



Staff Report

Rezoning Case#Z-2014-12-00001

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Survey

Zoning Commission Public Hearing: Thursday January 8, 2015

City Council: Introduction – 1/20/2015 Final – 2/3/2015

CITY COUNCIL REQUEST: (Ordinance)

Approval of rezoning request by 1st Thessalonians Community (Cassandra Dangerfield) to rezone the remaining west portion of a lot located at 707 W. Coleman St.(measuring approx. 108.97' West X 150' South) from RS-3 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated revised 5/18/2005 (**Z-2014-12-00001**)

Recommended approval by Zoning Commission

SITE INFORMATION:

Location (Address): 707 W. Coleman St.

COUNCIL DISTRICT: 3-Janice Beard

Site Description: 7 unit commercial strip center.

Existing Zoning: RS-3

Existing Land Use: Strip Center

ADJACENT LAND USE AND ZONING:

Direction:

North:

South:

East:

West:

Land Use/Zoning:

SF Residential/RM-2 & MX-C (across W. Coleman St)

SF Residential/RS-3

City Rec Center/Michael Kenny Center/RS-3 (across Washington Ave)

Hammond Jr. High School/RS-3

ADDITIONAL INFORMATION:

7-26-2005: Survey was recorded

9-6-2005: Rezoned 2 lots from R-4 to B-2 (Ord#05-3996) which left the remaining portion to be dual zoned.

11-15-2005: Administrative minor subdivision approval was approved by Don Holtgren

12-16-2005: Administrative minor subdivision was recorded

3-20-2008: BP2007-10-3 was approved for construction

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

Abstain: None

ZONING COMMISSION RECOMMENDATION:

Motion: Stanley Young recommended approval to rezone from RS-3 to MX-C

For: Sam McClugage, Jimmy Meyer, Ralph Ross

Against: NONE

Absent: William Travis

ORDINANCE TO READ:

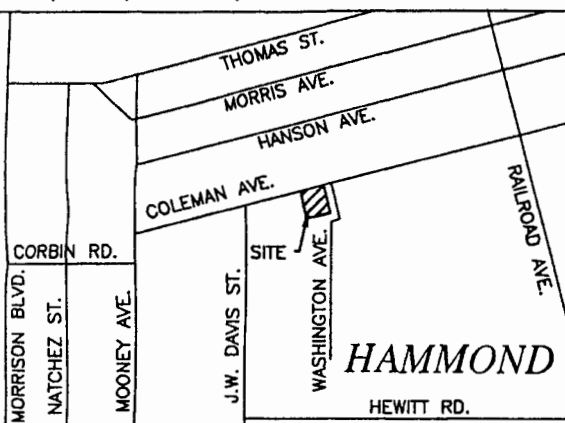
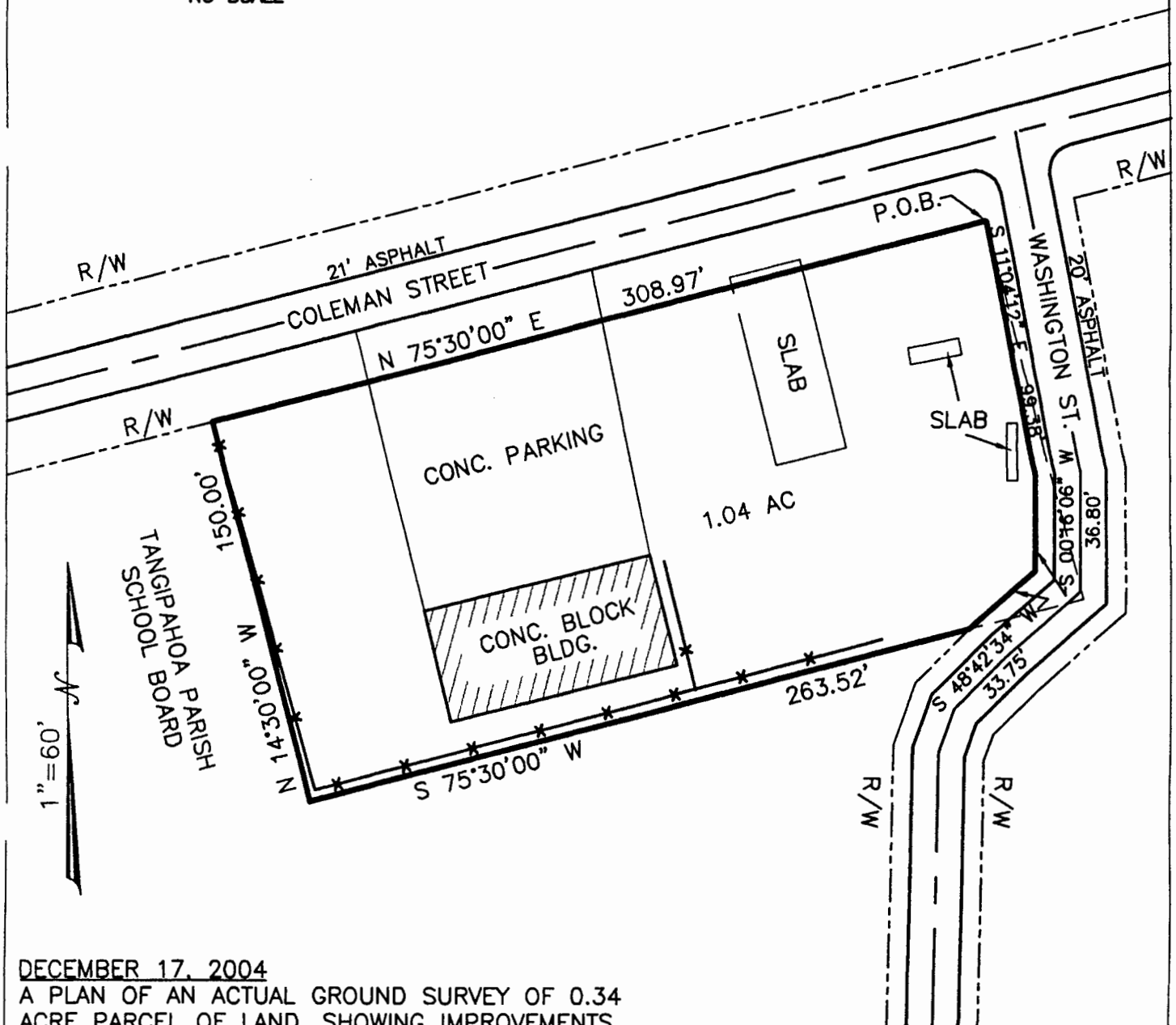
WHEREAS, on January 8, 2015 the Zoning Commission held a public hearing on rezoning request Case#Z-2014-12-00001 by 1st Thessalonians Community (Cassandra Dangerfield) to rezone the remaining west portion of a lot located at 707 W. Coleman St. (measuring approx. 108.97' West X 150' South) from RS-3 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated revised 5/18/2005

