



# Staff Report

## Rezoning

Case #: Z-2015-06-00009

### Attachments:

Staff Report, Photos, Survey, Application, Property Information Sheet, Zoning Map, Aerial Map, Overlay Map

Zoning Commission Public Hearing: Wednesday, July 1, 2015

City Council Introduction: Tuesday, July 21, 2015

City Council Final: Tuesday August 4, 2015

### City Council Request (Ordinance):

Intoduction of an Ordinance to approve rezoning request by First Guaranty Bank to rezone 404, 406, 412 E. Morris Ave & 206 S. Orange St. on Lot A-1 Square 2 Iowa Addition from RM-2 & MX-N to MX-C in accordance with survey by Andrew N. Faller dated 4/24/15; Iowa Addition Overlay, DDD, Thomas/Morris Overlay (Case# Z-2015-06-00009 Recommended approval by Zoning Commission)

### Site Information:

**Location (Address):** 404, 406, 412 E. Morris Ave & 206 S. Orange St

**Council District:** City Council District 2

**Existing Zoning:** MX-C, MX-N, RM-2

**Future Land Use:** Mixed Use

**Existing Land Use:** Parking Lot

### Site Description:

Frontage on S. Holly, E. Morris & S. Orange. Existing Parking lot for First Guaranty Bank to the north & some undeveloped land.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Bank/MX-C (Across E. Morris)
South	Business/Undeveloped/RM-2
West	Office/MX-C (across S. Holly St)
East	Office/MX-C & RM-2 (across S. Orange st)

### 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:** Andrew Gasaway-First Guaranty Bank Representative  
Louise Bostic-Iowa Addition Representative

**Against:** NONE

**Commission Recommendation:**

**Motion:** Sam McClugage to recommend approval

**For:** Sam McClugage, William Travis, Stanley Young

**Against:** None

**Abstain:** None

**Absent:** Jimmy Meyer, Ralph Ross

**Ordinance to Read:**

WHEREAS, on July 1, 2015 the Hammond Zoning Commission held a public hearing on rezoning request Case#Z-2015-06-00009 by First Guaranty Bank to rezone 404, 406, 412 E. Morris Ave & 206 S. Orange St. on Lot A-1 Square 2 Iowa Addition from RM-2 & MX-N to MX-C; Iowa Addition Overlay, DDD, Thomas/Morris Overlay, and has recommended approval to the Hammond City Council;

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by First Guaranty Bank to rezone 404, 406, 412 E. Morris Ave & 206 S. Orange St. on Lot A-1 Square 2 Iowa Addition from RM-2 & MX-N to MX-C in accordance with survey by Andrew N. Faller dated 4/24/15; attached hereto and made a part hereof

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



VICINITY MAP  
NOT TO SCALE

LEGEND

- x - x - x - FENCE
- E - POWER POLE/POWER LINE
- ⊞ TEL. PEDESTAL
- ⊞ DRAIN INLET
- ⊞ CATCH BASIN

AREA OF DEVELOPMENT: 1.041 ACRE  
 CURRENT ZONING: MX-N MIXED USE NEIGHBORHOOD  
 RM-2 MULTI-FAMILY RESIDENTIAL  
 MX-C MIXED USE COMMERCIAL  
 NUMBER OF LOTS: 1  
 NAME OF PROPERTY OWNERS: FIRST GUARANTY BANK  
 NAME OF DEVELOPER: FIRST GUARANTY BANK  
 ADDRESS OF DEVELOPER: 400 EAST THOMAS STREET, HAMMOND, LA

NOTE:  
 SQUARE 2 OF THE IOWA ADDITION IS 3.6' LONG EAST-WEST  
 AND 3.6' LONG NORTH-SOUTH BETWEEN THE CENTER LINES OF THE ROADS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED  
 TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS  
 NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS  
 ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR  
 PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS SITE  
 IS PARTLY IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE: "X" & "AE"  
 BASE FLOOD ELEVATION: NONE FOR ZONE "X", 39' FOR ZONE "AE"  
 COMMUNITY PANEL NO. 22105C0340F  
 EFFECTIVE DATE: 7/22/10

