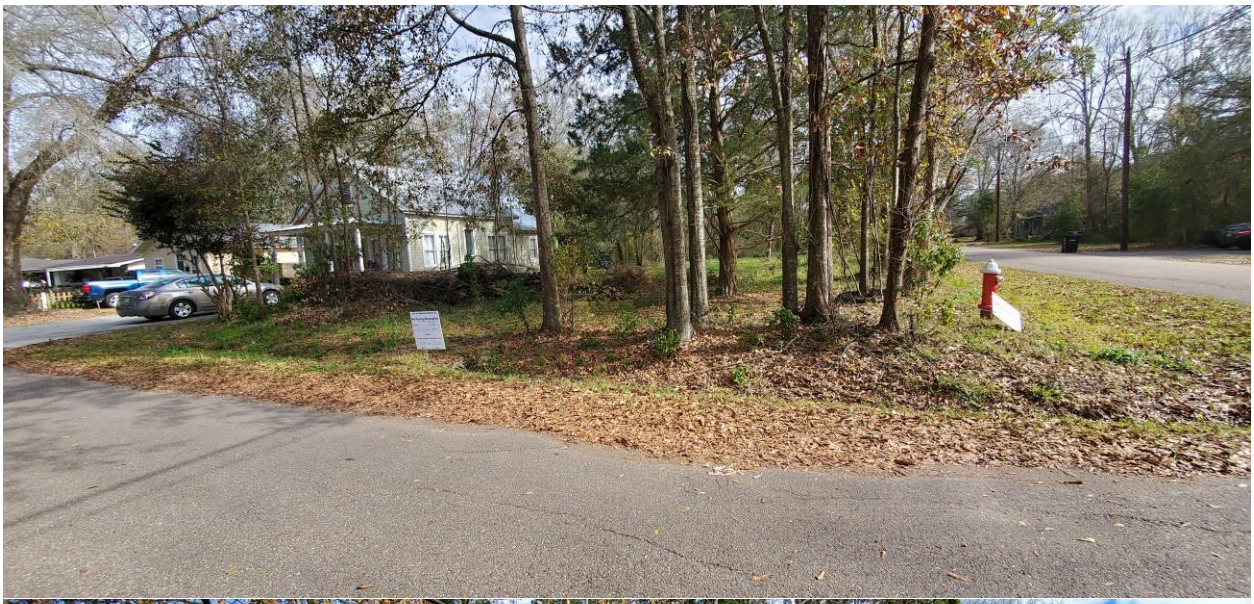
Commission Recommendation:

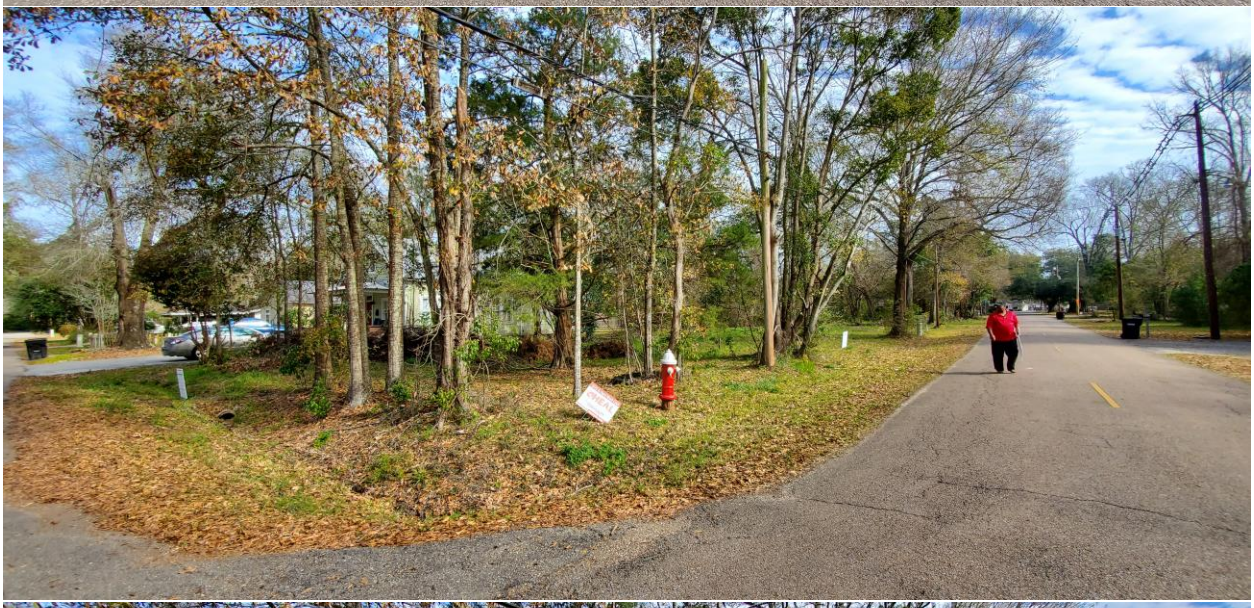
Motion: Recommend denial by the Zoning Commission
For: None
Against: Jeffrey Smith, Jimmy Meyer, Kylan Douglas, Matt Sandifer, William Travis
Abstain: None
Absent: None

Ordinance to Read:

WHEREAS on February 4, 2021 the Hammond Zoning Commission held a public hearing for a rezoning request for a lot being 50' x 150' in the South 1/3 of the SW 1/4 of Blk 7 of the Iowa Addition from RM-2 to RM-3 requested by Tracy Washington located at 211 S. Elm St.; Iowa Addition Overlay (Z-2021-01-00088) and recommended denial.

NOW THEREFORE BE IT ORDAINED that the Hammond City Council approves a rezoning request by Tracy Washington for a lot being 50' x 150' in the South 1/3 of the SW 1/4 of Blk 7 of the Iowa Addition from RM-2 to RM-3 located at 211 S. Elm St.; Iowa Addition Overlay.





Sign posted on 1/20/2021

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

6.1.2 Residential Multi-Family

The Residential Multi-Family Districts are intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family, and multi-family housing in order to provide for the integration of single-family, two-family, and multi-family together.

A. RM-2

The RM-2 District in intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses
   1. Detached Single-Family Dwelling (including modular without chassis)
   2. Attached House
   3. Gardens growing of crops (noncommercial)
   4. Parks and Open Space
   5. Minor Utilities
   6. Civic Uses
   7. Guest House
   8. Cemeteries and/or Memorial Gardens

B. Conditional Uses
   1. Day Care Facility
   2. Bed and Breakfast
   3. Major Utilities

C. Accessory Uses
   1. Home Occupations
   2. Vegetable and Flower Gardens
   3. Private Garages
   4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
   5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
   6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
   7. Single attached accessory apartment. No more than one such unit per lot.

B. RM-3

The RM-3 District in intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses
   1. Detached Single-Family Dwelling (including modular without chassis)
   2. Attached House
   3. Apartments (multi-family dwelling)
   4. Gardens growing of crops (noncommercial)
   5. Parks and Open Space
   6. Minor Utilities