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#Z-2014-12-00001 by 1st Thessalonians Community (Cassandra Dangerfield) to rezone the remaining west portion of a lot located at 707 W. Coleman St. (measuring approx. 108.97' West X 150' South) from RS-3 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated revised 5/18/2005; Attached hereto and made a part hereof

From: Josh Taylor, City Planner _____

LEGAL DESCRIPTION

A 1.04 ACRE PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF WASHINGTON STREET AND THE SOUTH RIGHT-OF-WAY OF COLEMAN BEING THE POINT OF BEGINNING; THENCE S 11°04'12" E A DISTANCE OF 99.38'; THENCE S 00°16'06" W A DISTANCE OF 36.80'; THENCE S 48°42'34" W A DISTANCE OF 33.75'; THENCE S 75°30'00" W A DISTANCE OF 236.52'; THENCE N 14°30'00" W A DISTANCE OF 150.00'; THENCE N 75°30'00" E A DISTANCE OF 308.97'; BACK TO THE POINT OR PLACE OF BEGINNING CONTAINING, 1.04 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, TANGIPAHOA PARISH, STATE OF LOUISIANA.

VICINITY MAP
NO SCALE

DECEMBER 17, 2004

A PLAN OF AN ACTUAL GROUND SURVEY OF 0.34 ACRE PARCEL OF LAND, SHOWING IMPROVEMENTS THEREON, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 26, T6S-R7E, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE SURVEYOR. SURVEY MADE AT THE REQUEST OF T.C. WELLS.