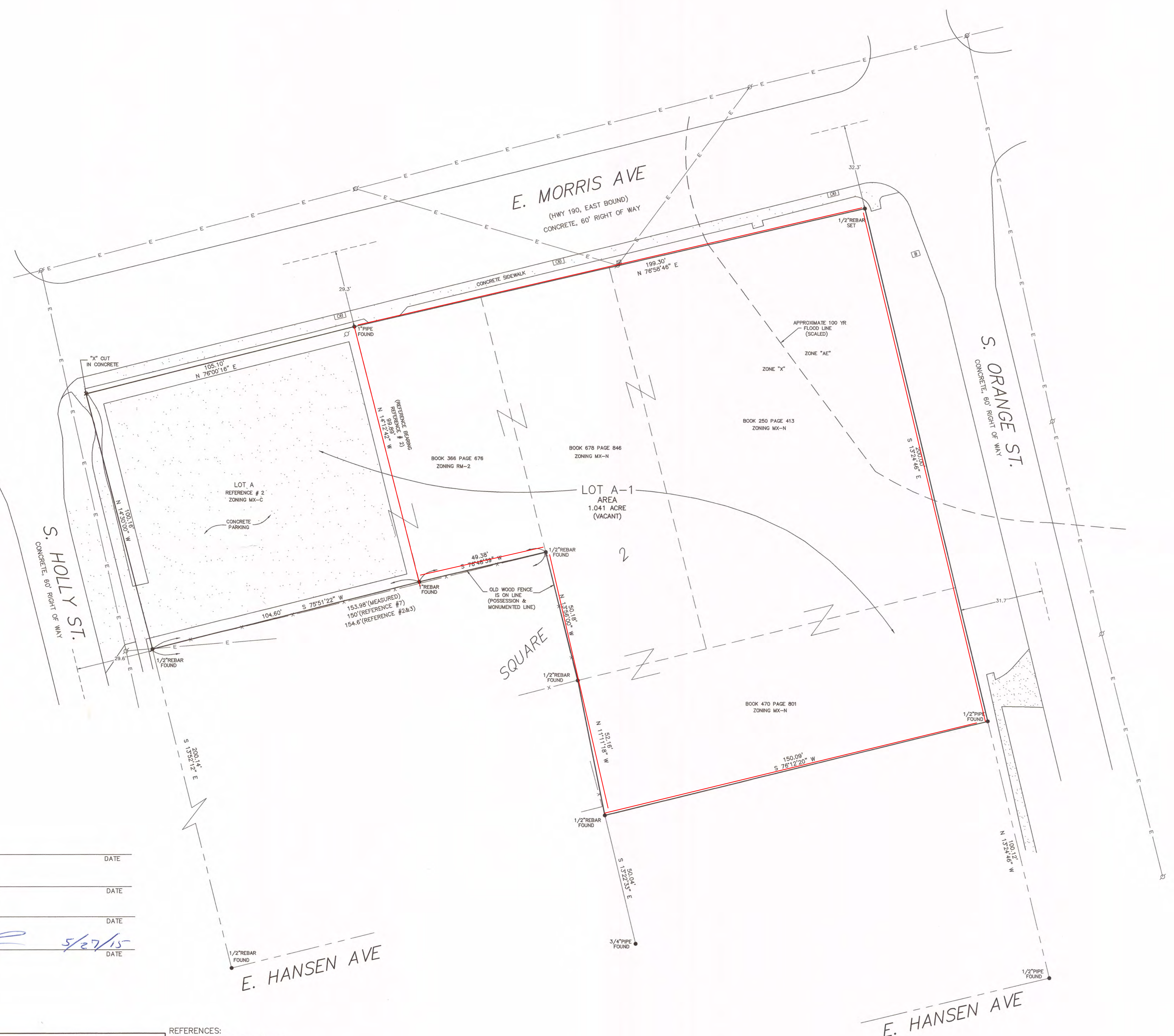
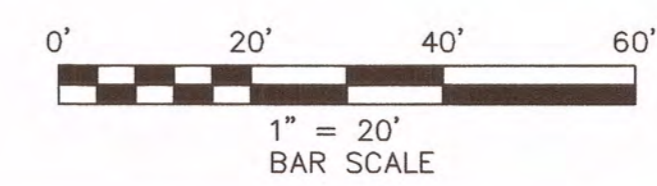
I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY  
 MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES  
 CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF  
 PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

