



Staff Report

Rezoning Case#RZ2013-8-1

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Future Land Use Map, 1970 Zoning Map

Zoning Commission Public Hearing: Thursday September 5, 2013

City Council: Introduction – 9/17/2013 Final – 10/01/2013

CITY COUNCIL REQUEST: (Ordinance)

Approval of rezoning request by Lloyd Engeran Jr. & Laura E. Sanfilippo ETAL to rezone the most easterly portion of Lots 6, 7, & 8 Block 3 of the Oakridge Addition (approx 300' +/-) from R4 to C3 located at 923, 925, & 927 South Morrison Blvd. (RZ2013-8-1) failure of majority vote by Zoning Commission

SITE INFORMATION:

Location (Address): 923, 925, & 927 S. Morrison Blvd. **COUNCIL DISTRICT:** 3-Bobby Martin

Site Description: This property is currently 3 lots of record measuring approx 66'x 630.03'. Fronting on the west property line by S. Morrison Blvd. and fronting on the east property line by Lovett St. Lot 8 is the most northerly lot which has a large produce stand, Lot 7 being the middle lot acts as a parking lot to the produce stand, and Lot 6 has a small building acting as a car dealer. The most easterly portion of all lots are heavily wooded.

Existing Zoning: R4 & C3

Proposed Land Use: Commercial

Existing Land Use: Commercial and Undeveloped land

ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	Single family residential/C3
South:	Commercial building/C3
East:	Single Family Residential/R4 (across Lovett St)
West:	Commercial Building/C2 (across S. Morrison Blvd)

ADDITIONAL INFORMATION:

1970 Zoning Map shows these lots split zoned as C-3 and R-4

2011 Future Land Use map shows a buffer area between the Commercial area fronting on S. Morrison and the properties fronting on Lovett St.

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: Lloyd Engeran Jr. & Jeffery Cashe

Against: Cassonya Webber Davis

ZONING COMMISSION RECOMMENDATION:

Motion: William Travis to Table

For: failed for second

2nd Motion: Ross to recommend approval of approx 175' leaving a 125' +/- buffer on the most easterly portion fronting

on Lovett Street

For: Sam McClugage

Against: Jimmy Meyer, William Travis

Absent: Stanley Young

ORDINANCE TO READ: (if approved)

WHEREAS, on September 5, 2013 the Hammond Zoning Commission motioned to recommend approval but failed due to lack of majority vote of approx 175' of Lots 6,7,& 8 Block 3 of the Oakridge Addition from R4 to C3 leaving 125+/- of the most easterly portion as a buffer fronting on Lovett Street as R4. (RZ2013-8-1)

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case RZ2013-8-1 by Lloyd Engeran Jr. & Laura E. Sanfilippo ETAL to rezone the remainder of Lots 6, 7 ,8 & 9 Block 3 of the Oakridge Addition being approx 300' +/- from R4 to C3

OR: (depending on City Council decision)

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#RZ2013-8-1 by Lloyd Engeran Jr. & Laura E. Sanfilippo ETAL to rezone approx 175' of Lots 6,7,&8 Block 3 of the Oakridge Addition from R4 to C3 leaving 125+/- of the most easterly portion as a buffer fronting on Lovett St. as R4.

