



# Staff Report

## Rezoning Case#RZ2013-2-1

Zoning Commission Public Hearing: Thursday March 7, 2013

City Council: Introduction – 3/19/2013 Final – 4/2/2013

**Attachments:** Application, Property Information Sheet, Zoning Map, Aerial Map, Survey, Future Land Use Map, Photos

### CITY COUNCIL REQUEST: (Ordinance)

Approval of rezoning request by Ross E. Downing LLC to rezone 4.59 acres located at 600 S. Morrison Blvd. from RS to C3 in accordance with survey by Richard F. Kluge dated 2/21/1963 (RZ2013-2-1) as recommended approved by Zoning Commission

**COUNCIL DISTRICT:** 4-Lemar Marshall

### SITE INFORMATION:

**Location (Address):** 600 S. Morrison Blvd.

**Site Description:** This is a 4.59 Acre parcel that fronts on S. Morrison Blvd. This site operates as a new car dealership (Ross Downing Chevy).

**Existing Zoning:** RS

**Proposed Zoning:** C3

**Existing Land Use:** Auto Dealership

**Future Land Use Map:** Low Density Residential

### ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
<b>North:</b>	Used Auto Sales/C3
<b>South:</b>	Atmos Gas Company/C2 (across Rue Denise)
<b>East:</b>	Single Family Residential & Fire Station/C3 (across S. Morrison Blvd)
<b>West:</b>	Church/RS

### ADDITIONAL INFORMATION:

This site has been operating as a new car dealership in an RS District. Ross Downing also owns and operates to the north of this parcel a used car dealership that is currently zoned C3.

### REZONING FINDINGS:

- 1) Will this diminish the value of the surrounding properties? Yes  No
- 2) Will this alter the essential character of the neighborhood? Yes  No
- 3) Will granting this request be detrimental to the public welfare? Yes  No 
  - a. Light & Air? Yes  No
  - b. Traffic congestion or hazard? Yes  No
  - c. Overburden existing drainage or utilities? Yes  No
  - d. Emissions of odors, fumes, gasses, dust, smoke? Yes  No
  - e. Noise & Vibrations? Yes  No

### PUBLIC HEARING:

**FOR:** None

**Against:** None

### CITY PLANNER RECOMMENDATION:

Taylor recommended approval of rezoning from RS to C3

**ZONING COMMISSION RECOMMENDATION:**

**Motion:** Ralph Ross recommended approval

**For:** Ralph Ross, William Travis, Sam McClugage, Jimmy Meyer

**Against:** None                      **Absent:** Stanley Young

**ORDINANCE TO READ:**

**WHEREAS**, on March 7, 2013 the Zoning Commission held a public hearing on rezoning request Case#RZ2013-2-1 by Ross E. Downing LLC to rezone 4.59 Acres located at 600 S. Morrison Blvd. from RS to C3 in accordance with survey by Richard F. Kluge dated 2/21/1963

**NOW, THEREFORE, BE IT ORDAINED**, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#RZ2013-2-1 by Ross E. Downing LLC to rezone 4.59 Acres located at 600 S. Morrison Blvd. from RS to C3 in accordance with survey by Richard F. Kluge dated 2/21/1963 (attached hereto made apart hereof)

**From: Josh Taylor, City Planner** \_\_\_\_\_

APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 East Robert Street, HAMMOND, LA 70401 / PHONE: (985) 277-5640 - FAX: (985) 277-5637

FILING DATE: 1/23/13

PERMIT# RZ-2013-2-1

The next Zoning Commission Meeting will be held on 3/7/2013, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City at least 21 days before the date of the next Public Meeting.