*Andrew N. Faller*  
 ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980  
 REGISTERED PROFESSIONAL LAND SURVEYOR



DATE:	4/24/15
SCALE:	1" = 20'
JOB #:	3715
REVISIONS:	DATE:

RESUBDIVISION OF 4 UNNAMED PARCELS & LOT A OF  
 SQUARE 2, IOWA ADDITION TO THE CITY OF HAMMOND  
 INTO LOT A-1, SQUARE 2, IOWA ADDITION  
 SECTION 25, TOWNSHIP 6 SOUTH-RANGE 7 EAST  
 GREENSBURG LAND DISTRICT  
 TANGIPAHOA PARISH, LOUISIANA



PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 BUILDING OFFICIAL/CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER: FIRST GUARANTY BANK *AF* 5/27/15 DATE \_\_\_\_\_

- REFERENCES:
- 1) PURCHASE AGREEMENT BETWEEN GUSS WARNER CHILDREN, LLC & FIRST GUARANTY BANK PROVIDED BY THE CLIENT
  - 2) SURVEY BY BODIN & WEBB, INC DATED 4/4/10
  - 3) COB 366 PG 676
  - 4) COB 470 PG 801
  - 5) COB 250 PG 413
  - 6) COB 678 PG 846
  - 7) COB 913 PG 413

PLAT PREPARED FOR :  
 GASAWAY GASAWAY BANKSTON ARCHITECTS  
 FIRST GUARANTY BANK  
**ANDREW FALLER SURVEYING, LLC**  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 4065 PHONE (985) 415-3727  
 HAMMOND, LOUISIANA 70404 EMAIL: ANDREW@AFSURVEY.NET





**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: 6/12/15 PERMIT# 7-2015-06-00009

The next Zoning Commission Meeting will be held on July 18, 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# 2766681009; 2766681008; 2766681010; 2766681006.00

SITE ADDRESS: 404, 406, 412 E Morris Ave & 206 S. Orange St  
STREET # & STREET NAME

Legal Description or Survey \_\_\_\_\_

PROPERTY OWNER NAME: First Guaranty Bank  
First Name MI Last Name

Owner Address: 400 E. Thomas St. Hammond, LA 70401  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Same  
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: 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  
 (according to Zoning Ord#01-2769) MX-N & RM-2

OR according to Proposed Unified Development Code: MX-N MX-C MX-CBD C-N C-H 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).