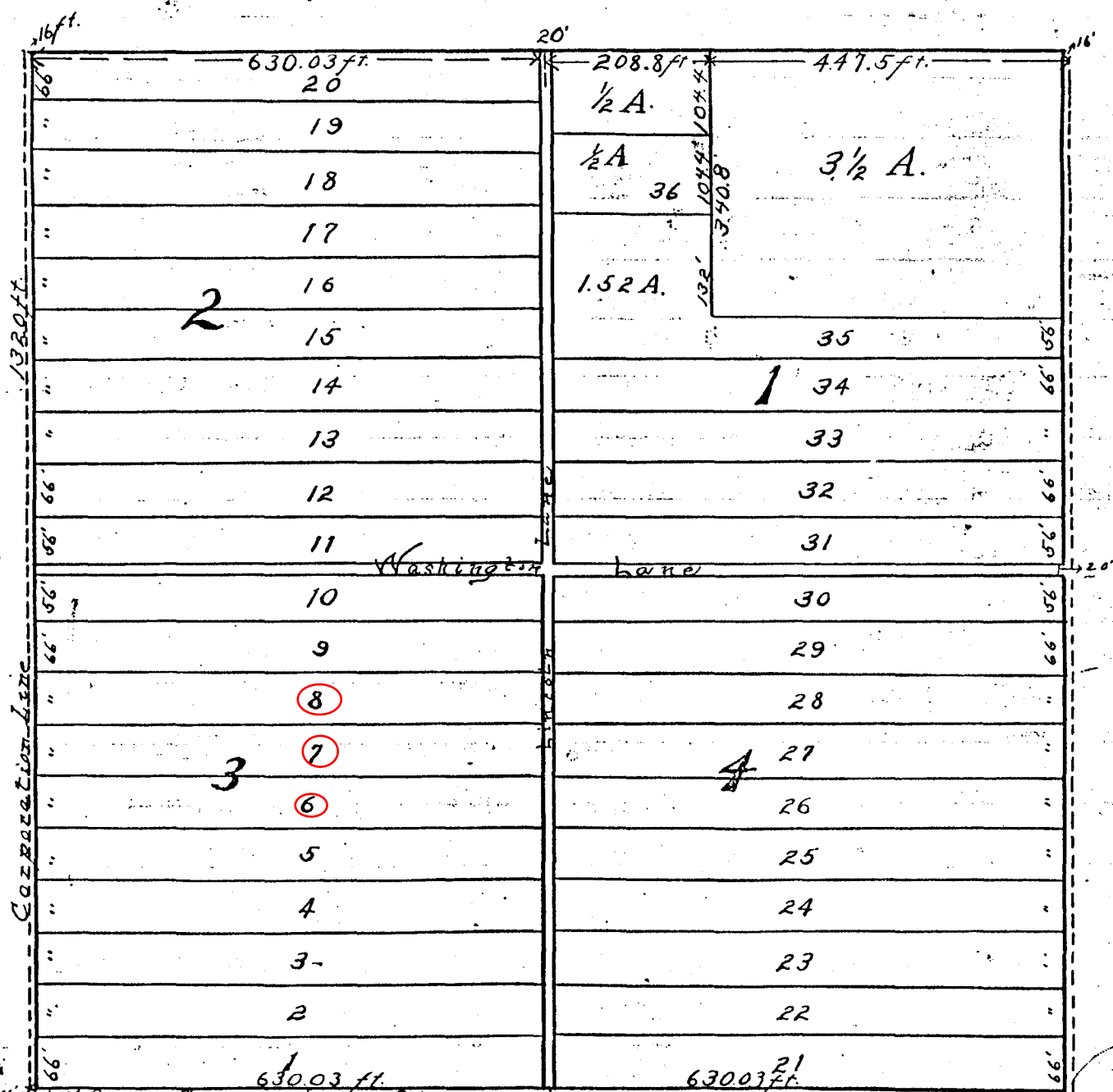
From: Josh Taylor, City Planner _____ **Date:** _____

OAKRIDGE ADDITION

To THE Town of Hammond, La.

S.W. 1/4 of S.W. 1/4 Sec. 26 T. 6 S. R. 7 E.

Greensburg, Dist, La.