7. Civic Uses
8. Guest House
9. Cemeteries and/or Memorial Gardens

B. Conditional Uses
1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

C. Accessory Uses
1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

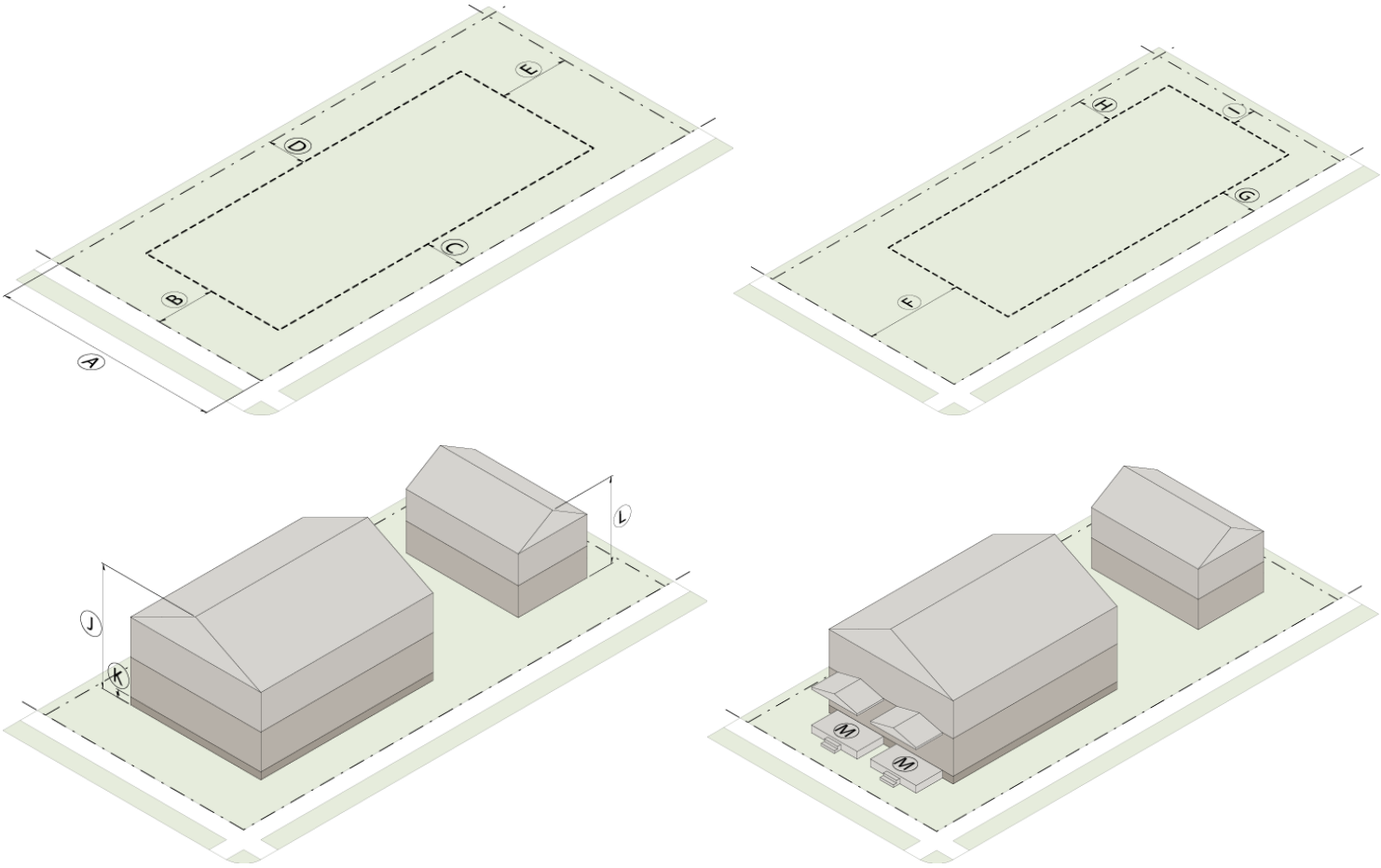
6.1.3 Mixed Use

A. MX-CBD Central Business District

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

A. Allowed Uses
1. Upper-story living
2. Multi-family living
3. Modular without chassis
4. Office
5. Medical office
6. Civic Use
7. Parks and Open Space
8. Indoor recreational uses except sexually oriented business
9. Overnight lodging
10. All personal service
11. Animal Care (indoor only)
12. All Restaurant
13. All retail sales
14. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
15. Bank, finance and loan companies
16. Food Store but excluding the dressing or killing of any flesh or fowl
17. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.

B. Attached House



		RM-2	RM-3
	Project		
	Area (min acres)	n/a	n/a
	Common Open Space (min)	n/a	n/a
	Gross Density (max units/acre)	7.25	15
	Lot		
	Area (min square feet)	10,000	8,000
	Building Coverage (max)	55%	55%
A	Width (min)	55'	45'
	Principal Structure Setbacks		
B	Front (min)	25'	20'
C	Side, street (min)	10'	10'
D	Side, interior (min)	5'	5'
E	Rear (min)	25'	20'
	Accessory Structure Setbacks		
F	Behind front façade of principal structure (min)	10'	10'
G	Side, street (min)	10'	10'
H	Side, interior (min)	5'	3'
I	Rear, common lot line (min)	10'	5'
	Principal Structure Height		
J	Stories (max)	2	3
J	Feet (max)	35'	45'
K	Ground story elevation (min)	12"	12”
	Bulk Plane		
	Bulk Plane abutting RS-district (1:1 above 40')	yes	yes
	Accessory Structure Height		
L	Stories (max)	2	2
L	Feet (max)	30'	30'
	Building Entrance		
M	Street facing entrance required	yes	yes
	Building Elements Allowed		
	Gallery		
	Awning	■	■
	Double gallery		
	Porch, stoop	■	■
	Balcony	■	■

- **Ground Story Elevation is above Base Flood Elevation**

8.3.9 Enforcement and Review

See Article 2 of the Hammond Unified Development Code.

8.4 Iowa Addition Overlay District (-IA)

8.4.1 Purpose

This Iowa Addition Overlay District's mission is to preserve and secure the single family residential character of the Iowa Addition neighborhood and the quality of housing and site improvements. The purpose of this Iowa Addition Overlay District is to establish and enhance a clearly defined neighborhood character, which fosters health, safety and stability consistent with the neighborhood image valued by its residents. The City has adopted this Iowa Addition Overlay District to further its interest in maintaining public health safety, to promote general welfare, and to abate and eliminate public nuisances.
The homes in this District have a number of diverse architectural styles. This diversity in styles should continue consistent with the intended single family growth of the neighborhood and enhancements to neighborhood image, cleanliness, and safety. Existing homes in the Iowa Addition Overlay District must also comply with all building codes adopted by the City of Hammond.

8.4.2 Structure

The District shall be in the form of an overlay district, in addition to the superseding the underlying zoning districts. In the event of any conflict between this newly established Iowa Addition Overlay District and the underlying zoning district, the more restrictive regulations shall prevail. Current zoning classifications and zoning restrictions in the Iowa Addition Overlay District will remain in effect. Upon adoption of this newly classifications created Iowa Addition Overlay District, a rezoning request will require a two-thirds (2/3) super majority vote form the Hammond City Council in order for a rezoning request to be approved.

8.4.3 District Boundaries

The Iowa Addition Overlay District is generally bounded on the North by a line running adjacent to the 150 feet North of the E. Hanson Street's North Right Of Way line; on the South by Old Covington Highway; on the East by Range Road, and on the West by S. Cypress Street, as per attached boundary map dated August 4, 2005 (Exhibit A), and attached hereto. These boundaries shall be reflected as an Overlay District on the Official Zoning Map of the City of Hammond. Properties on the West side of S. Cypress Street facing the Overlay District and those properties on the south side of Old Covington Highway and facing the District will be included in the requirements and enforcement of this District's regulations.

8.4.4 Incentive Tools to Be Used

In addition to penalties and fines outlined in the City of Hammond Development Code, the City may also use the following incentive or condition to encourage compliance with the Iowa Addition Overlay District guidelines. The incentive must be recommended by the Building Department and approved by a majority vote of the City Council where an existing structure is being restored for a use as a single family home and complies with the rules of this Iowa Addition Overlay District. In addition, the property must be in compliance with the rules and restrictions of this Iowa Addition Overlay District.

A. Endorsement (by the City Council) of the State's (Department of Economic Development) Restoration Tax Abatement Program benefits, providing for a 5 to 10 year freeze of property values at the pre-renovation or pre-construction levels, and provided that the minimum guidelines are met. A minimum of $25,000 per project/and per building permit obtained must be spent of home restoration/renovation costs in order for this incentive to be used.

8.4.5 District Restrictions

A. New Placement and/or rezoning's/resubdivisions for the creation or placement of mobile homes, duplexes, or multi-family housing are prohibited. Those that are occupied and legal at the time this

ordinance is passed may remain in use and are considered grandfathered uses in accordance with Article 5. Nonconformities of Hammond's Development Code.

B. Creation of new lots of record within the overlay district shall have a minimum lot size of 6000 square feet with a minimum frontage of 60 feet wide.
C. The restrictions of this Iowa Addition Overlay District shall include those set forth in this Development Code except that on new structures designed for occupancy and those undergoing major renovation (costs exceeding 75% of the value of the structure) there shall be one front yard of at least 25 feet in depth and at least 45% of the front yard, not including public right of way that shall be designed and maintained as green space. Parking shall not be allowed within this designated green space.
D. All parking spaces for new structures designed for occupancy and those undergoing major renovation (costs exceeding 75% of the value of the structure) shall be paved with hard surfaced material (concrete, pervious concrete, asphalt, limestone, concrete block, and pavers) with the minimum required green space also provided and protected from parked vehicles.
E. **Trees** that are removed within the public right of way must be replaced by the person or organization removing them, with 2 trees of a similar type that are regulation Louisiana street trees that have at least a 2" caliper when planted. Such trees shall be replaced as near as possible or feasible to the site the removal took place. The City of Hammond Street Department will be consulted prior to the removal or replacement of trees in the public right of way to ensure compliance with this restriction.

8.4.6 Property Upkeep

Property owners (or other agents) who own properties and buildings that have building and safety/health code violations which represent a fire hazard, health and safety hazards, or that are a nuisance to adjacent residents or general public, will be notified by the City to correct such violation. Any violation which may result in an immediate or imminent threat to public health or safety shall be remedied immediately. Other violations shall be remedied within a six month time period from the date of notice form the City. All occupied properties must be tied in and serviced by publicly approved water and sewerage service.

8.4.7 Nonconforming Building and Properties

Nonconformities shall meet the requirements of Article 5. Nonconformities of the City of Hammond Unified Development Code, including any amendments and requirements of this Iowa Addition Overlay District.

8.4.8 Variances

All requests for variance from the rules, regulations, and restrictions of this District shall follow the same rules and procedures outlined in Article 2 of the City of Hammond Development Code.

8.4.9 Enforcement and Review

The enforcement and review outlined in Article 2 of the City of Hammond Development Code, including any amendments, shall govern violations of the rules, regulations, and restrictions of this Iowa Addition Overlay District.