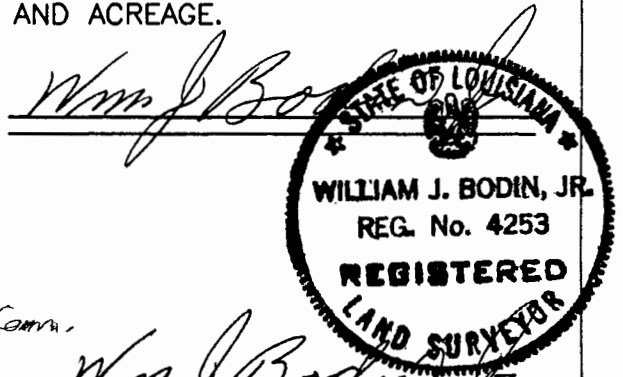
THIS SURVEY COMPLIES WITH THE LOUISIANA "MINIMUM STANDARDS" FOR A CLASS "C" SURVEY.

FLOOD ZONE "X"
(NOT FLOOD PRONE)
MAP NO. 220208-0002-D
DATED: 7-21-99

Approved Hammond Planning Comm.
John Cardis

MAY 18, 2005

REVISED TO SHOW A PLAT WITH
CHANGE IN LEGAL DESCRIPTION
AND ACREAGE.



BODIN AND WEBB, INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS ST.
HAMMOND, LA 70403

SURVEY FOR:

FIRST THESSALONIANS COMMUNITY PROGRAMS, INC.

Tangipahoa Parish Recording Page

Julian E. Dufreche
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

Received From :
HAMMOND CITY OF
P.O. BOX 2788
HAMMOND, LA 70404

First VENDOR

FIRST THESSALONIANS COMMUNITY PROGRAMS

First VENDEE

TO THE PUBLIC

Index Type : Conveyances

Instrument # : 707628

Type of Document : Plat Map - Conveyance Book

Book : 1039 Page : 776

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana

S/NATALIE BATISTE

Deputy Clerk

On (Recorded Date) : 12/16/2005

At (Recorded Time) : 12:09:43:000 PM



Doc ID - 008510980002

CLERK OF COURT
JULIAN E. DUFRECHE
Parish of Tangipahoa

I certify that this is a true copy of the attached document that was filed for registry and
Recorded 12/16/2005 at 12:09:43
Recorded in Book 1039 Page 776
File Number 707628



Deputy Clerk

Return To :
HAMMOND CITY OF
P.O. BOX 2788
HAMMOND, LA 70404

ORDINANCE NO. 05-3996, C. S.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 701/703 WEST COLEMAN STREET (2 LOTS) FROM R-4 TO B-2, OWNED BY 1ST THESSALONIANS COMMUNITY PROGRAMS (C. DANGERFIELD), (CONDITIONAL USE)

BE IT ORDAINED by the City of Hammond that:

SECTION 1. To rezone property located at 701 / 703 West Coleman Street (2 lots) from R-4 to B-2, Owned by 1st Thessalonians Community Programs (C. Dangerfield) for conditional use.

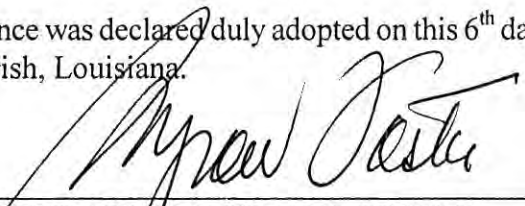
SECTION 2. SAID PROPERTY IS BOUNDED BY:

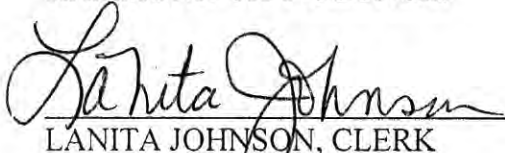
NORTH:	Tyrone Russell
SOUTH:	Ed and Bernice Dangerfield
EAST:	City of Hammond and Washington St
WEST:	C. Dangerfield

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting of the Hammond City Council discussed at the said public meeting; after motion and second was submitted to the official vote of the Hammond City Council.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 6th day of September year 2005, at Hammond, Tangipahoa Parish, Louisiana.


CURTIS WILSON, PRESIDENT
HAMMOND CITY COUNCIL


HONORABLE MAYSON H. FOSTER
MAYOR, CITY OF HAMMOND


LANITA JOHNSON, CLERK
HAMMOND CITY COUNCIL

ZONING MAP AMENDMENT

The following described parcel of property has been rezoned by the City Council from R-4 to B-2 at their 9/7/05 meeting.
Date

PROPERTY OWNER: 1st Thessalonians (Cassandra Dangerfield)

ADDRESS AND/OR DESCRIPTION OF PROPERTY:

701 West Coleman Ave

CONDITIONS? (Please note if applicable)

Alcohol Prohibition

Please amend the zoning map to reflect this amendment.

