



Staff Report

Rezoning

Case #: Z-2015-03-00007

Attachments:

Staff report, photos, survey, application, property information sheet, zoning map, aerial map

Zoning Commission Public Hearing: Thursday, April 2, 2015

City Council Introduction: Tuesday, April 21, 2015

City Council Final: Tuesday, May 5, 2015

City Council Request (Ordinance):

Approval of rezoning request by RANJO Properties LLC to rezone Tract A & B of Blk 25 Barber Addition from I-L to C-H located at 100C & 1020 SW RR Ave in accordance with survey by Wm. J. Bodin Jr. dated 6/2/2014; DDD (Z-2015-02-00007) Recommend approval by Zoning Commission

Site Information:

Location (Address): 1000 SW Railroad Ave

Council District: City Council District 3

Existing Zoning: I-L

Future Land Use: Industrial

Existing Land Use: Undeveloped

Site Description:

Vacant land fronting SW RR Ave and Oak St

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Lacox Propane/I-L (across Third Ave)
South	Dollar Store/C-N
West	Single Family Residential/RM-2 (S Oak St)
East	Railroad Tracks/Across SW RR Ave

Additional Information:

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: Recommend approval to rezone

For: Jimmy Meyer, Sam McClaugage, William Travis

Against: NONE

Abstain: NONE

Absent: Ralph Ross, Stanley Young

Ordinance to Read:

WHEREAS, on April 2, 2015 the Hammond Zoning Commission held a public hearing on Case Z-2015-02-00007 Rezoning request by RANJO Properties LLC to rezone Tract A & B of Blk 25 Barber Addition from I-L to C-H located at 1000 & 1020 SW RR Ave in accordance with survey by Wm. J. Bodin Jr. dated 6/2/2014; DDD;
NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the rezoning request RANJO Properties LLC to rezone Tract A & B of Blk 25 Barber Addition from I-L to C-H located at 1000 & 1020 SW RR Ave in accordance with survey by Wm. J. Bodin Jr. dated 6/2/2014; DDD (attached hereto and made a part hereof).

From: Josh Taylor, City Planner _____



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: 3/16/2015 PERMIT# Z 2015-03-00007

The next Zoning Commission Meeting will be held on 4/2/2015, 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: [X] REZONING [] CONDITIONAL USE [] EXPANDED --OR-- [] RESTRICTED [] INITIAL ZONING/ANNEXATION

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# 0114000001599 & 2736441073.00
SITE ADDRESS: 1000 & 1020 SW RR AVE
Legal Description or Survey Tract A & B BIK 25 Barber Addition
PROPERTY OWNER NAME: Rango Properties
Owner Address: 321 Steelman Rd. Hattiesburg, MS 39402

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Johnny Schillace
COMPANY NAME: 51 Carwash
Applicant Mailing Address: PO Box 612 Hammond La 70404
Applicant Telephone: () or Cell #: 985 320-7000

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None
REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC
OR according to Proposed Unified Development Code: MX-N MX-C MX-CBD C-N C-R I-H 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 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 District to a District. I/We fully understand and agree to abide by the zoning restrictions for a 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.

APPLICANT SIGNATURE: [Signature] DATE:
OWNER(S) SIGNATURE: [Signature] DATE:
CITY PLANNER: DATE:

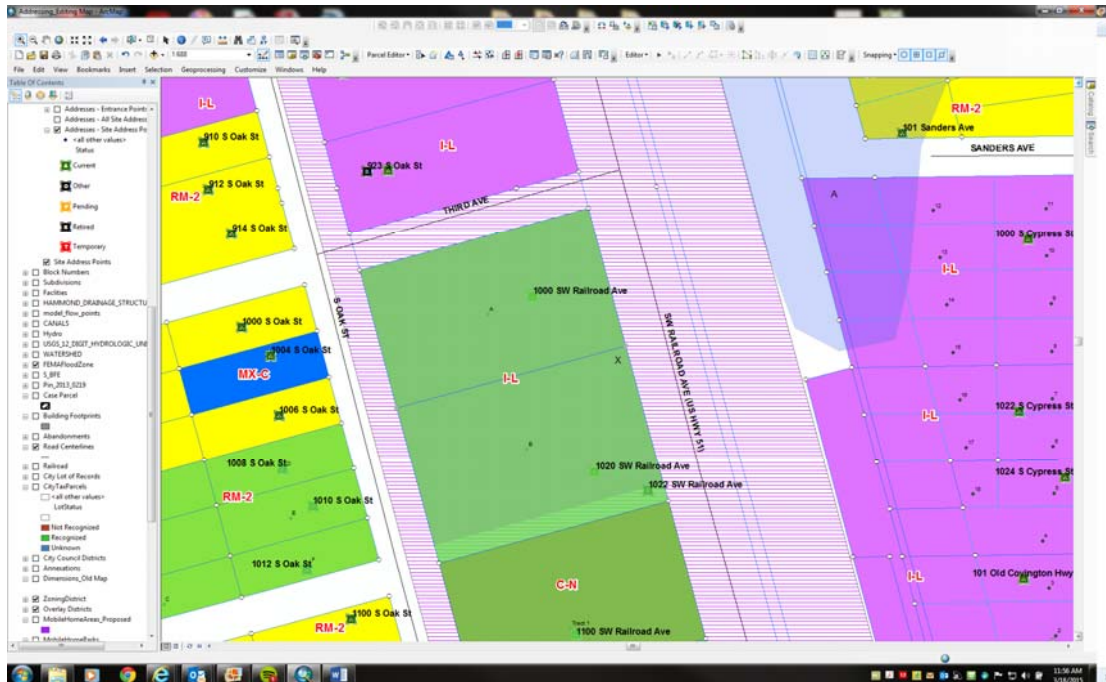
AMOUNT PAID \$ 250.00 CHECK# 2195 CASH [] DATE PAID 3/16/2015

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	Rezoning	<input type="checkbox"/>	Date:	3/18/2015
<input type="checkbox"/>	Permit/Case #	Z-2015-03-00007			
<input type="checkbox"/>	Parcel #	0HMD000001599; 2736641073			
<input type="checkbox"/>	Address	1000 & 1020 SW RR AVE			
<input type="checkbox"/>	Owner	RANJO LOUISIANA PROPERTIES LLC			
<input type="checkbox"/>	Assessment #	6399185; 1342002			
<input type="checkbox"/>	Zoning	I-L			
<input type="checkbox"/>	Overlay District	DDD			
<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% =		