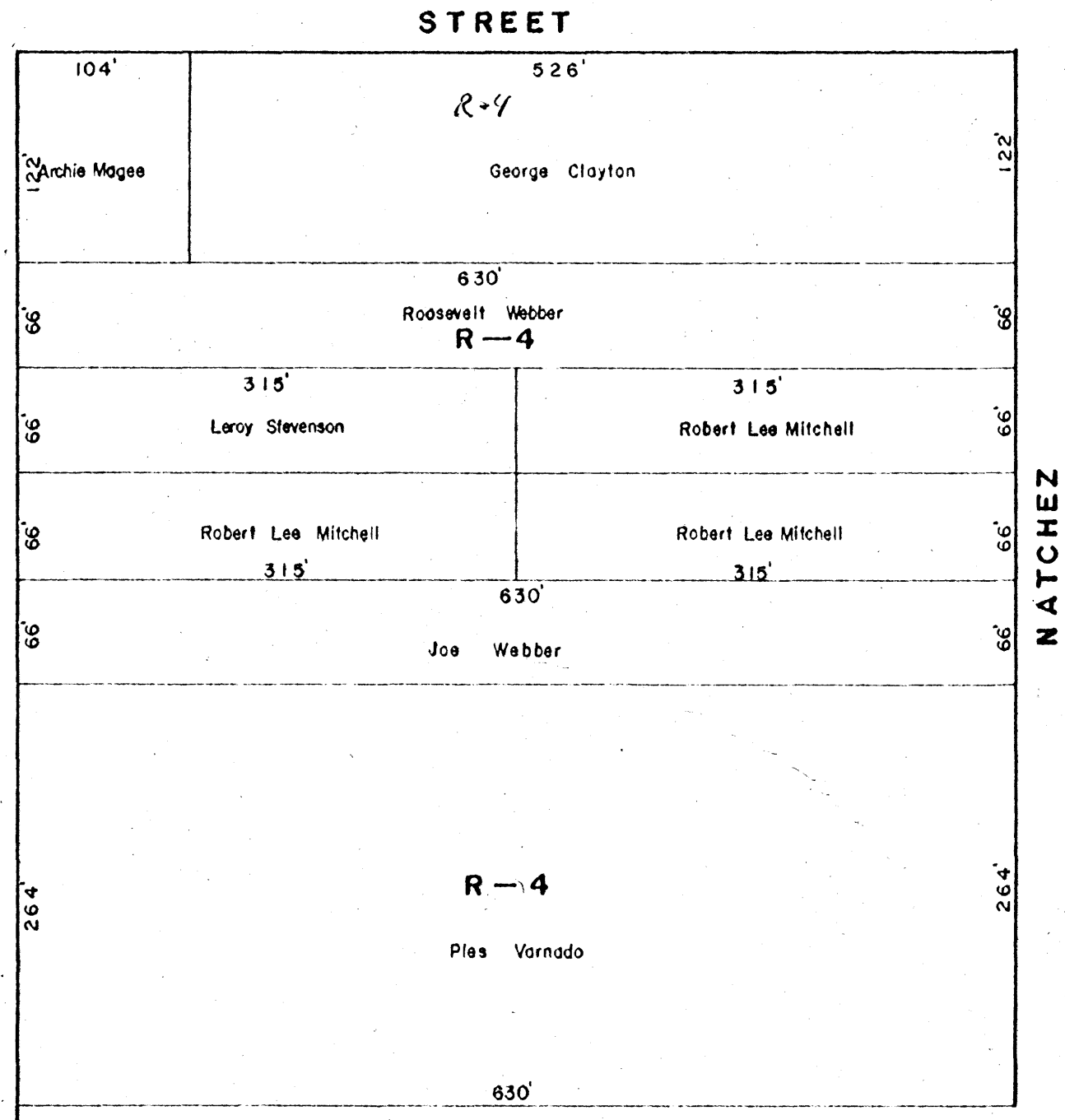
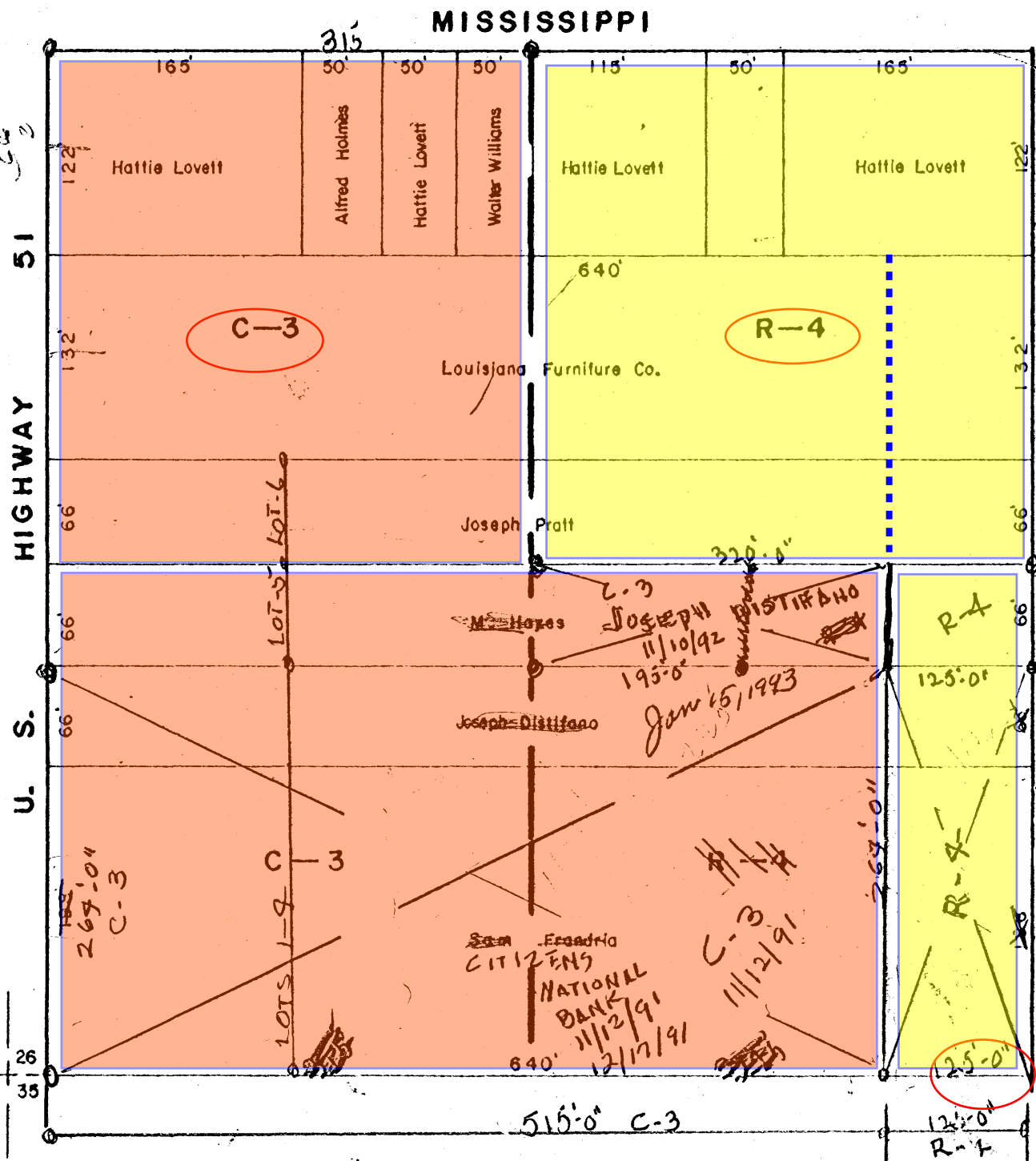