John R. Dardis
City Planner

9-13-05
Date

Don Holtgren
Building Official

9/13/05
Date





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: 11/19/14

PERMIT# Z 2014-12-0001

The next Zoning Commission Meeting will be held on Jan 8, 2015, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: ☒ REZONING ☐ CONDITIONAL USE: ☐ EXPANDED --OR-- ☐ RESTRICTED
☐ INITIAL ZONING/ANNEXATION

REZONING FEE: ☒ Single Lot \$120.00 ☐ Block or Area \$250.00 (Fees are not refundable based on decisions)
Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# 27060001201.00

SITE ADDRESS:

707 W. Copeman Ave Hammond, LA 70403
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME:

1st Thessalonians Community Program
First Name MI Last Name

Owner Address:

707 W. Copeman Ave Hammond La. 70403
Street Name/Street Number City State Zip

Telephone: (985) 507-5538 or Cell #: (985) 507-5538

PLEASE READ AND SIGN BELOW

APPLICANT NAME:

Cassandra Dangerfield
First Name MI Last Name

COMPANY NAME:

1st Thessalonians ☒ Owner ☐ Other

Applicant Mailing Address:

P.O. Box 562 Hammond LA 70404
Street Name/Street Number City State Zip

Applicant Telephone:

(985) 507-5538 or Cell #: () Same

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING:

RS-3 MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
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:

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 of 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-3 District to a MX-C District. I/We fully understand and agree to abide by the zoning restrictions for a MX-C 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 Cassandra Dangerfield
APPLICANT SIGNATURE

11/19/14
DATE

X Cassandra Dangerfield
OWNER(S) SIGNATURE

11/19/14
DATE

X _____
CITY PLANNER

DATE

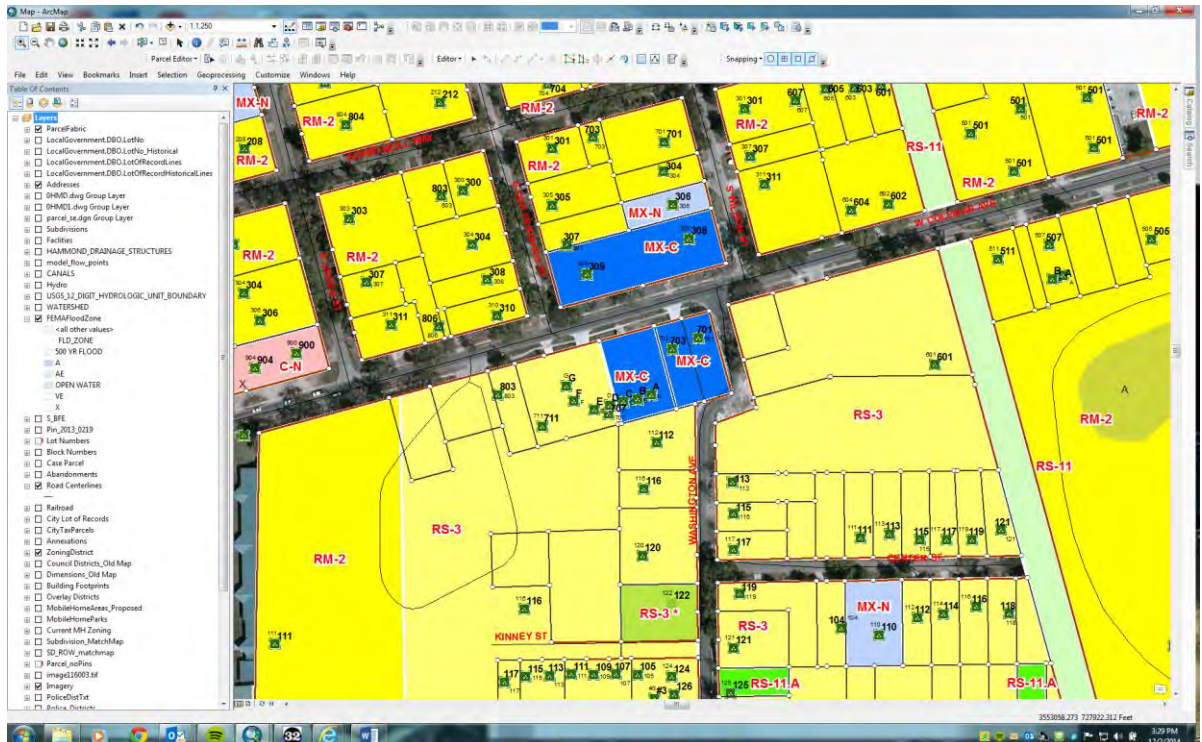
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# 1029 CASH ☐ DATE PAID 11/19/2014