This Application for: [X] REZONING CONDITIONAL USE: [ ] EXPANDED -OR- [ ] RESTRICTED [ ] INITIAL ZONING

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# 2676641192.00
SITE ADDRESS: 600 S. MORRISON Blvd
Legal Description or Survey 4.59 ACRES
PROPERTY OWNER NAME: ROSS E. DOWNING LLC
Owner Address: PO BOX 2908 HAMMOND, LA 70404

PLEASE READ AND SIGN BELOW

APPLICANT NAME: ROSS E DOWNING
COMPANY NAME: ROSS DOWNING CHEVY
Applicant Mailing Address: PO BOX 2908 HAMMOND LA 70404

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS
REQUESTED ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S
REASON FOR REZONING:
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 District to a C3 District. I/We fully understand and agree to abide by the zoning restrictions for a C3 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 AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION

X [Signature] 1/23/2013
APPLICANT SIGNATURE DATE
X
OWNER SIGNATURE DATE
X
CITY PLANNER DATE

AMOUNT PAID \$ 120.00 CHECK# 087202 CASH [ ] DATE PAID 1/24/13

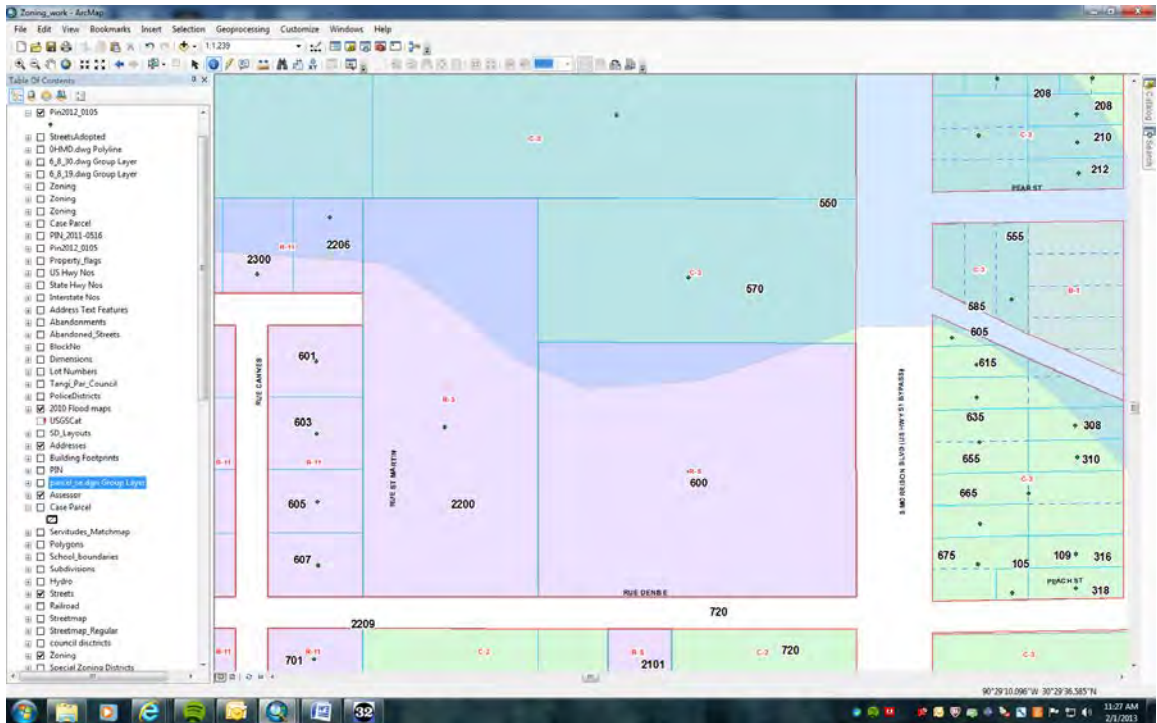
NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>RZ</b>	<input type="checkbox"/>	Date:	<b>02/01/2013</b>
<input type="checkbox"/>	Permit/Case #	<b>RZ2013-2-1</b>			
<input type="checkbox"/>	Parcel #	<b>2676641192.00</b>			
<input type="checkbox"/>	Address	<b>600 S. MORRISON BLVD</b>			
<input type="checkbox"/>	Owner	<b>ROSS E. DOWNING LLC</b>			
<input type="checkbox"/>	Assessment #	<b>2857502</b>			
<input type="checkbox"/>	Zoning	<b>RS</b>			
<input type="checkbox"/>	Overlay District	<b>NONE</b>			
<input type="checkbox"/>	Flood Zone	<b>X &amp; A-ELEVATION CERT REQUIRED</b>			
<input type="checkbox"/>	Flood Way	<b>NO</b>			
<input type="checkbox"/>	Holds/Taxes	<b>NO/ NO</b>			
<input type="checkbox"/>	Bldg Tax Value		(x 10% Res/15% Cml)	50% =	