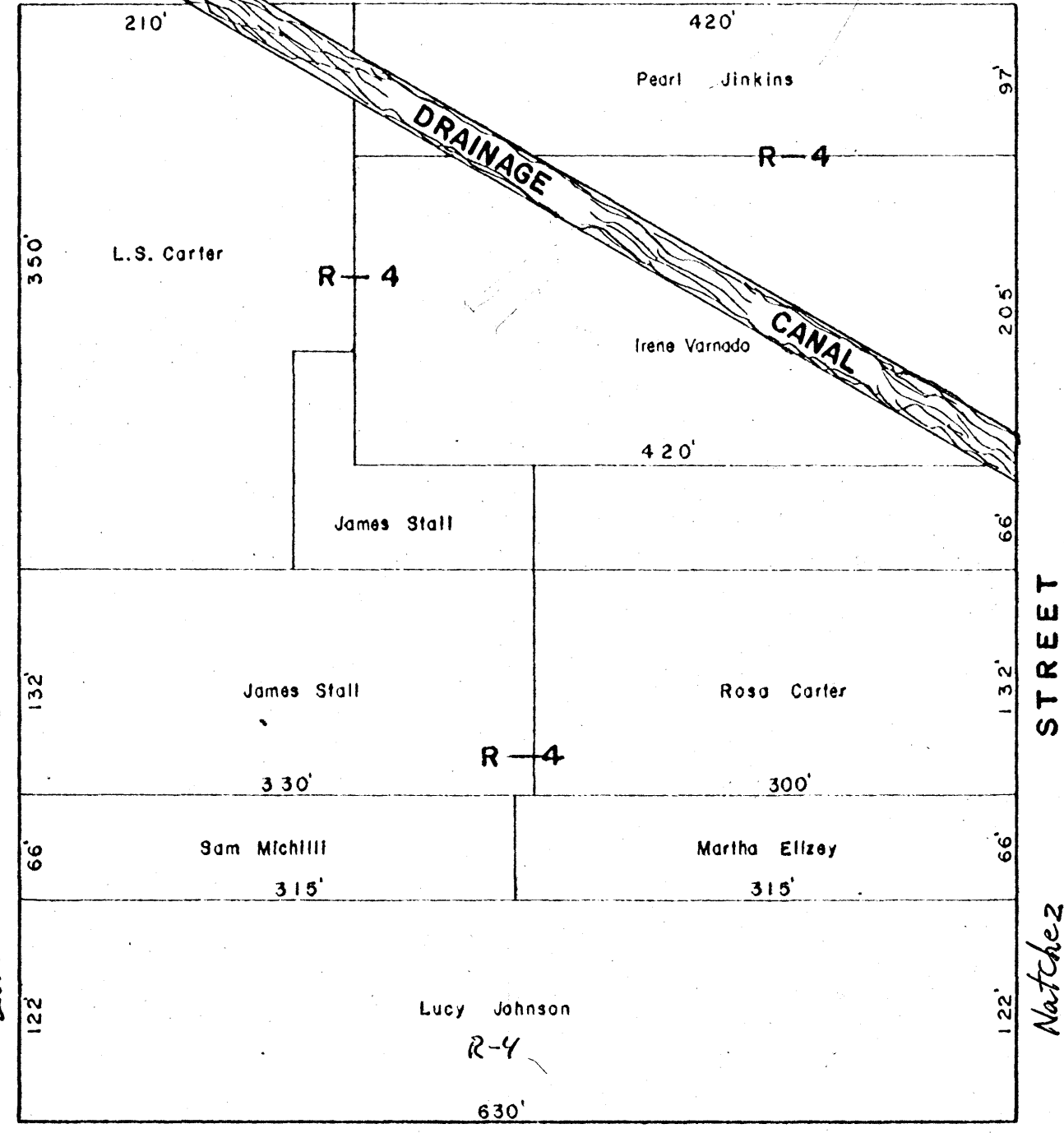
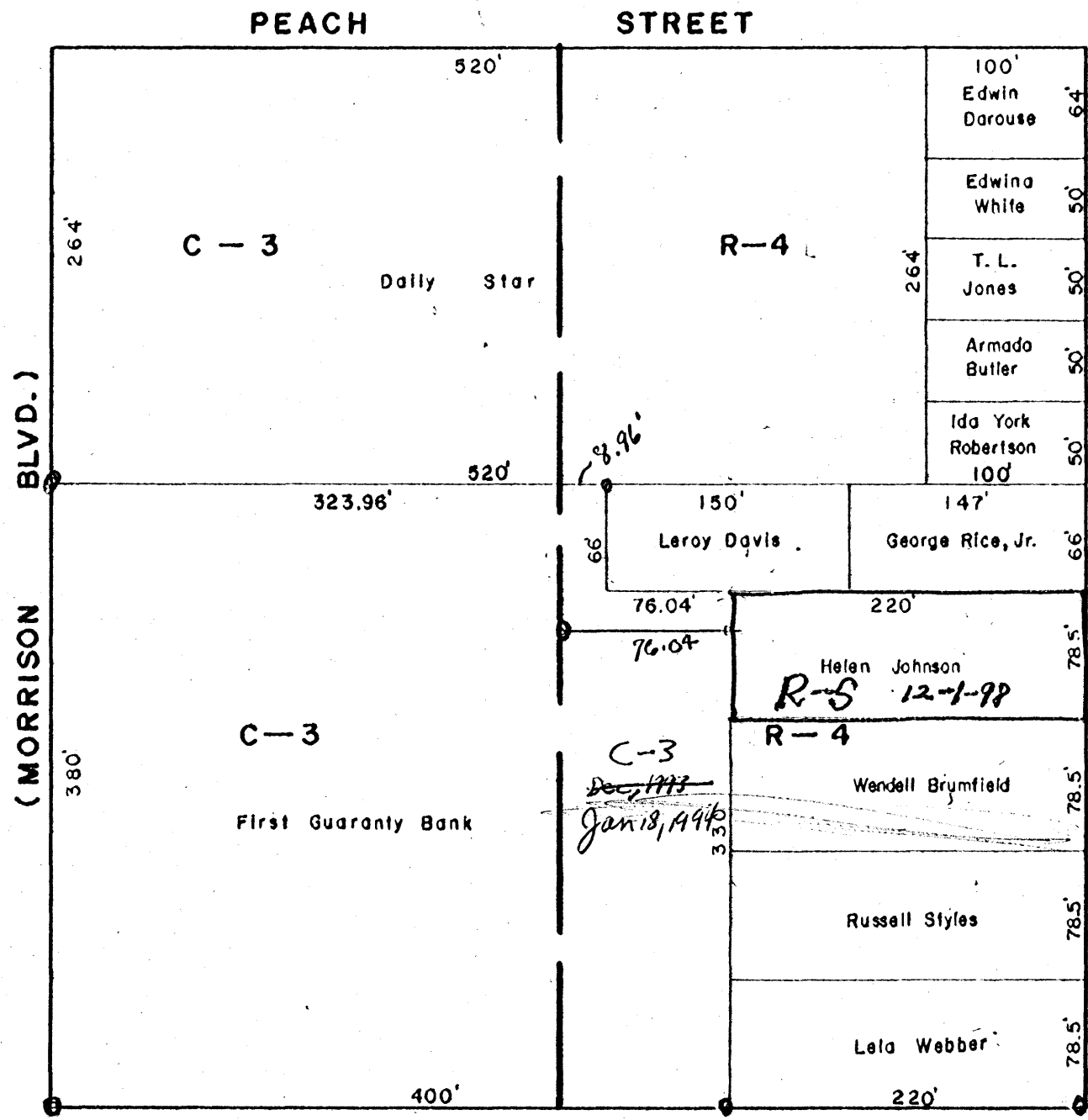
S.W. Cor. Corporation Line Sec. 26 3ch or 178ft. to 1 in. Nov. 1908.