8.4.10 Conflict

The more restrictive provisions of this Overlay District shall govern and take precedence over other provisions of any other ordinances or codes adopted by the City of Hammond, except that health and safety regulations contained in the adopted Building and Fire Codes of the City of Hammond shall control in the event of conflict.

8.5 Hammond Downtown Development District (-DDD)

The Hammond Downtown Development District is defined in LA R.S. 2740.15. Any improvements within the district must comply with LA R.S. 2740.15, The Hammond Downtown Development District Development Plan located in Appendix F of the UDC, or the Hammond Downtown Development District Design Guidelines located in Appendix F of the UDC.

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: 1/5/2021 **PERMIT#** Z-2021-01-00088

The next Zoning Commission Meeting will be held on Feb. 2, 2021 **, 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: [X] **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# 1475800

SITE ADDRESS: 211 S Elm Street
STREET # & STREET NAME

Legal Description or Survey See attached

PROPERTY OWNER NAME: Tracy Washington
First Name MI Last Name

Owner Address: 610 Mooney Ave Hammond 70403
Street Name/Street Number City State Zip

Telephone: (985) 2494605 or Cell #: (____) _____

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Property owner
First Name MI Last Name

COMPANY NAME: _____ [ ] 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: To utilize

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 RM 2 District to a RM 3 District. I/We fully understand and agree to abide by the zoning restrictions for a RM 3 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.

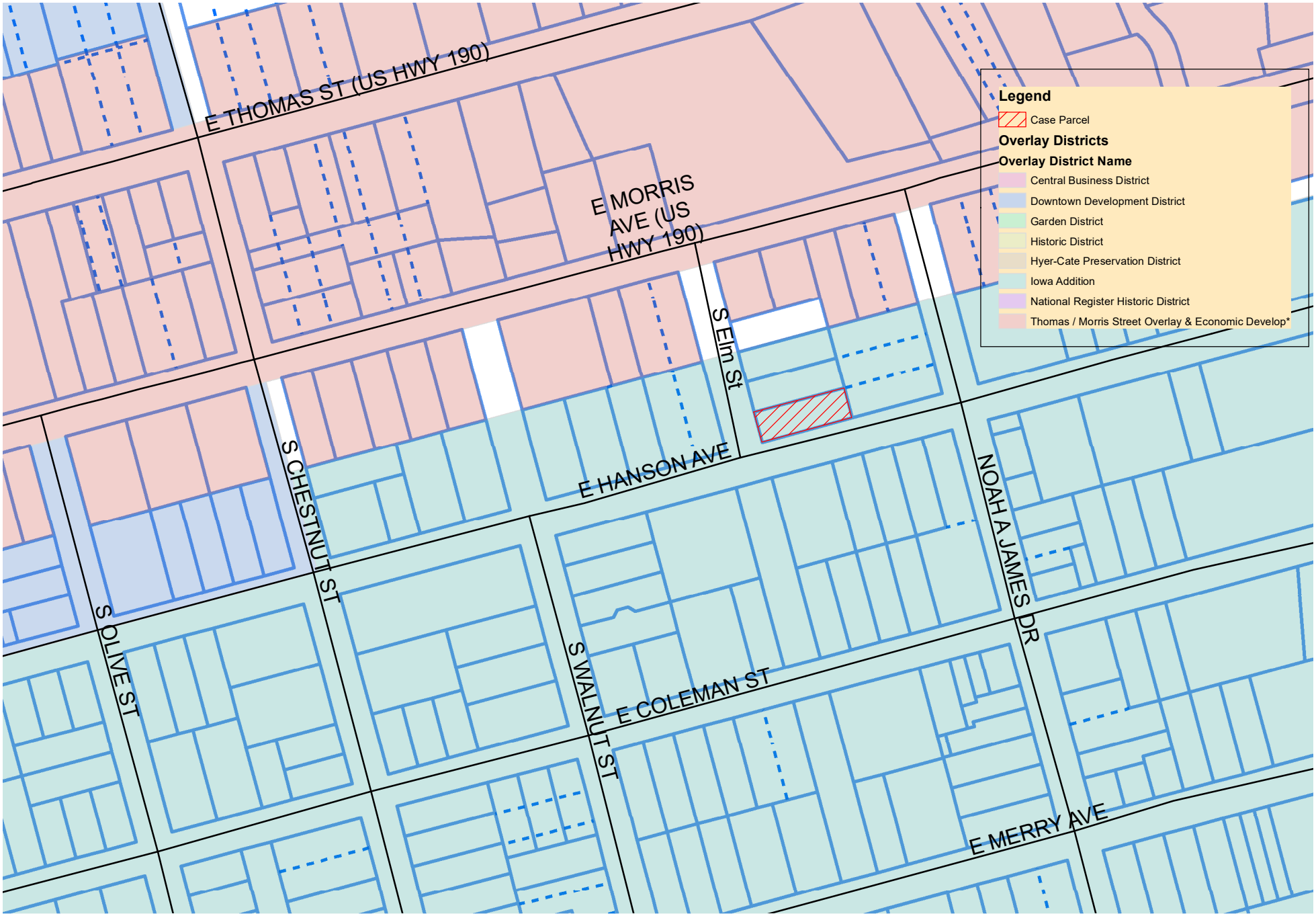
X _____ 01/05/2021
APPLICANT SIGNATURE DATE