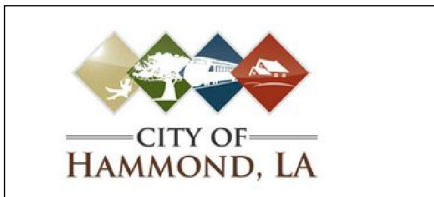
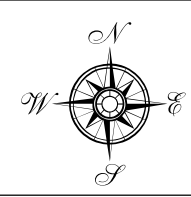
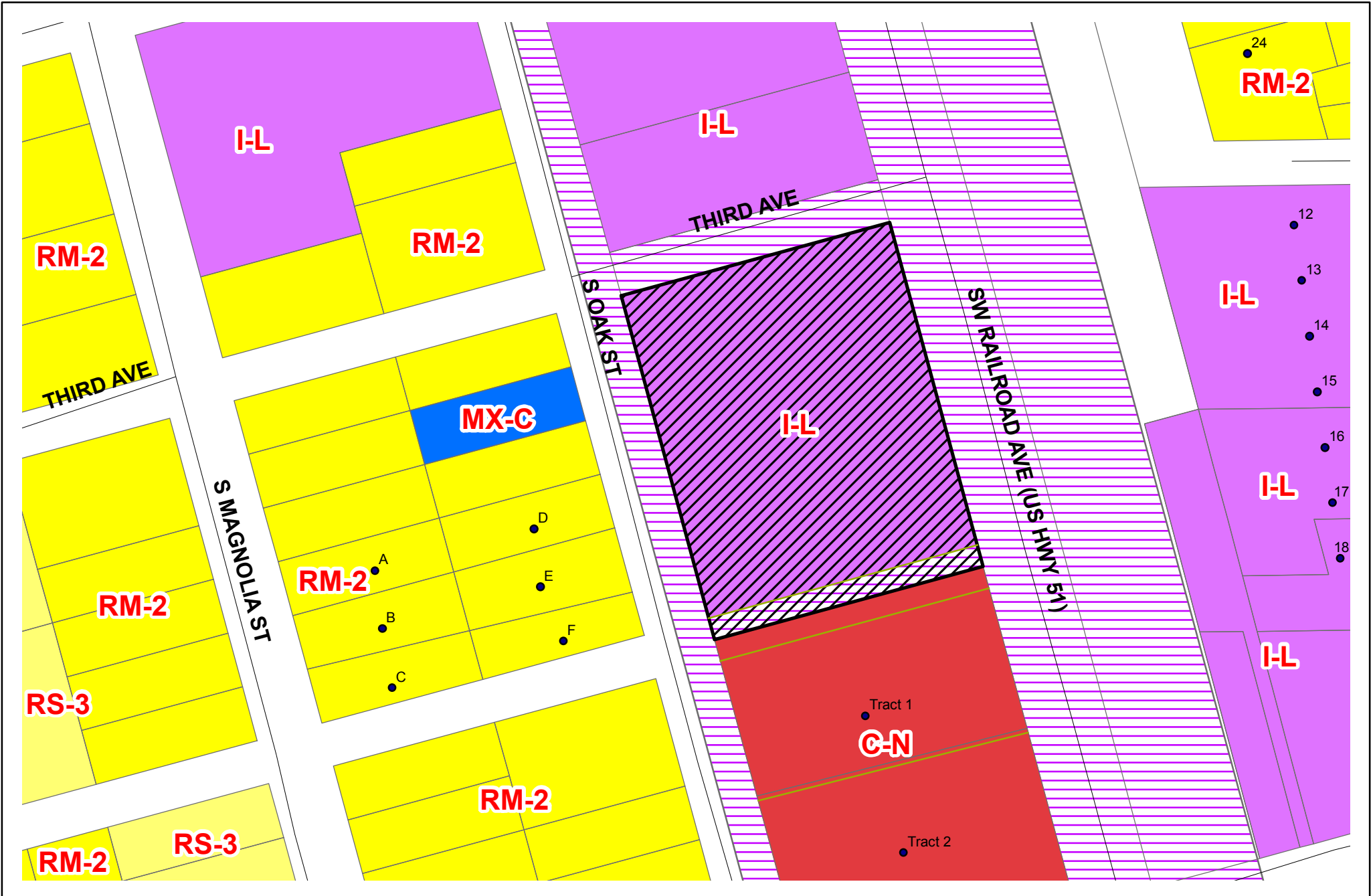
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

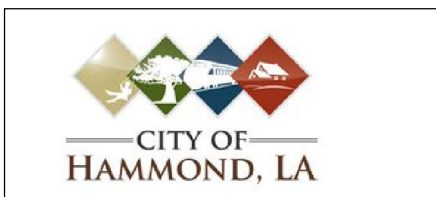
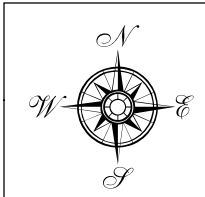
Reviewer Initials _____



1000 SW RR Ave
Ass#6399185 Pin 0HMD000001599
1020 SW RR Ave
Ass#1342002 Pin#2736641073 Z-2015-03-00007

Legend



- Case Parcel
- Downtown Development District



1000 SW RR Ave
Ass#6399185 Pin 0HMD000001599

1020 SW RR Ave
Ass#1342002 Pin#2736641073 Z-2015-03-00007

Legend

-  Case Parcel
-  Downtown Development District