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

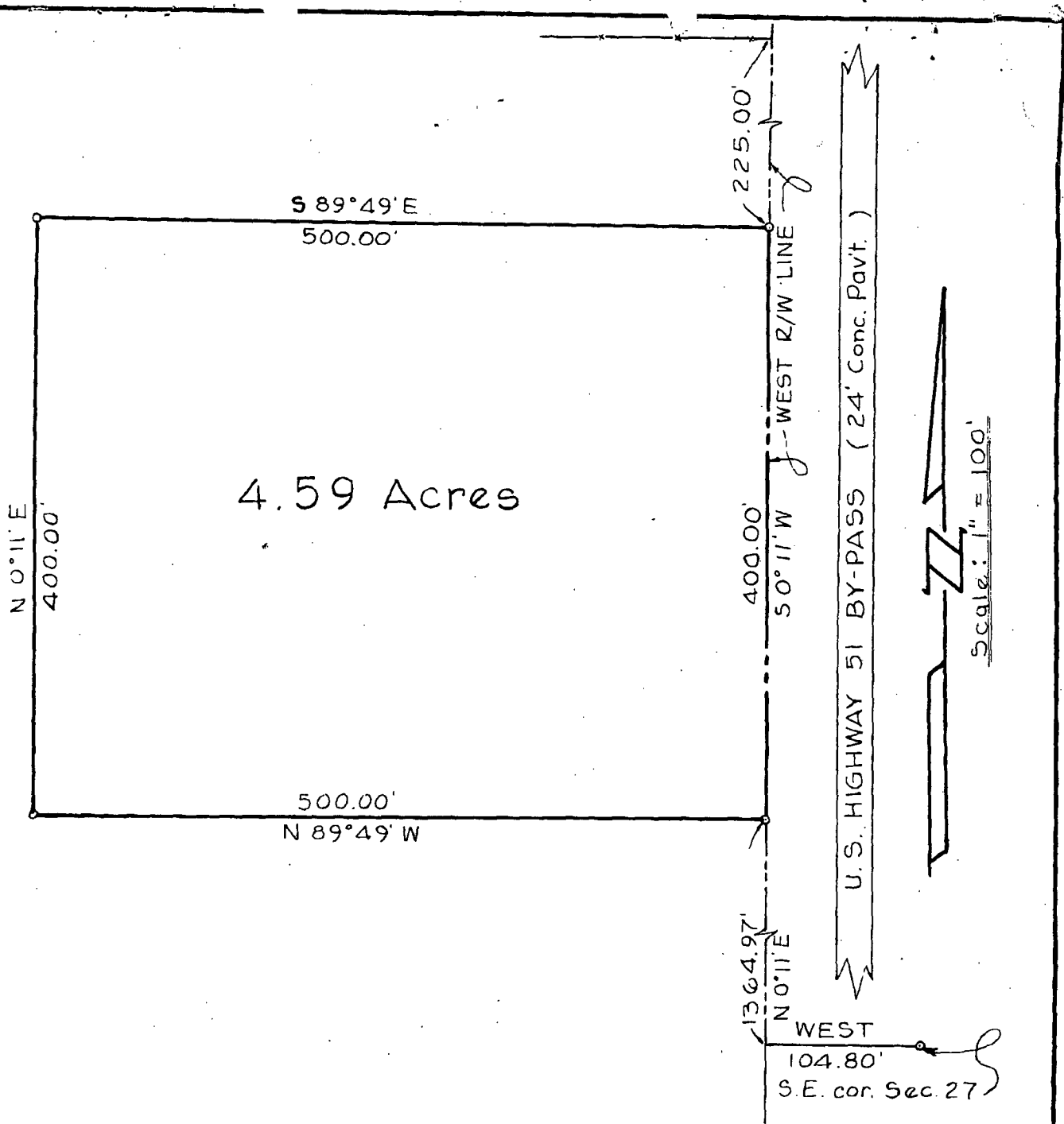
Screen  
Print



Preparer Initials \_\_\_\_\_

Reviewer Initials \_\_\_\_\_

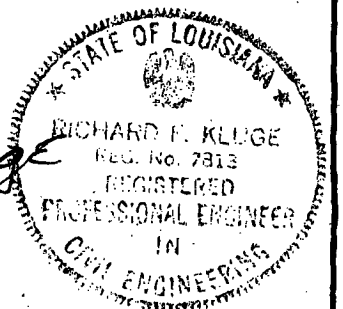
Do not Record



PLAN OF SURVEY OF 4.59 ACRES LOCATED AS SHOWN IN SECTION 27, T.6S., R.7E., GREENSBURG LAND DISTRICT, TANGIPAHOA PARISH, LOUISIANA.