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	Z	<input type="checkbox"/>	Date:	12/2/2014
<input type="checkbox"/>	Permit/Case #	Z-2014-12-00001			
<input type="checkbox"/>	Parcel #	2706661261.00			
<input type="checkbox"/>	Address	707 W. Coleman Ave.			
<input type="checkbox"/>	Owner	1st Thessalonians Community Partners			
<input type="checkbox"/>	Assessment #	1422804			
<input type="checkbox"/>	Zoning	RS-3 & MX-C			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holds/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

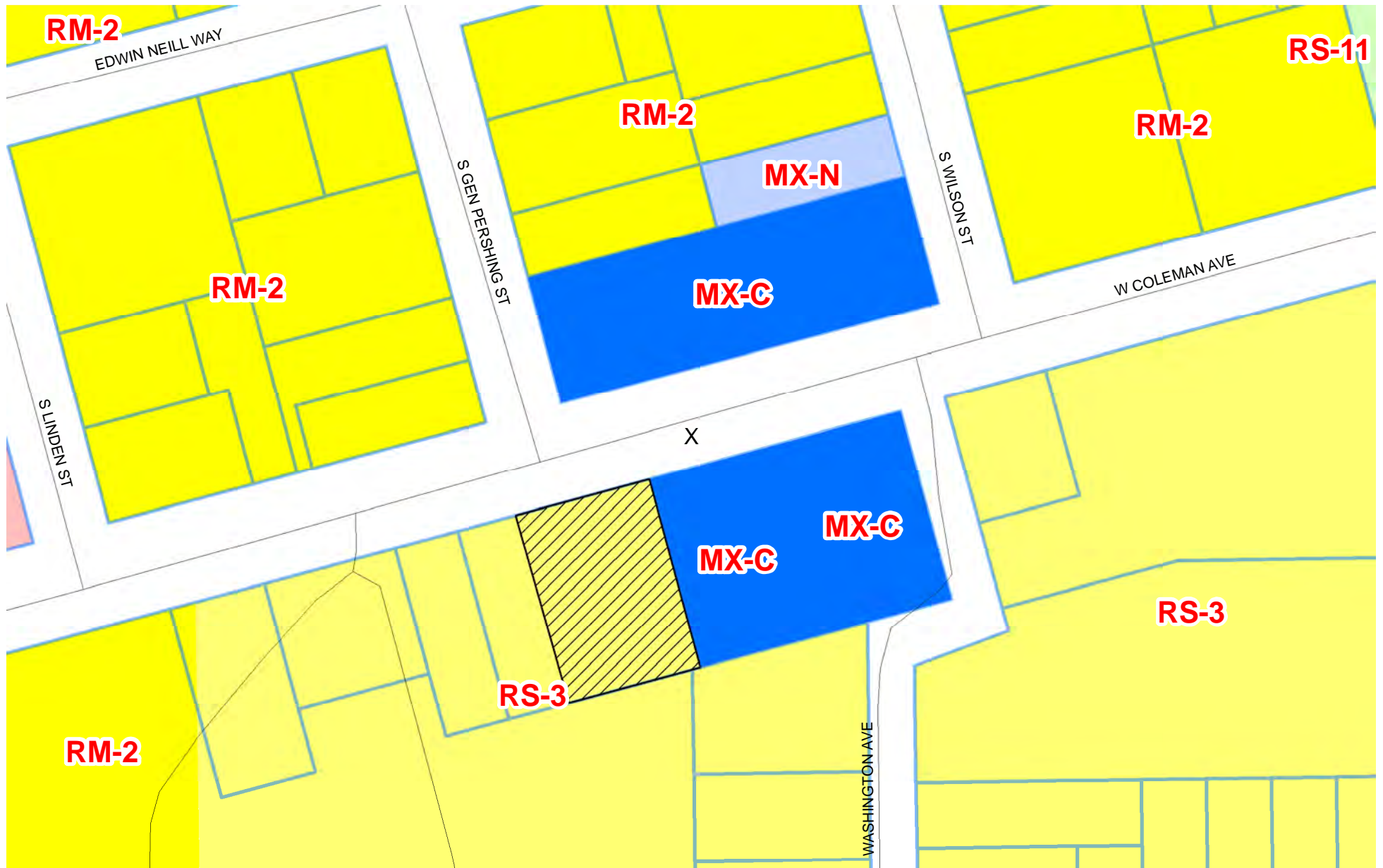
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print