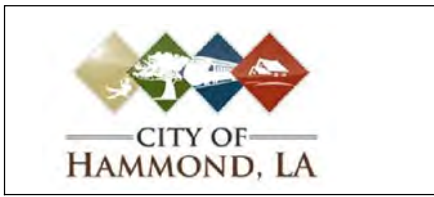
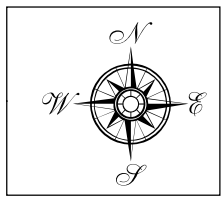
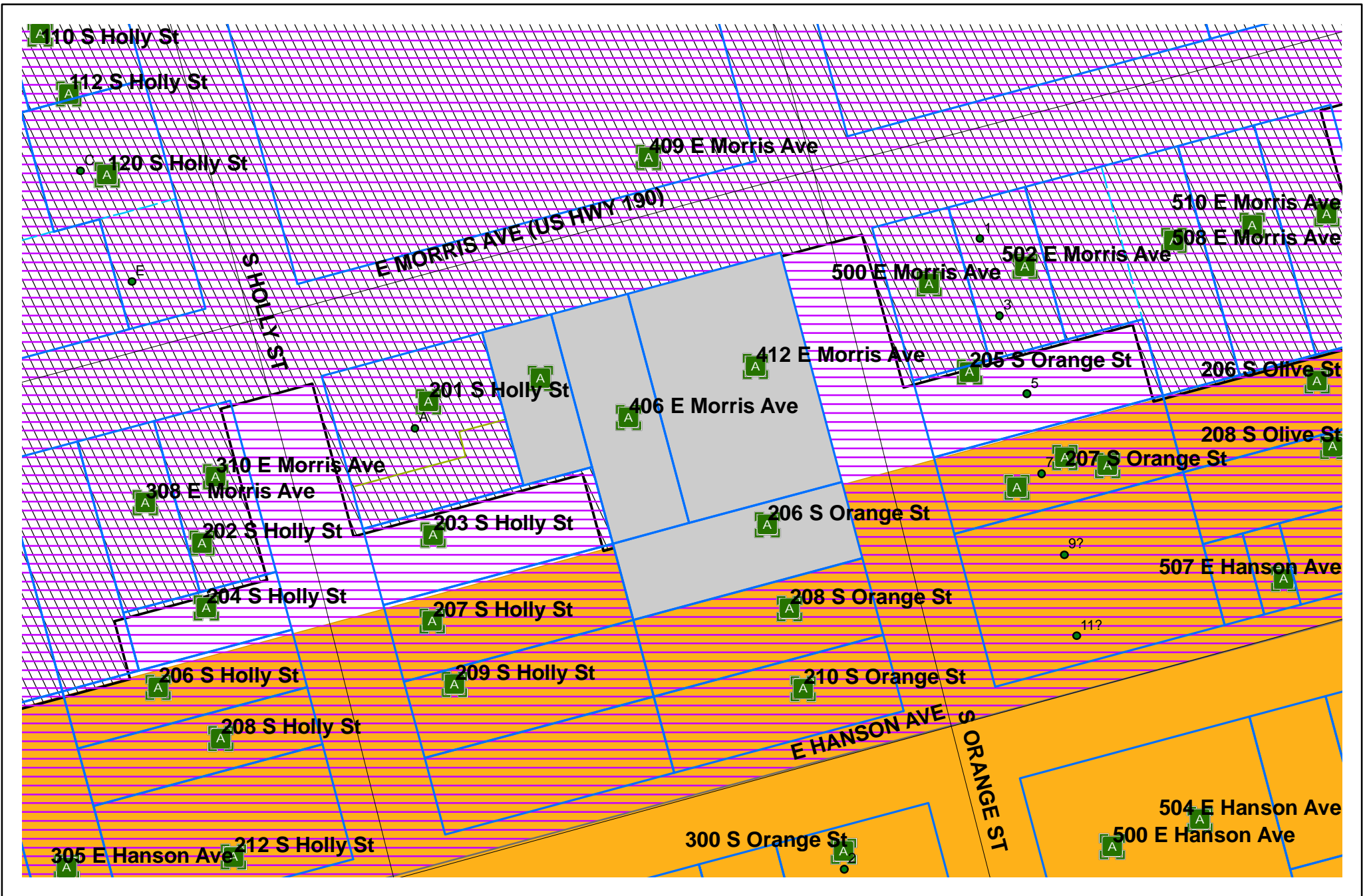
**ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.**