WEBB ENGINEERING CO.  
HAMMOND, LOUISIANA  
FEBRUARY 21, 1963

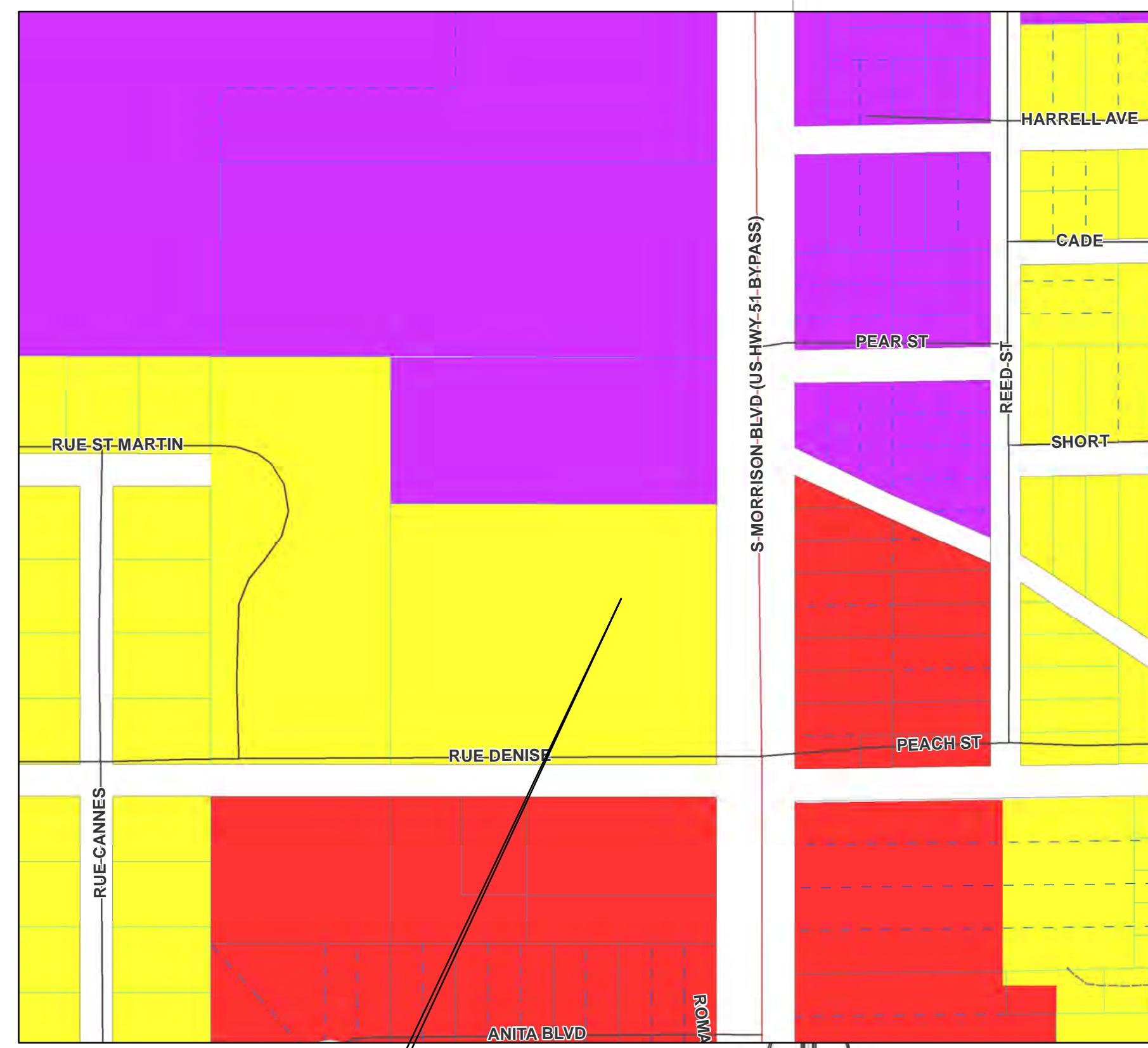