X _____ 01/05/2021
OWNER(S) SIGNATURE DATE

X _____ 1/14/2021
CITY PLANNER DATE

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

AMOUNT PAID $ 120.00 **CHECK#** _____ **CASH** ✓ **DATE PAID** 1/19/21



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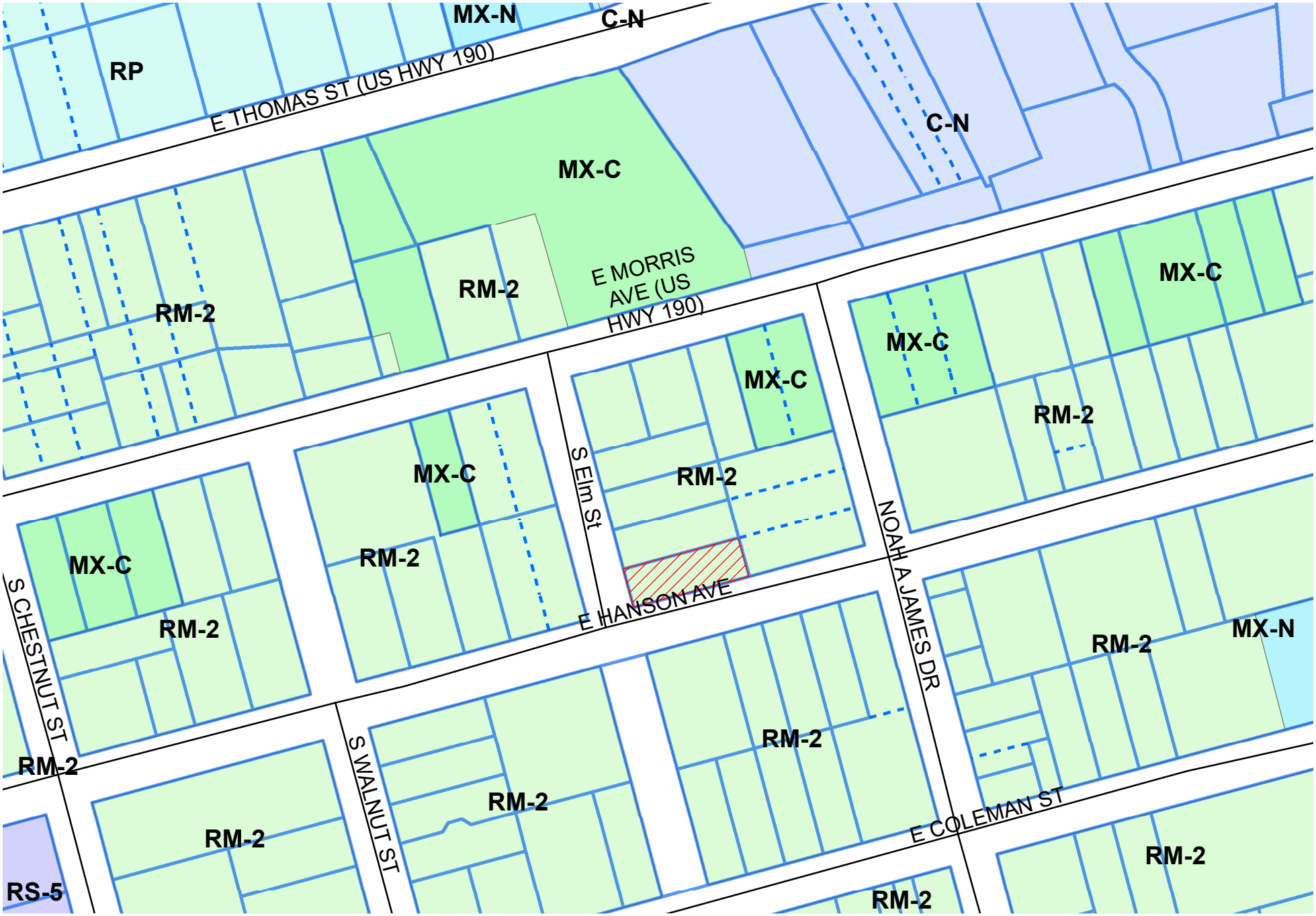
Rezoning Z-2021-01-00088
211 S Elm Street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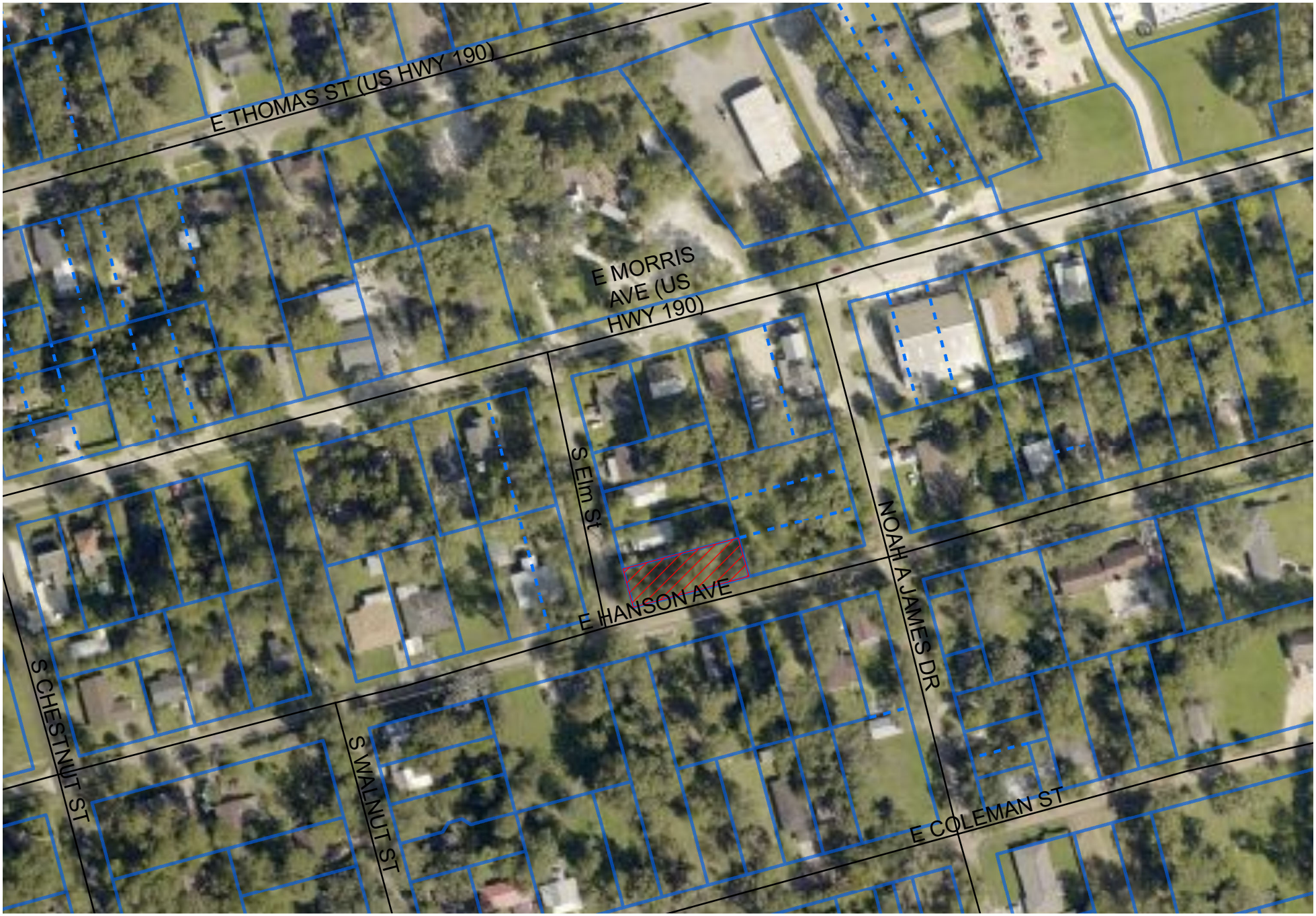
Case Parcel



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Z-2021-01-00088
211 S. Elm St.

Legend

Case Parcel

MEMORANDUM

To: Planning and Zoning Commissioners

From: Andre G. Coudrain, City Attorney

Re: Process on Re-zoning in Iowa District
Process on variance

Date: February 1, 2021

You have asked me to review and provide the process for re-zoning applications in the Iowa Overlay District and the process for variances in that District. My memo is below.

Special Zoning Districts

The Hammond Unified Development Code (UDC) creates special districts for the purpose of creating, developing, or administering particular activities or regulations peculiar to that special district.

Iowa District

The UDC created the Iowa Addition Overlay District. The stated mission of the District is to preserve and secure the single family residential character of the Iowa Addition neighborhood and the quality of housing and site improvements. The purpose of the Iowa Addition Overlay District is to establish and enhance a clearly defined neighborhood character, which fosters health, safety and stability consistent with the neighborhood image valued by its residents.

The District is an overlay district, which supercedes the underlying zoning districts. In the event of any conflict between the Iowa Addition Overlay District requirements and the underlying zoning district, the more restrictive regulations shall prevail.

Re-Zonings

The UDC states new placement and/or rezonings/resubdivisions for the creation or placement of mobile homes, duplexes, or multi-family housing are prohibited in this District. Those that are occupied and legal at the time of passage of the UDC may remain in use and are considered grandfathered uses.

Re-zoning requests must first go to the Zoning Commission for a recommendation, then to the Hammond City Council for a final vote. The Commission should consider the mission and purpose of the District and requirements of the UDC in making its recommendation on re-zoning to the City Council.

All re-zoning requests in the Iowa Addition Overlay District require a two-thirds (2/3) super majority vote from the Hammond City Council in order for a rezoning request to be approved.

Since the UDC establishes a special two-third majority Council vote requirement for re-zonings in this District, the two-third vote requirement will prevail over the general rule of a simple majority vote of the entire City Council for re-zoning. (see La. Atty Gen Op. No. 16-0194 and La. Atty Gen. Op. No. 09-0190)

Variance

A request for a variance from the restrictions of the Iowa Overlay District is separate and distinct process from a re-zoning. Even if a general zoning classification allows for a particular use, any use in the Iowa Overlay District must comply with the restrictions of the Iowa Overlay District, unless a variance is allowed.

All requests for variances from the rules, regulations, and restrictions of this District shall follow the same general rules and variance procedures outlined in the UDC.

Variance Procedure

Under the UDC, the Planning and Zoning Commission serves the function of a board of adjustment. The Commission has the authority to authorize variances from the terms of the UDC, to the extent the variance is not contrary to the public interest and where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of the UDC would result in practical difficulties or unnecessary hardship.

The Commission must give notice and hold a public hearing on requests for a variance. The Commission shall approve, approve with conditions or deny the variance request based on the recommendation of the City Planner and on a finding that all of the following conditions exist:

(1) That the variance will not authorize a use other than those uses allowed in the district;
(2) That, due to exceptional and extraordinary circumstances, literal enforcement of the provisions of the UDC will result in practical difficulties or unnecessary hardship;
(3) That the exceptional and extraordinary circumstances were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district;
(4) That the practical difficulties or unnecessary hardship are not solely financial;
(5) That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
(6) That the variance will not adversely affect the public health, safety or welfare; and
(7) That the applicant has adequately addressed any concerns raised by the City Planner.

A variance runs with the land and does not expire unless an expiration date is assigned as a condition by the Commission

Appeals on variances do not go to the City Council. A final decision by the Commission on a variance may be appealed to State District Court.

I, Tracy Washington, plan to build a duplex at 211 S. Elm Street

NAME	ADDRESS	FOR	AGAINST
JAKE SPRIGGS III	Walnut 512	✓	
Sullivan [illegible]	505 S Walnut St	✓	
Earlandria Berry	707 E A Merry Ave	✓	
Monquie Sexton	707 B E Merry Ave	✓	
Sandra Jack[illegible]	708 E Merry Ave	✓	
Shawn Cap[illegible]	410 S Walnut Hammond, LA 70403	✓	
Roslyn Allen	804 E Merry Hammond 70403	✓	
Janice Hill[illegible]	802 E. Merry Ave	✓	
Ivan Pinestra[illegible]	412 E Hanson Ave	✓	
Anthony Thomas	412 E Hanson Ave	✓	
Matt Richard[illegible]	301 S Chestnut St	✓	
[illegible]	711 E. Hanson Ave	✓	

I, Tracy Washington, plan to build a duplex at 211 S. Elm Street.