X [Signature] 11 June 15  
 APPLICANT SIGNATURE DATE

X [Signature] 11 June 15  
 OWNER(S) SIGNATURE DATE

X \_\_\_\_\_ DATE  
 CITY PLANNER

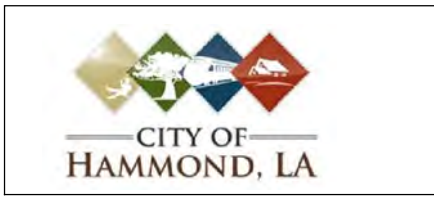
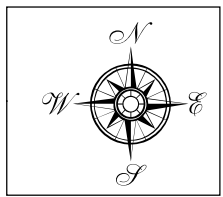
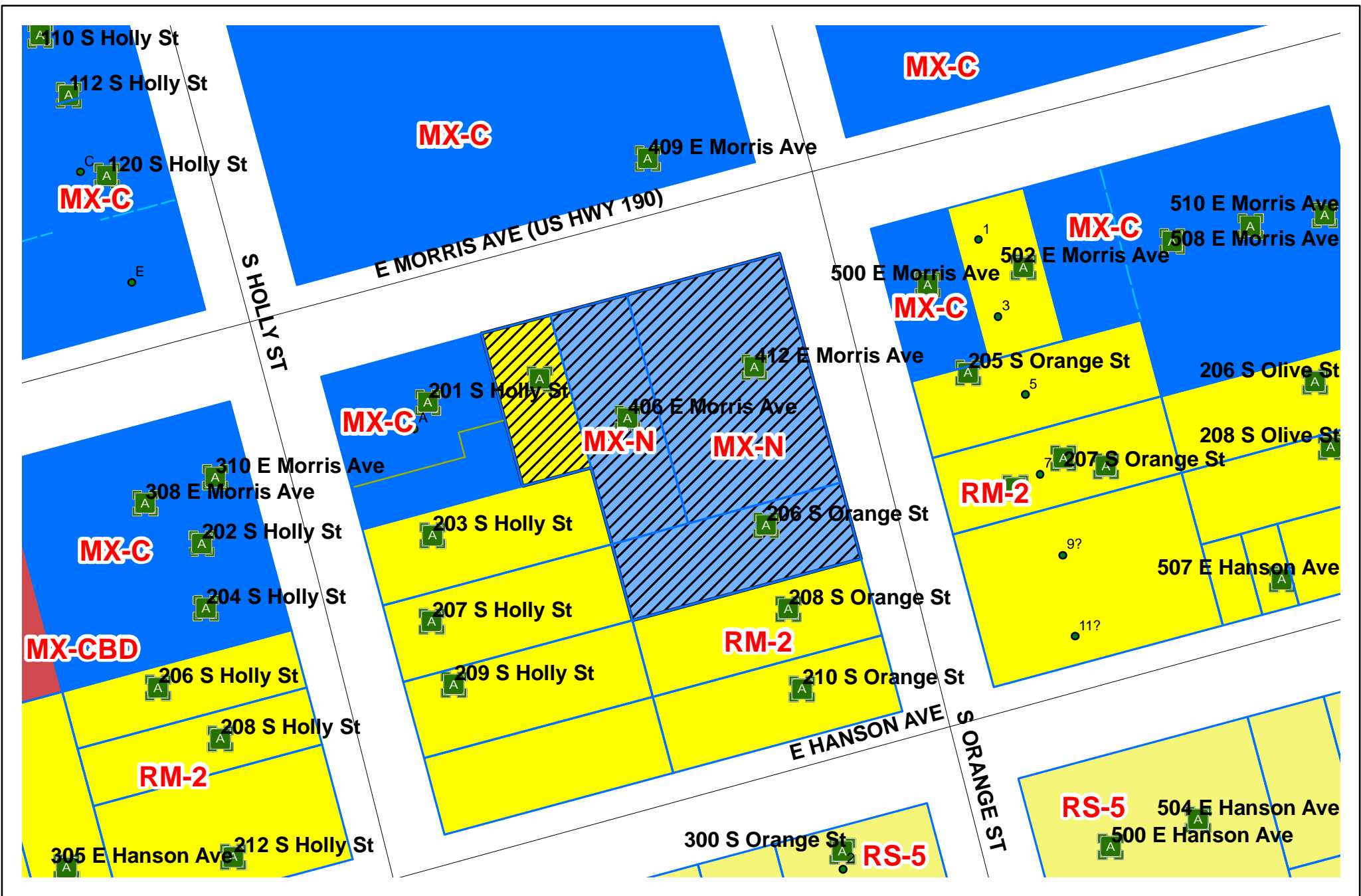
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
 AMOUNT PAID \$ 250.00 CHECK# 193855 CASH  DATE PAID 6/12/15



404, 406, & 412 E. Morris Ave.  
 206 S. Orange St.  
**Z-2015-06-00009**

**Legend**

-  Tax Parcels
-  Thomas/Morris Street Overlay & Economic Development
-  Downtown Development District
-  Iowa Addition



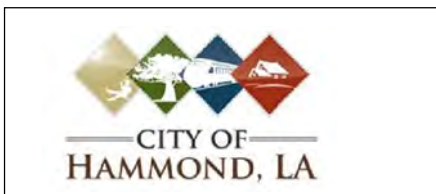
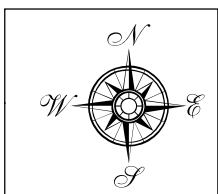
404, 406, & 412 E. Morris Ave. and 206 S. Orange St.

**Z-2015-06-00009**

**Legend**



- Tax Parcels
- Case Parcel





404, 406, & 412 E. Morris Ave.  
206 S. Orange St.  
**Z-2015-06-00009**

**Legend**

-  Tax Parcels
-  Case Parcel