CERTIFIED CORRECT: *Richard L. Kluge*



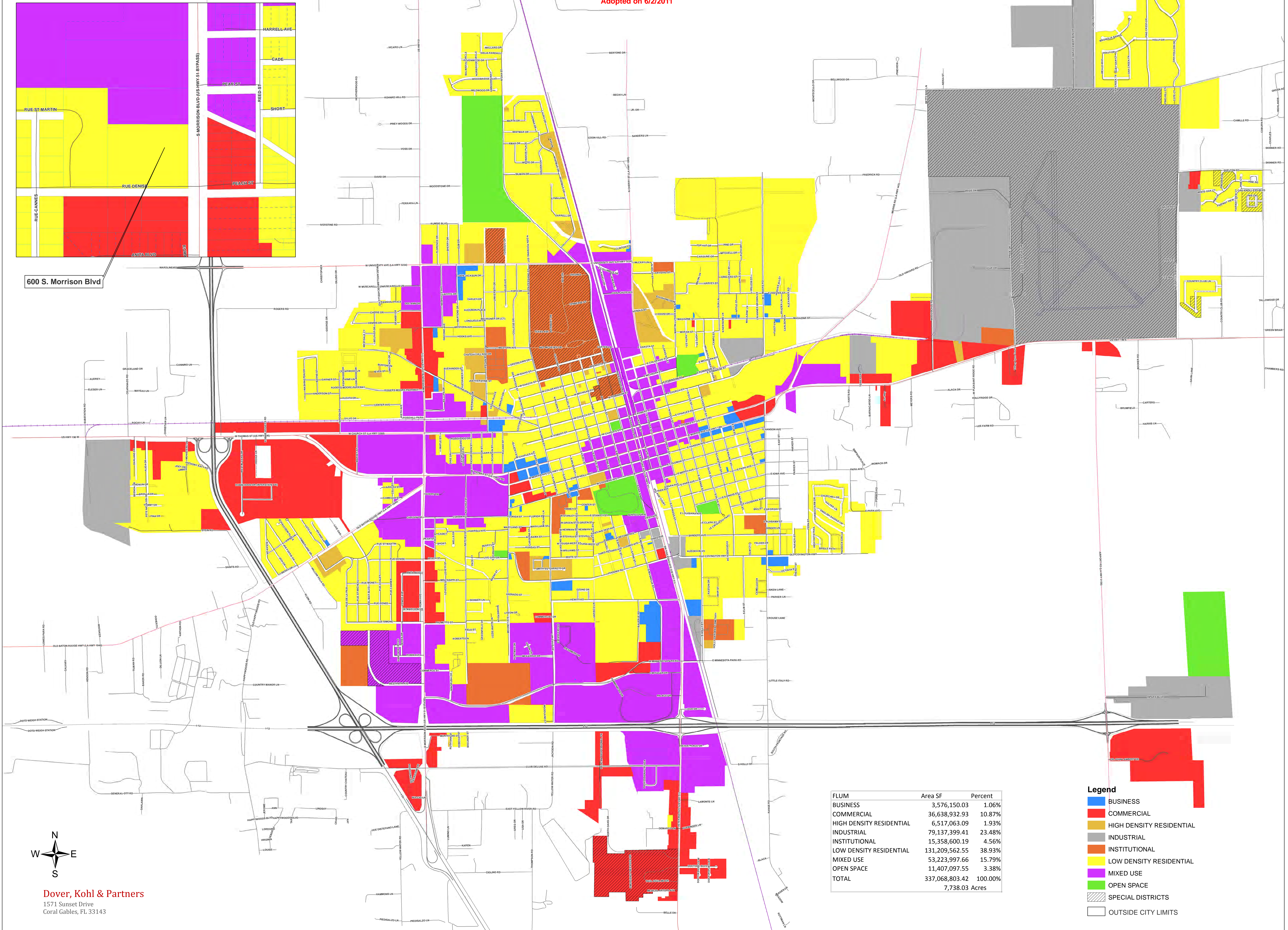
269/153 (2)