Name	Address	For	Against
Lester Reed	610 E Coleman Ave	X	
E. L. Robinson Jr.	905 E. Coleman Hammond, La 7	✓	
Cooper Kuhn	1017 E. Moore Hammond, La	✓	
Reginald Mosley	308 range rd Hammond, La 70403	✓	
N. Aja (IN)	401 S. Noah A James Dr Hammond, LA 70403	✓	
Dekref Moore	311 S. Walnut St, Hammond, La. 70403	✓	
Aman Lombard	710 E 6 St Coleman Ave	✓	
Bertha Bellacon	708 Coleman St.	✓	
Demontez Mosley	907 E. Coleman	✓	
Sacha James	307 S Walnut St	✓	

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: 211 Elm St. Rezoning

1 message

Tracie Schillace <schillace_tc@hammond.org> Thu, Jan 28, 2021 at 8:42 AM
To: Jeffrey Smith <jeffrey@hollyandsmith.com>, William Travis <wltravis@yahoo.com>, Jimmy Meyer <jamesbmeyer@gmail.com>, Kylan Douglas <kylan@spanglerengineering.com>, Matt Sandifer <msandi2@gmail.com>, Heather Alvarez <alvarez_ha@hammond.org>, "Andre G. Coudrain" <agc@ccbattorneys.com>, "Sandra F. Paradelas" <sfp@ccbattorneys.com>

FYI: Please add this to the list of other letters received.

Tks,

Tracie Schillace, CFM
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401
985-277-5652

---------- Forwarded message ---------
From: **kwallstenartist@yahoo.com** <kwallstenartist@yahoo.com>
Date: Thu, Jan 28, 2021 at 8:12 AM
Subject: 211 Elm St. Rezoning
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: Carlee Gonzales <gonzales_cw@hammond.org>

Hi Tracie
Attached is my presentation to the PZ Commission at their planning meeting today- could you please provide copies to members and include in minutes of Feb 4th meeting- plan to present again there.

Thank you

Karen

REZONING OPPOSITION- K.WALLSTEN.pdf
69K

January 28, 2021

To: Planning & Zoning Commission, City of Hammond LA
From: Karen Wallsten, 404 S. Cherry Street
Re: 211 S. Elm Street Rezoning Request (Z -2021-01-00088)

The primary purpose of the Iowa Addition Overlay District (Section 8.4 of Unified Development Code), is twofold; 1) to secure, preserve, and improve the District's historic, single-family residential character, and 2) to protect the health, safety and welfare of its residents.

Since the Overlay District's adoption in 2006, we have made great progress in doing both.

- Because of the Overlay's restrictions, new construction and renovations have helped secure and improve the single-family residential character of our neighborhood.
- Subdivided, substandard rentals have been restored back to original single-family homes
- Working with the City, we have helped remove more than 30 hazardous structures
- The Hammond Eastside Action League (HEAL) has cleaned up and continues to maintain overgrown and trash ridden developed and undeveloped properties that have been neglected by outside District property owners. This includes the 211 S. Elm Street site.

Because of these and other improvements, property values have increased and more families have moved into the neighborhood. It has been such a pleasure for me over the years to see more and more families out strolling and people walking their dogs.

Allowing multi-family housing development to move forward at 211 S. Elm Street or elsewhere in the District through variances, rezoning or other methods would derail the progress we have made to improve our neighborhood. Property values will diminish not only for the single-family residential properties near the 211 Elm Street site but also for other properties throughout the District.

Multi-family housing at 211 S. Elm Street or elsewhere in the District would also jeopardize the health and safety of District residents by:

1) Structure and grounds neglect. Our neighborhood has a long history of absentee property owners failing to maintain their developed and undeveloped properties.

2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood has also had a long history of property owners failing to take action to remove such tenants.

I would like to reiterate that the Iowa Addition Overlay District restrictions (Sections 8.4.2 and 8.4.10 of the UDC) supersede and take precedence over the underlying zoning designations. In other words, no matter how properties are zoned in the District, the construction of duplexes and other multi-family housing is still prohibited. Therefore, allowing multi-family housing development to move forward at 211 S. Elm Street or on any other property in the District would be in violation of the UDC.

For these reasons, I ask you to deny the request to rezone 211 S. Elm Street and end this attack on our City's laws and on our historic, single-family residential neighborhood that we have fought so hard to secure, preserve, and improve.

Thank you for your consideration

Gmail Tracie Schillace <schillace_tc@hammond.org>

Re: 211 S. Elm Street Rezoning - AGAINST

1 message

Shauna Seals <sjseals@yahoo.com> Thu, Feb 4, 2021 at 2:39 PM
To: "schillace_tc@hammond.org" <schillace_tc@hammond.org>
Cc: Jeffrey Smith <jeffrey@hollyandsmith.com>, Pete Panepinto <pete@hammond.org>, Lacy Landrum <landrum_l@hammond.org>, Karen Wallsten <kwallstenartist@yahoo.com>, Geraldine Bennett <ggwb43@gmail.com>

Tracie/Jeffrey,

I will not be able to attend this afternoon's meeting because I have a fever, so I'm going to take precautions.

Please know share my comments with others on the P&Z Commission, I urge the P&Z Commission to deny the request to rezone 211 S. Elm Street.

It is my understanding that the lot size is smaller than the minimum required for a duplex in both RM-2 and RM-3 zoned areas. Approving such a request will potentially open the door for future requests of this type which will severely alter the character of the neighborhood.

If you have any questions and/or concerns, please call me at 504-874-2175.

Thank you
Shauna Seals
610 South Range Road
Hammond, LA

On Tuesday, February 2, 2021, 01:11:06 PM CST, Shauna Seals <sjseals@yahoo.com> wrote:

Tracy,

It has been brought to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied.

The Iowa District is an historic single-family neighborhood. I understand that the couple of duplexes that currently exist were grandfathered in years ago. We don't want to see property values further reduced by property owners who do not live in this area and thus may not care as much about maintaining the appearance and character of the area.

My belief is that rezoning would result in further deterioration of one of Hammond's oldest, historic, neighborhoods.

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 S. Elm Street and include it in the February 4th meeting minutes.

Thank you,

Shauna Seals

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: 211 S. Elm Street Rezoning - AGAINST

1 message

Tracie Schillace <schillace_tc@hammond.org> Tue, Feb 2, 2021 at 1:13 PM
To: Jeffrey Smith <jeffrey@hollyandsmith.com>, Heather Alvarez <alvarez_ha@hammond.org>, Jimmy Meyer <jamesbmeyer@gmail.com>, William Travis <wltravis@yahoo.com>, Kylan Douglas <kylan@spanglerengineering.com>, Matt Sandifer <msandi2@gmail.com>

---------- Forwarded message ---------
From: **Shauna Seals** <sjseals@yahoo.com>
Date: Tue, Feb 2, 2021, 1:11 PM
Subject: 211 S. Elm Street Rezoning - AGAINST
To: schillace_tc@hammond.org <schillace_tc@hammond.org>
Cc: Jeffrey Smith <jeffrey@hollyandsmith.com>, Kip Andrews <andrews_kd@hammond.org>, Carlee Gonzales <gonzales_cw@hammond.org>, Sam DiVittorio <divittorio_sn@hammond.org>, Devon Wells <wells_da@hammond.org>, Steve Leon <leon_sj@hammond.org>, Pete Panepinto <pete@hammond.org>, Lacy Landrum <landrum_l@hammond.org>

Tracy,

It has been brought to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied.

The Iowa District is an historic single-family neighborhood. I understand that the couple of duplexes that currently exist were grandfathered in years ago. We don't want to see property values further reduced by property owners who do not live in this area and thus may not care as much about maintaining the appearance and character of the area.

My belief is that rezoning would result in further deterioration of one of Hammond's oldest, historic, neighborhoods.

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 S. Elm Street and include it in the February 4th meeting minutes.

Thank you,

Shauna Seals

Gmail

Tracie Schillace <schillace_tc@hammond.org>

For Feb. 4 Agenda of Planning and Zoning Commission - 211 Elm St. Rezoning Opposition

Maude Cusimano <maude.cusimano@gmail.com> Wed, Jan 27, 2021 at 3:04 PM
To: schillace_tc@hammond.org
Cc: Carlee Gonzales <gonzales_cw@hammond.org>, Kip Andrews <andrews_kd@hammond.org>, Devon Wells <wells_da@hammond.org>, Sam Divittorio <divittorio_sn@hammond.org>, Steven Leon <leon_sj@hammond.org>, Pete Panepinto <panepinto_p@hammond.org>, Lacy Landrum <landrum_l@hammond.org>, Jeffrey Smith <jeffrey@hollyandsmith.com>

Ms. Schillace,

It has been brought to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied because allowing multi-family housing development in our neighborhood would:

1. Derail the extensive progress we have made to secure our neighborhood's historic single-family residential character
2. Reduce our property values
3. Threaten our health and safety in the following ways:
   1) Structure and grounds neglect. Our neighborhood has a long history of absentee landlords failing to maintain their developed and undeveloped properties.
   2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood also has had a long history of landlords failing to remove such tenants.

I as a resident of and property owner in the Iowa District neighborhood have been personally affected by neglectful landlords who ignore their properties and fail to keep them up to code. I have also been affected by criminal activities of tenants that these absentee landlords have neglected to remove or address, including repeated domestic abuse, drug dealing, and theft. We as residents and property owners have worked diligently for years to reclaim our neighborhood as a safe and desirable place to live.