C. M. MOORE, Deputy Parish Surveyor Hammond, La.

Filed Dec. 25 1909

M. Lewis Clerk & Recorder.

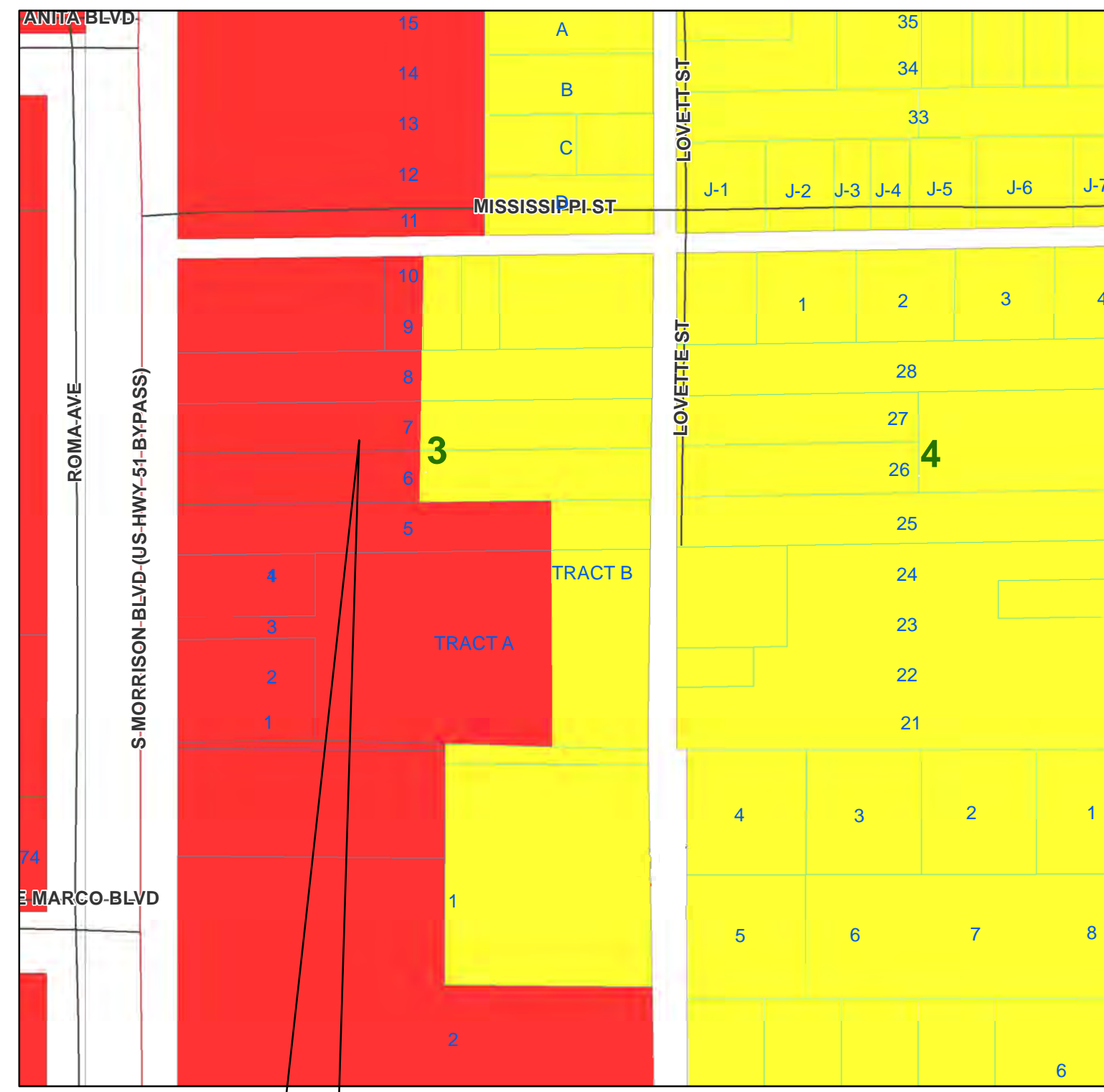
C8590339 Mar 1908



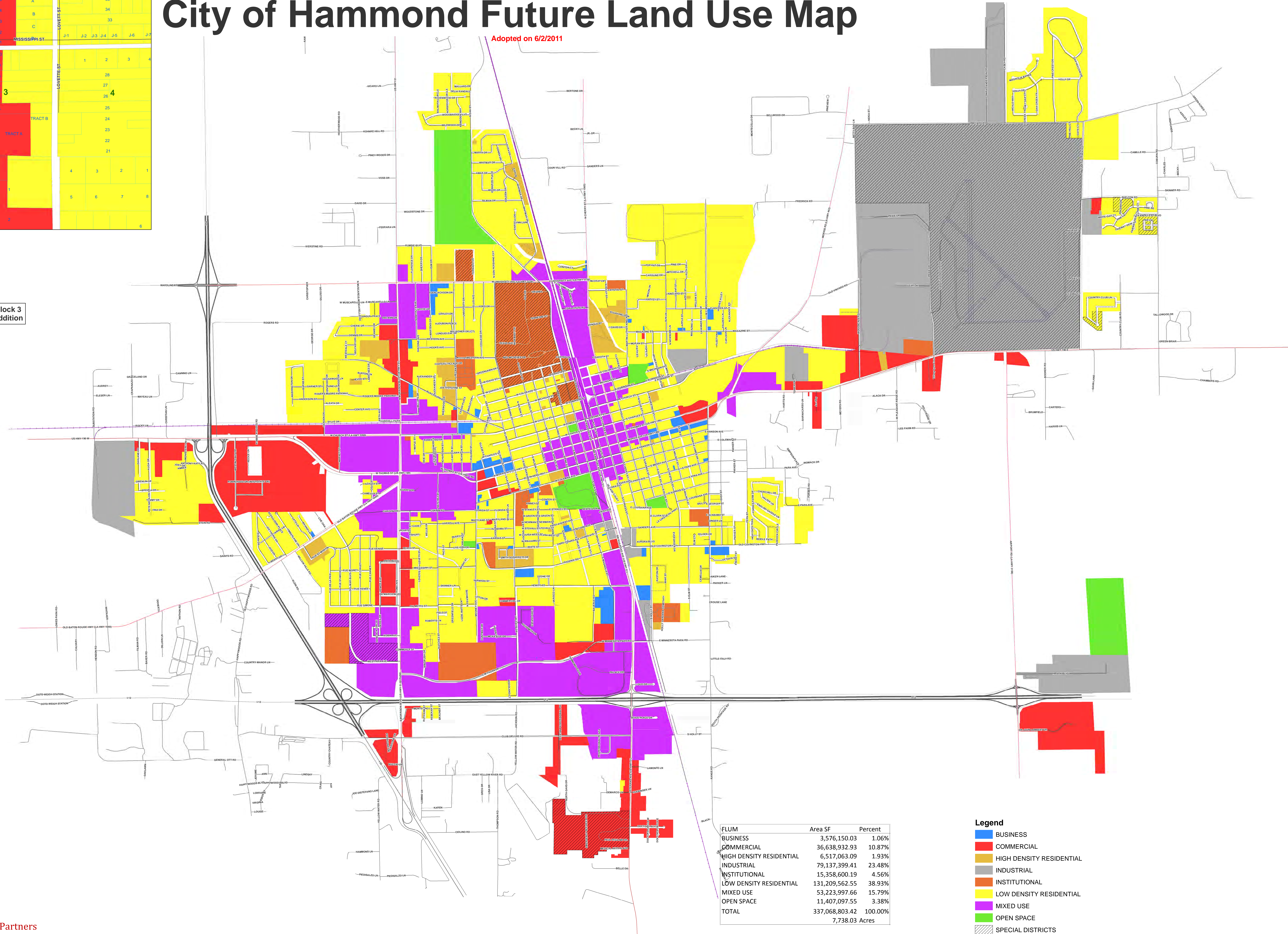
Scale: 1" = 100'
 Town & Country Planning Services, Inc.

City of Hammond Future Land Use Map

Adopted on 6/2/2011

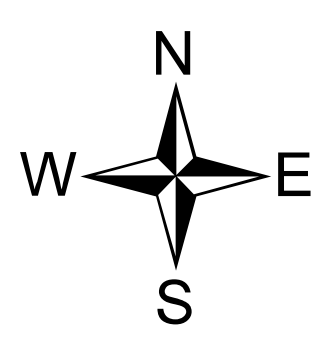


Lots 6,7,8 Block 3
Oakridge Addition



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









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: 8/8/13

PERMIT# RZ 2013-8-1

The next Zoning Commission Meeting will be held on Sept. 5, 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: [] Single Lot \$120.00 [X] 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# 267664/008.00; 267664/077.00; 267664/004.00
SITE ADDRESS: 923 925 & 927 S. Morrison, Hammond
Legal Description or Survey: lots 8, 7, & blk 3 Oakridge Addition
PROPERTY OWNER NAME: Lloyd Engeran et als.
Owner Address: PO Box 1768 Hammond LA. 70404

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Jeffrey C Cashe
COMPANY NAME: Cashe, Coudrain + Sandage
Applicant Mailing Address: PO Drawer 1509 Hammond LA 70404
Applicant Telephone: (985) 542-6848

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 S
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: Commercial area and portion of property is zoned C3
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 R4 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.