Preparer Initials _____

Reviewer Initials _____



Legend

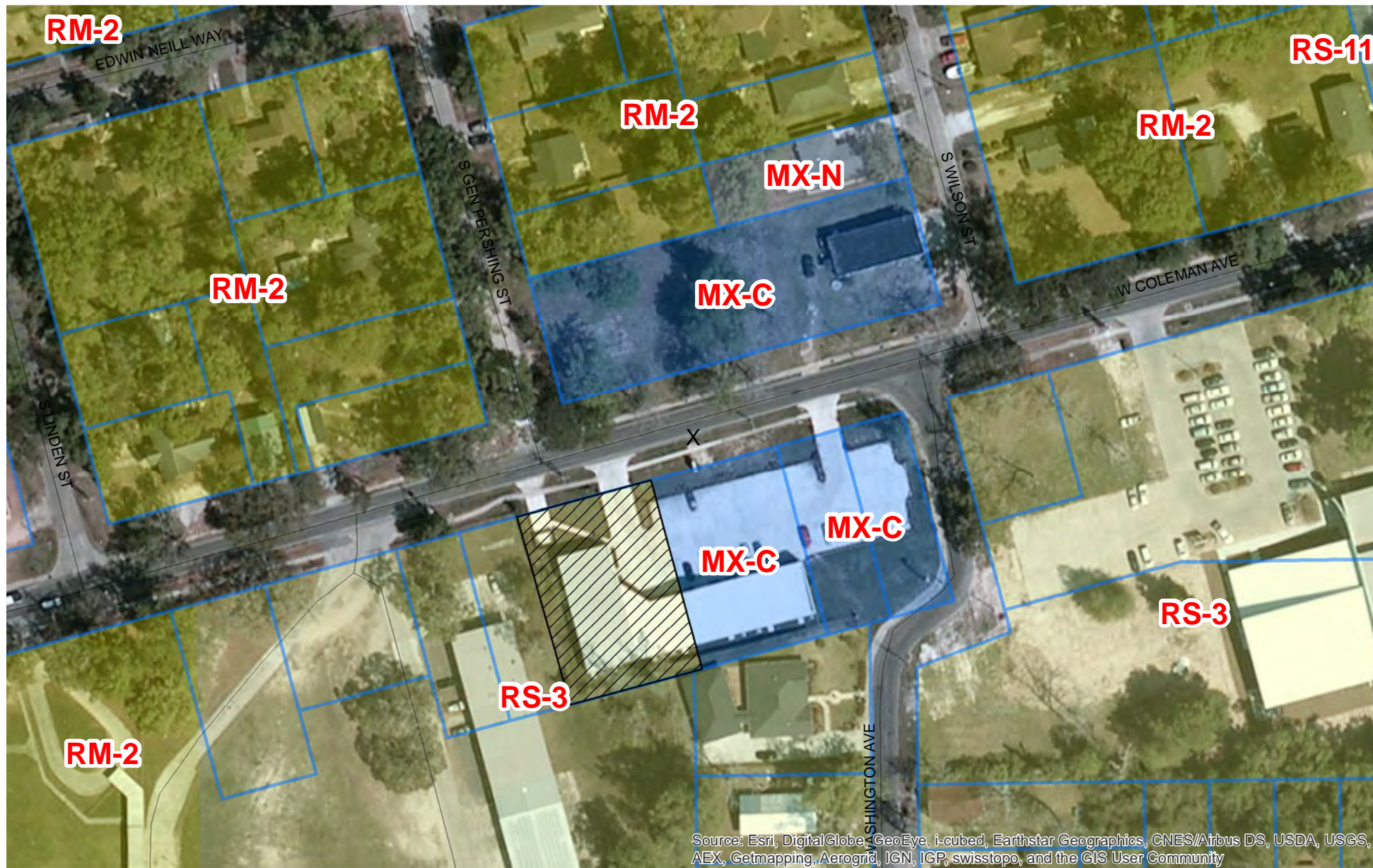
-  Case Parcel
-  Railroad
-  CANALS

Parcel#2706661261.00




707 W. Coleman Ave

Z-2014-12-00001





Legend

-  Case Parcel
-  Railroad
-  CANALS

Parcel#2706661261.00

707 W. Coleman Ave

Z-2014-12-00001