The approval of this request for rezoning would allow for up to three-story apartment building, all on a lot that is smaller than the one my 1,500 sq. ft. house sits on. In addition to the concerns outlined above, there are other impacts that concern me and my fellow residents, such as impact to drainage systems, traffic impact, parking availability, and that the owner of the property is not a resident of our neighborhood and would not be affected adversely as we the residents would. I ask the council to respect and maintain the status of the Iowa District as a historic single-family residential neighborhood and NOT approve this rezoning request.

I would also like to remind the council that the Iowa Addition Overlay District restrictions (Sections 8.4.2 and 8.4.10 of the Hammond Unified Development Code) supersede and take precedent over underlying zoning designations. No matter how properties are zoned in the Iowa Addition Overlay District, the construction of duplexes and other multi-family dwellings is still prohibited by the UDC.

The prohibition of new duplexes and other multi-family dwellings supports the purpose of the Iowa Addition Overlay District which is to preserve and secure the single-family residential character of our neighborhood. Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 S. Elm Street and include it in the February 4th meeting minutes.

Maude Cusimano
Iowa District Neighborhood Resident/Property Owner
505 S. Orange St.

--
Maude Cusimano

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: Zoning violations

1 message

Tracie Schillace <schillace_tc@hammond.org> Tue, Jan 26, 2021 at 9:55 AM
To: Heather Alvarez <alvarez_ha@hammond.org>

---------- Forwarded message ---------
From: **louise bostic** <mary.bostic@selu.edu>
Date: Tue, Jan 26, 2021, 8:06 AM
Subject: Re: Zoning violations
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: lbostic <lbostic@selu.edu>

Thank you!

On Sun, Jan 24, 2021 at 6:50 PM Tracie Schillace <schillace_tc@hammond.org> wrote:
Thank you for your email. I will share with the Commission.

On Sun, Jan 24, 2021, 6:21 PM louise bostic <mary.bostic@selu.edu> wrote:
Tracie,

Members of the INA are concerned about the proposed breaches of our state endorsed Overlay ordinance by relatives of the new City Council. It is actually unlawful for them to take action in violation of this state endorsed policy. I find it incredibly arrogant and irresponsible for these individuals to purchase properties in our district with the specific intention to vagrantly breach the ordinance which took years to establish through constitution and bylaws and many months of negotiations with the state of Louisiana. The ordinance was established and approved at all levels of our government from State to Parish to City. The overlay was enacted in all official capacities at each level individually in order to protect our residents from unscrupulous investors such as the current individual (Ms Washington-Wells). Under our ordinance (Overlay) multi-family housing is strictly prohibited for new development within the boundaries of the Iowa Overlay (Morris to Old Covington Hwy, Range Road to Cypress) The efforts we made almost a decade ago have protected us and helped us to preserve our single family neighborhood. The proposed project on S Elm and the request for rezoning in order to develop the plans "***derails all the progress we've made to secure our historic single-family residential character. It would reduce our property values and it is a threat to our health and safety!"***

Fwd: Request for re-zoning of 211 South Elm St. , Hammond, LA 70403

Tracie Schillace <schillace_tc@hammond.org> Sun, Jan 31, 2021 at 6:42 PM
To: Jimmy Meyer <jamesbmeyer@gmail.com>, Jeffrey Smith <jeffrey@hollyandsmith.com>, Kylan Douglas <kylan@spanglerengineering.com>, William Travis <wltravis@yahoo.com>, Matt Sandifer <msandi2@gmail.com>

---------- Forwarded message ---------
From: **Lee Collins** <hughesbb@bellsouth.net>
Date: Sun, Jan 31, 2021, 4:55 PM
Subject: Request for re-zoning of 211 South Elm St. , Hammond, LA 70403
To: schillace_tc@hammond.org <schillace_tc@hammond.org>
Cc: andrews_kd@hammond.org <andrews_kd@hammond.org>, gonzales_cw@hammond.org <gonzales_cw@hammond.org>, wells_da@hammond.org <wells_da@hammond.org>, divittorio_sn@hammond.org <divittorio_sn@hammond.org>, leon_sj@hammond.org <leon_sj@hammond.org>, panepinto_p@hammond.org <panepinto_p@hammond.org>, landrum_l@hammond.org <landrum_l@hammond.org>, jeffrey@hollyandsmith.com <jeffrey@hollyandsmith.com>

Dear Ms. Schillace

I understand that there is pending a request for re-zoning/ variance of the above captioned property located at 211 S, Elm Street. My son, Jeff Sbisa and I own the property directly next door and we implore you to reject the request.

Part of our decision to buy there was based on the surrounding single family homes. Over the years we have improved the property
and our tenant is a special needs gentlemen. I am sure the quiet friendly neighborhood weighed in as a element in his choice. He considers this property as his home.

Traditionally, cities with strong neighborhoods comprising single family homes tend to hold their value and are an asset to the city. Also traditionally, even here in Hammond, we have seen evidence that areas of multi-family dwellings fare much worse. Requiring more and ongoing infrastructure with regard to drainage/ sewer lines, road upkeep, trash removal and police and fire issues.

We again ask that this request be rejected.

Sincerely,

Lee Collins

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: Rezoning Request- 211 Elm Street

1 message

Tracie Schillace <schillace_tc@hammond.org> Sat, Jan 23, 2021 at 8:53 PM
To: Jimmy Meyer <jamesbmeyer@gmail.com>, William Travis <wltravis@yahoo.com>, Jeffrey Smith <jeffrey@hollyandsmith.com>, Matt Sandifer <msandi2@gmail.com>, Kylan Douglas <kylan@spanglerengineering.com>, Heather Alvarez <alvarez_ha@hammond.org>

Please see email from Karen Wallsten

---------- Forwarded message ---------
From: **karen wallsten** <kwallstenartist@yahoo.com>
Date: Sat, Jan 23, 2021, 1:43 PM
Subject: Rezoning Request- 211 Elm Street
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: Carlee Gonzales <gonzales_cw@hammond.org>, Kip Andrews <andrews_kd@hammond.org>, Devon Wells <wells_da@hammond.org>, Sam Divittorio <divittorio_sn@hammond.org>, Steven Leon <leon_sj@hammond.org>, Pete Panepinto <panepinto_p@hammond.org>, Lacy Landrum <landrum_l@hammond.org>, Jeffrey Smith <jeffrey@hollyandsmith.com>

Hi Tracie,
On the agenda of the upcoming February 4th Planning and Zoning Commission meeting is a request to rezone the 211 Elm Street property from RM 2 to RM 3 (# Z-2021-01-00088).
I would like to point out that the Iowa Addition Overlay District restrictions (Sections 8.4.2 and 8.4.10 of the Hammond Unified Development Code) supersede and take precedent over underlying zoning designations. In other words, no matter how properties are zoned in the Iowa Addition Overlay District, the construction of duplexes and other multi-family dwellings is still prohibited by the UDC.
The prohibition of new duplexes and other multi-family dwellings supports the purpose of the Iowa Addition Overlay District which is to preserve and secure the single-family residential character of our neighborhood.
Allowing the building of multi-family dwellings in our neighborhood would be detrimental to us in the following ways:
1. Derail the extensive progress we have made to secure our neighborhood's historic single-family residential character
2. Reduce our property values
3. Threaten our health and safety in the following ways:
 1) Structure and grounds neglect. Our neighborhood has a long history of absentee landlords failing to maintain their developed and undeveloped properties.
 2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood also has had a long history of landlords failing to remove such tenants.

I would also like to point out that any rezoning in the Iowa District requires a two-thirds (2/3) supermajority approval by the Hammond City Council (Section 8.4.2 of the UDC).

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 Elm Street and include it the February 4th meeting minutes.

Thank You
Karen

Karen Wallsten
Iowa District Neighborhood Resident/Property Owner
404 S. Cherry St.

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Re: Rezoning Request for 211 Elm Street

1 message

John Bostic <johnleebostic@gmail.com> Wed, Feb 3, 2021 at 4:36 PM
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: Heather Alvarez <alvarez_ha@hammond.org>

Thank you Tracie

On Wed, Feb 3, 2021, 3:20 PM Tracie Schillace <schillace_tc@hammond.org> wrote:

Your email has been received and we will forward a copy to our commission.
TKS,
Tracie Schillace, CFM
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401
985-277-5652

On Wed, Feb 3, 2021 at 3:17 PM John Bostic <johnleebostic@gmail.com> wrote:

Ms. Schillace,

It has come to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied. Allowing new multi-family housing development in our neighborhood would:

1. Derail the extensive progress we have made to secure our neighborhood's historic single-family residential character
2. Reduce our property values
3. Threaten our health and safety in the following ways:
   1) Structure and grounds neglect. Our neighborhood has a long history of absentee landlords failing to maintain their developed and undeveloped properties.
   2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood also has had a long history of landlords failing to remove such tenants.
4. Set a dangerous precedent for future development in our IOWA Overlay.
5. Be against the city Zoning Laws

I as a resident of and property owner in the Iowa District neighborhood have been personally affected by neglectful landlords who ignore their properties and fail to keep them up to code. I have also been affected by criminal activities of tenants that these absentee landlords have neglected to remove or address, including repeated domestic abuse, drug dealing, and theft. We as residents and property owners have worked diligently for years to reclaim our neighborhood as a safe and desirable place to live.