# City of Hammond Future Land Use Map

Adopted on 6/2/2011

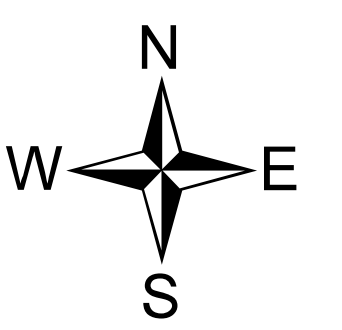


600 S. Morrison Blvd



FLUM	Area SF	Percent
BUSINESS	3,576,150.03	1.06%
COMMERCIAL	36,638,932.93	10.87%
HIGH DENSITY RESIDENTIAL	6,517,063.09	1.93%
INDUSTRIAL	79,137,399.41	23.48%
INSTITUTIONAL	15,358,600.19	4.56%
LOW DENSITY RESIDENTIAL	131,209,562.55	38.93%
MIXED USE	53,223,997.66	15.79%
OPEN SPACE	11,407,097.55	3.38%
TOTAL	337,068,803.42	100.00%
	7,738.03 Acres	

- Legend**
- BUSINESS
  - COMMERCIAL
  - HIGH DENSITY RESIDENTIAL
  - INDUSTRIAL
  - INSTITUTIONAL
  - LOW DENSITY RESIDENTIAL
  - MIXED USE
  - OPEN SPACE
  - SPECIAL DISTRICTS
  - OUTSIDE CITY LIMITS