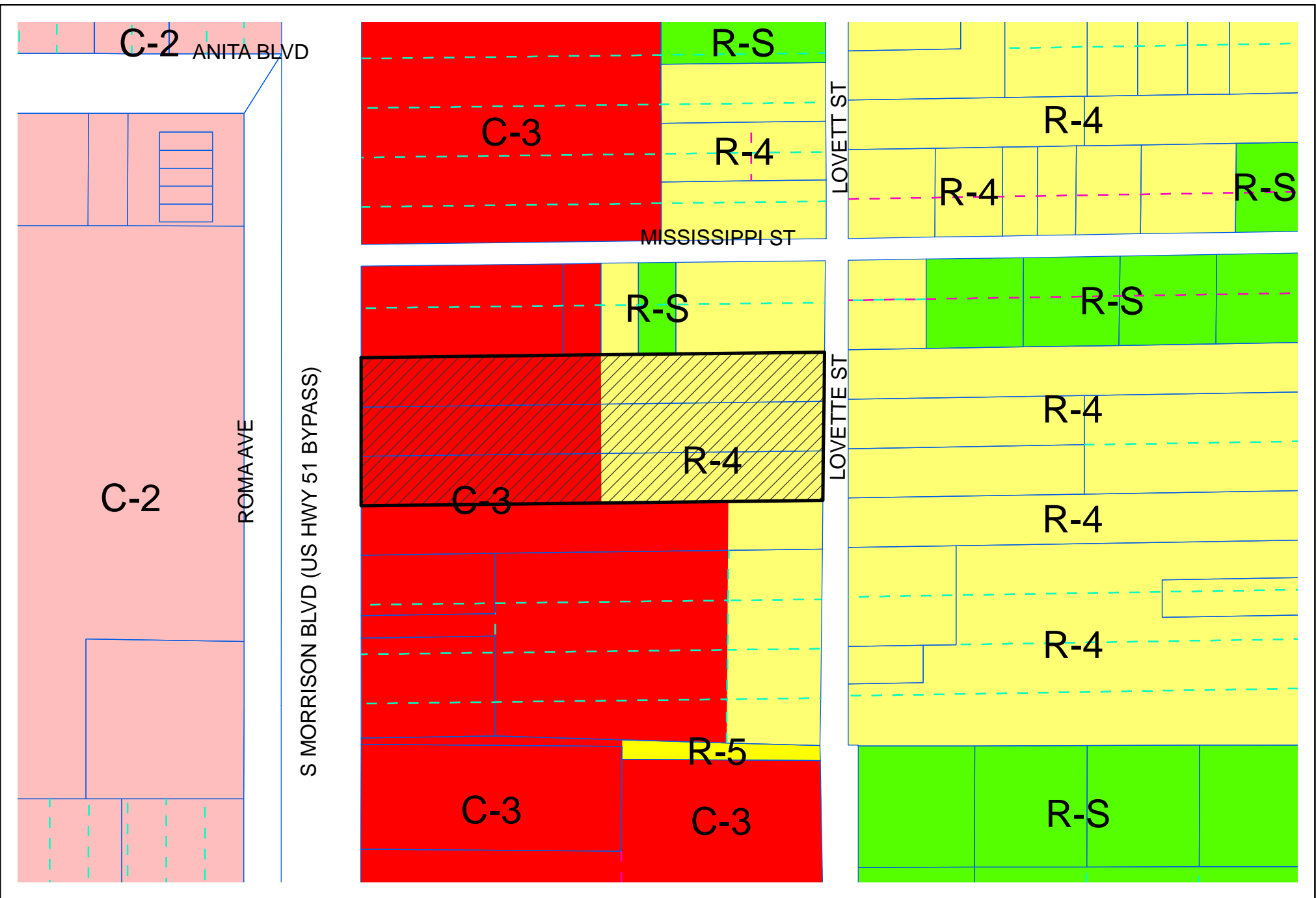
If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area 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] APPLICANT SIGNATURE 8-5-13 DATE
X OWNER SIGNATURE DATE
X CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 250.00 CHECK# 5592 CASH [] DATE PAID 8/18/13





NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED



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

923, 925, 927 S. Morrison Blvd.

Rezoning Case#RZ2013-8-1





- Legend**
-  Case Parcel
 -  City Tax Parcels
 -  Lot of Record
 -  Lot Of Record Historical



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