In 2003, when I moved into the neighborhood, no one wanted to invest due to the high drug traffic, dangerous streets and the excessive number of blighted properties (45 at the time). Due to the efforts of citizens from all across our neighborhood, all of those properties have been either demolished or rehabilitated. Families have returned to the neighborhood and people actually walk through the neighborhood at night now. It disturbs me that after all of our efforts

combined with those of the board and the council and the city, people now want to come into our neighborhood to take advantage of what we have done for their personal gain and set a precedent which then can be used throughout the neighborhood to break the strength of our ordinance and revert the investments that families have made back to a dangerous place where no one wants to live.

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 S. Elm Street and include it in the February 4th meeting minutes.

John Bostic
700 E Iowa
Hammond LA 70403

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: Rezoning Request- 211 Elm Street

1 message

Tracie Schillace <schillace_tc@hammond.org> Wed, Feb 3, 2021 at 7:46 PM
To: Heather Alvarez <alvarez_ha@hammond.org>

---------- Forwarded message ---------
From: **jjbabin** <jjbabin@bellsouth.net>
Date: Wed, Feb 3, 2021, 3:38 PM
Subject: Rezoning Request- 211 Elm Street
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: Carlee Gonzales <gonzales_cw@hammond.org>, Kip Andrews <andrews_kd@hammond.org>, Devon Wells <wells_da@hammond.org>, Sam Divittorio <divittorio_sn@hammond.org>, Steven Leon <leon_sj@hammond.org>, Pete Panepinto <panepinto_p@hammond.org>, Lacy Landrum <landrum_l@hammond.org>, Jeffrey Smith <jeffrey@hollyandsmith.com>

Ms. Schillace,
It has come to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied. Allowing new multi-family housing development in our neighborhood would:
1. Derail the extensive progress we have made to secure our neighborhood's historic single-family residential character
2. Reduce our property values
3. Threaten our health and safety in the following ways:
1) Structure and grounds neglect. Our neighborhood has a long history of absentee landlords failing to maintain their developed and undeveloped properties.
2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood also has had a long history of landlords failing to remove such tenants.
4.There are barely any two story homes in the neighborhood and i don't feel that a 2 - 3 story apartment building fits the surrounding neighborhood.
5. What about parking? There is no room for that many vehicles to park there. At an average of 2 vehicles per household a duplex would have 4 vehicles which there isn't room for, much less for a multi story apartment complex.

I am a property owner on S. Elm St, and have resided in my house for over a decade and by no means want to see this development happen.

We as residents and property owners have worked diligently for years to reclaim our neighborhood as a safe and desirable place to live. "

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 S. Elm Street and include it in the February 4th meeting minutes.

Sincerely,

Jerry Babin
205 S Elm St
Hammond, La 70403

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: Rezoning 211 Elm St.

1 message

Tracie Schillace <schillace_tc@hammond.org> Mon, Jan 25, 2021 at 9:27 AM
To: Heather Alvarez <alvarez_ha@hammond.org>

Tracie Schillace, CFM
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401
985-277-5652

---------- Forwarded message ---------
From: **karen wallsten** <kwallstenartist@yahoo.com>
Date: Sun, Jan 24, 2021 at 3:23 PM
Subject: Re: Rezoning 211 Elm St.
To: Tracie Schillace <schillace_tc@hammond.org>

Tracie-I sent this from Jeanne Voorhees because I wasn't sure you received - (you weren't on Jeanne's list of recipients)
Please distribute to PZ Commissioners and record in minutes.
Thank you
Karen

Sent from my iPad
On Jan 24, 2021, at 2:52 PM, karen wallsten <kwallstenartist@yahoo.com> wrote:

> Tracie, I am writing regarding the continuing attempts to subvert the essential core of the Iowa District Overlay by the construction of a duplex on Elm Street. It is my understanding that the new strategy is to request a rezoning to RM-3 that would allow the construction of multi-storied apartments. My strong objection to this proposal is the same as my objection to the formerly requested waiver. Therefore, I have copied below an updated version of my objections to the previous waiver request. Please forward a copy of my comments to the members of the Planning & Zoning Commission and include it in the minutes of the meeting on February 4th, when the rezoning proposal will be discussed. I will not be able to attend the meeting because I am quarantined due to the virus.
> Thank you!
> Jeanne
>
> **To: Members of Hammond Zoning and Planning Commission**
> This is Jeanne Voorhees. I have lived in the Iowa District since 1971, when we bought our home. I am writing regarding the proposed Rezoning on Elm Street which would allow the construction of a duplex in the Iowa Overlay District. The proposed rezoning would essentially override the fundamental purpose of the Iowa District Overlay. It was created to protect the single-family character of our neighborhood. We fought hard to establish the Overlay to prevent construction of multi-family residences in the Iowa District, such as the one proposed. I believe that the proposed rezoning would actually allow construction of apartments up to 3 stories high. However, any multi-family housing is prohibited in the Iowa District!
>
> If this rezoning is approved, the Iowa District Zoning Overlay will essentially become moot. The precedent set will create a breach in the Overlay big enough to create a boom in multi-family dwellings in the Iowa District. A treasured characteristic of our neighborhood is the presence of many large, older, wooden homes, like mine. When they are put on the market, they are often relatively inexpensive and could be converted into rental apartments for college students and other mobile renters. ***The Overlay is designed to prevent exactly that***. This rezoning, if approved, will reduce the Iowa District Overlay to a useless,

unenforceable document. I earnestly request that you consider the long-term consequences for the Iowa District, as you consider this proposal. Please reject the proposed rezoning!

I am 78 years old and self-quarantined, due to the virus. Therefore, I am unable to attend the upcoming Zoning and Planning Commission meeting on February 4th. Please consider this email to be my formal input into the review process and include it with the minutes of the relevant meetings.

Thank you.

Jeanne Voorhees
1201 South Holly Street
Hammond, LA 70403
985-507-4768

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: 211 S. Elm Street Rezoning - AGAINST

1 message

Tracie Schillace <schillace_tc@hammond.org> Tue, Feb 2, 2021 at 6:14 PM
To: Jimmy Meyer <jamesbmeyer@gmail.com>, Heather Alvarez <alvarez_ha@hammond.org>, Jeffrey Smith <jeffrey@hollyandsmith.com>, Matt Sandifer <msandi2@gmail.com>, William Travis <wltravis@yahoo.com>, Kylan Douglas <kylan@spanglerengineering.com>

---------- Forwarded message ---------
From: **Geraldine Bennett** <ggwb43@gmail.com>
Date: Tue, Feb 2, 2021, 4:51 PM
Subject: Re: 211 S. Elm Street Rezoning - AGAINST
To: Shauna Seals <sjseals@yahoo.com>
Cc: <schillace_tc@hammond.org>, Jeffrey Smith <jeffrey@hollyandsmith.com>, Kip Andrews <andrews_kd@hammond.org>, Carlee Gonzales <gonzales_cw@hammond.org>, Sam DiVittorio <divittorio_sn@hammond.org>, Devon Wells <wells_da@hammond.org>, Steve Leon <leon_sj@hammond.org>, Pete Panepinto <pete@hammond.org>, Lacy Landrum <landrum_l@hammond.org>

As a resident of the Iowa district, I am also opposed to the rezoning request.

Thank you,

Geraldine Bennett

On Tue, Feb 2, 2021, 1:11 PM Shauna Seals <sjseals@yahoo.com> wrote:

Tracy,

It has been brought to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied.

The Iowa District is an historic single-family neighborhood. I understand that the couple of duplexes that currently exist were grandfathered in years ago. We don't want to see property values further reduced by property owners who do not live in this area and thus may not care as much about maintaining the appearance and character of the area.

My belief is that rezoning would result in further deterioration of one of Hammond's oldest, historic, neighborhoods.

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 S. Elm Street and include it in the February 4th meeting minutes.