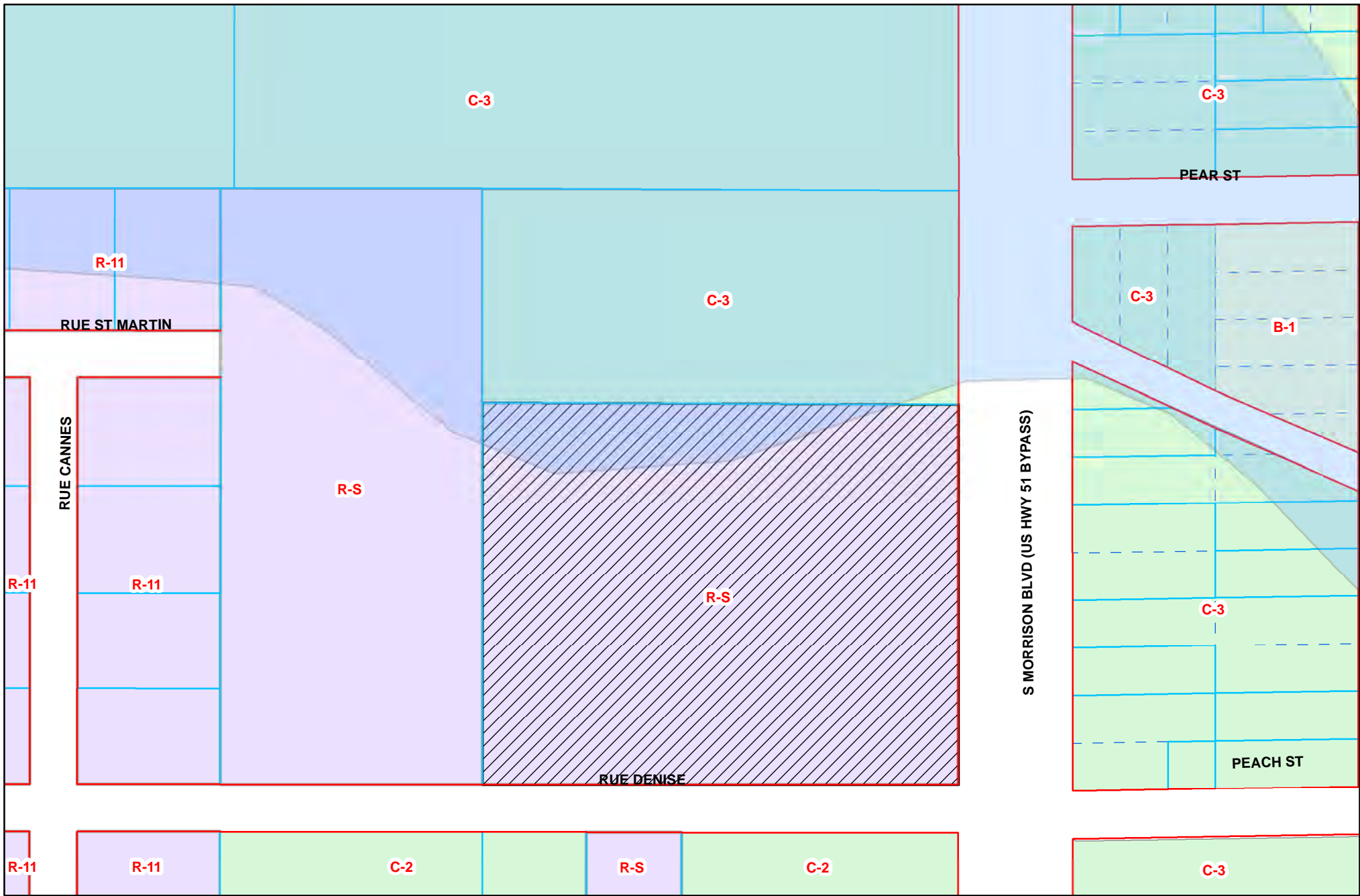


Dover, Kohl & Partners  
1571 Sunset Drive  
Coral Gables, FL 33143









This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

600 S. Morrison Blvd

RZ2013-2-1

**Legend**

- Right\_of\_Way
- Parcel
- - - Lot\_of\_Record



This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

600 S. Morrison Blvd

RZ2013-2-1

**Legend**

 Case Parcel