Thank you,

Shauna Seals

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: Please consider

1 message

Tracie Schillace <schillace_tc@hammond.org> Tue, Jan 26, 2021 at 9:48 AM
To: Jimmy Meyer <jamesbmeyer@gmail.com>, William Travis <wltravis@yahoo.com>, Kylan Douglas <kylan@spanglerengineering.com>, Matt Sandifer <msandi2@gmail.com>, Jeffrey Smith <jeffrey@hollyandsmith.com>, Heather Alvarez <alvarez_ha@hammond.org>

---------- Forwarded message ---------
From: <ej.elam@tcmgmediacorp.com>
Date: Tue, Jan 26, 2021, 9:19 AM
Subject: Please consider
To: <andrews_kd@hammond.org>, <schillace_tc@hammond.org>, <gonzales_cw@hammond.org>, <panepinto_p@hammond.org>, <wells_da@hammond.org>, <leon_sj@hammond.org>, <divittorio_sn@hammond.org>, <mitchell_bd@hammond.org>

Good morning,

I pray that you all are in good health, and that you take the time to patiently hear and consider this communication. Some of you may know who I am. I try to keep a low profile as I do whatever I can to support communities. Me and my family have resided in Gray's Quarters since moving here from New Orleans after Hurricane Katrina. I was asked by community residents to voice my opinion to you regarding the rezoning request located at 211 Elm Street for multi-family housing. I do have concerns regarding these plans. First, despite my efforts over the years, I have witness a steady decline of the area. I believe that this is due in part to the mentality of the increasing demographic. Less and less people in this area are homeowners. Statistics proves that when there is no long term investment, care declines. When care declines, the environment declines. A declining environment attracts criminal element, and those who don't care. It becomes a cycle. There is a direct correlation between investment and care. Whereas affordable housing is greatly needed, it is a mistake to overlook the future ramifications of infusing more short-term investors in a community that is already on the decline. Renters have limited investment in communities. Whereas I am not opposed to those who rent, a renter is not looking to revitalize a neighborhood. Communities that are not in need of revitalization are ideal for renters. Yet statistics show that the exact opposite occurs. Struggling neighborhoods often have more renters. It is not a coincidence that these areas are often crime hot-spots. I believe that it is a wiser decision for struggling communities to have home ownership opportunities, rather than an infusion of renters. Home ownership attracts and encourages a more productive and invested mindset. As a community mindset improves, everything pertaining to that community improves. Struggling neighborhoods should be targeted for placing residents who are willing and able to invest long term. There's a bank that was built only several blocks away. Why wasn't there a requirement that they make a certain percentage of home ownership loans available for this area if they are going to be in the area? Injecting more renters into a struggling community is like feeding a starving diabetic person fried chicken. It makes things better until it makes things worst.

The other matter that troubles me about this project is the appearance of impropriety. In my tireless efforts over the years of trying to improve neighborhoods, this property along with the adjacent empty lot has been the focus of many conversations I've had with city officials. Ive even file complaint forms regarding its jungle-like state. Ive stated numerous times that its condition is a detriment to the community. I was given a multitude of reasons on different occasions why nothing

could be done to improve the condition. Ive even wrote about it on our website asking for help from the community (https://www.hammondeastside.org/update). After so many appeals to city officials went unheard, I began to suspect that something was amiss. I then began to do the unthinkable. I began tackling the problem myself. Sacrificing my own time and efforts, I have attempted to make those properties less offensive. This community is not a jungle for wild animals. City officials were made aware of this problem. My city councilman was made aware of this problem. Imagine my disappointment when I discovered that the very properties that I have been begging for assistance in making them more humane was now being considered for a rezoning project. The optics says that as I was begging for help, officials knew what was planned, thereby having no incentive to do anything to resolve the problem. My heart wants me to be wrong. My mind says I'm not. If this is true, this means that city officials are willing to allow horrible conditions to exists for benefit of an agenda. Does the city allow certain problems to exists just so they can enact certain initiatives? Everyone knows this is true, yet no one believes its true regarding themself.

You cannot grow Hammond at the expense of its people. Hammond is indeed growing and prospering. But you are building a million dollar house on a ten dollar foundation. You are adding more and more good things. But if the foundation, which is the people, has no structural integrity, it will all collapse in time. People are leaving Hammond in droves. And yet there is a rise of people at the same time. I hope that someone has the wisdom to ascertain what type of character is beginning to define Hammond, and what character of people are leaving. I have not slept. I was awakened this morning at 3am by gunfire again. This time, renters that live not 50 feet from me had a "drive-by". The home was shot up. I came to Hammond by choice with optimism. Now, when my financial situation allows me, I will sadly leave Hammond with disappointment. I pray for God's wisdom to guide you all in your decision making. A successful operation does not matter if the patient dies.

Thank you for your time. No response necessary.

EJ ELAM
HammondEastside.org

Gmail

Heather Alvarez <alvarez_ha@hammond.org>

Fwd: Rezoning Request- 211 Elm Street

1 message

Tracie Schillace <schillace_tc@hammond.org> Mon, Jan 25, 2021 at 9:26 AM
To: Heather Alvarez <alvarez_ha@hammond.org>

Tracie Schillace, CFM
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401
985-277-5652

--------- Forwarded message ---------
From: **Barbara Roberds** <barbara@broberds.com>
Date: Sun, Jan 24, 2021 at 2:12 PM
Subject: Rezoning Request- 211 Elm Street
To: Tracie Schillace <schillace_tc@hammond.org>
Cc: Carlee Gonzales <gonzales_cw@hammond.org>, Kip Andrews <andrews_kd@hammond.org>, Devon Wells <wells_da@hammond.org>, Sam Divittorio <divittorio_sn@hammond.org>, Steven Leon <leon_sj@hammond.org>, Pete Panepinto <panepinto_p@hammond.org>, Lacy Landrum <landrum_l@hammond.org>, Jeffrey Smith <jeffrey@hollyandsmith.com>, Karen Wallsten <kwallstenartist@yahoo.com>

Hi Tracie,

It has been brought to my attention via the email below that a request for rezoning in my neighborhood will be on the agenda for the February 4 meeting of the planning and zoning commission. I am against the rezoning request and ask that it be denied for the reasons stated in Karen Wallsten's letter below:

On the agenda of the upcoming February 4th Planning and Zoning Commission meeting is a request to rezone the 211 Elm Street property from RM 2 to RM 3 (# Z-2021-01-00088).

I would like to point out that the Iowa Addition Overlay District restrictions (Sections 8.4.2 and 8.4.10 of the Hammond Unified Development Code) supersede and take precedent over underlying zoning designations. In other words, no matter how properties are zoned in the Iowa Addition Overlay District, the construction of duplexes and other multi-family dwellings is still prohibited by the UDC.

The prohibition of new duplexes and other multi-family dwellings supports the purpose of the Iowa Addition Overlay District which is to preserve and secure the single-family residential character of our neighborhood.

Allowing the building of multi-family dwellings in our neighborhood would be detrimental to us in the following ways:

1. Derail the extensive progress we have made to secure our neighborhood's historic single-family residential character

2. Reduce our property values

3. Threaten our health and safety in the following ways:

1) Structure and grounds neglect. Our neighborhood has a long history of absentee landlords failing to maintain their developed and undeveloped properties.

2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood also has had a long history of landlords failing to remove such tenants.

I would also like to point out that any rezoning in the Iowa District requires a two-thirds (2/3) supermajority approval by the Hammond City Council (Section 8.4.2 of the UDC).

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning 211 Elm Street and include it the February 4th meeting minutes.

Thank You

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Barbara Roberds

305 South Cherry Street

Hammond, LA 70403

504-432-2656

www.screendoorart.etsy.com

Gmail Tracie Schillace <schillace_tc@hammond.org>

Re: Rezoning 211 S. Elm Street

1 message

Allen Lloyd <allen@allenlloyd.com> Thu, Feb 4, 2021 at 2:27 PM
To: Tracie Schillace <schillace_tc@hammond.org>

thank you very much

On Thursday, February 4, 2021, 02:26:35 PM CST, Tracie Schillace <schillace_tc@hammond.org> wrote:

Thank you Allen.
I will forward to the Commission

Tracie Schillace, CFM
Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401
985-277-5652

On Thu, Feb 4, 2021 at 2:25 PM Allen Lloyd <allen@allenlloyd.com> wrote:

Ms. Schillace,

It has come to my attention that a request for rezoning in my neighborhood at 211 S. Elm Street is on the agenda for the February 4 meeting of the Planning and Zoning commission. I am against this rezoning request and ask that it be denied. Allowing new multi-family housing development in our neighborhood would:

1. Derail the extensive progress we have made to secure our neighborhood's historic single-family residential character

2. Reduce our property values

3. Threaten our health and safety in the following ways:

1) Structure and grounds neglect. Our neighborhood has a long history of absentee landlords failing to maintain their developed and undeveloped properties.

2) Tenants who are disorderly and/or engage in criminal activities. Our neighborhood also has had a long history of landlords failing to remove such tenants.

I have spoken to everyone who owns or lives in the homes on South Elm and we are all against this being built on our little quiet street. Every home will have someone from the street at the meeting tonight to oppose the building of the multifamily complex. I have lived in my home for 3 years and was lucky enough to be able to buy it from the people that had it as this home belonged to my Grandparents in the 60s and 70s . My parents were married in this home and some of the same neighbors still live here from when my grandparents were here. Our street has not changed much in the last 60 years and this complex will alter our historic landscape forever and not in a good way. Normally i would not worry about this and believe that the council would do the right thing , but i have been told it is a city council members wife that is trying to build this complex I am worried that politics may overshadow the will of the residents of this neighborhood .i truly hope that is not the case

Please convey this email to the members of the Planning and Zoning Commission before they consider rezoning and include it in the February 4th meeting minutes.

Thank you.

Allen Lloyd

203 South Elm Street

Hammond , La 70403