



# Staff Report

## Rezoning

Case #: Z-2016-07-00030

### Attachments:

Staff Report, Pictures, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, August 4, 2016

City Council Introduction: Tuesday August 9, 2016

City Council Final: Tuesday August 23, 2016

### City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Joe Tallo Jr . & Sons Inc. to rezone proposed lot 1 Blk 12 Barbers Addition located at 910 SW RR Ave. from I-L to C-H; DDD (Z-2016-07-00030) Recommended approval by the Zoning Commission

### Site Information:

**Location (Address):** 910 SW Railroad Ave

**Council District:** City Council District 3

**Existing Zoning:** IL

**Future Land Use:** Commercial

**Existing Land Use:** Commerical

### Site Description:

Fronting on SW RR Ave. Existing building with proposed meat market.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Business strip center/CH
South	Lacox/CH
West	Undeveloped lot/CH & RM2
East	Railroad

### Additional Information:

applying for resubdivision to create this lot.

**Findings:**

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
  - Light and air?
  - Traffic congestion or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** Sam Tallo (owner)

**Against:** None

**Commission Recommendation:**

**Motion:** To recommend approval from I-L to C-H

**For:** William Travis, Stanley Young, Matt Sandifer, Jeffrey Smith

**Against:** NONE

**Abstain:** NONE

**Absent:** Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on August 4, 2016 the Hammond Zoning Commission held a public hearing on a rezoning request by Joe Tallo Jr . & Sons Inc. to rezone proposed lot 1 Blk 12 Barbers Addition located at 910 SW RR Ave. from I-L to C-H; DDD (Z-2016-07-00030); WHEREAS, the Zoning Commission recommendation to approve rezoning request from I -L to C-H has been forwarded to the Hammond City Council.

NOW THEREFORE BE IT ORDAINED, the the City Council of Hammond, Louisiana hereby approves the rezoning request by oe Tallo Jr . & Sons Inc. to rezone proposed lot 1 Blk 12 Barbers Addition located at 910 SW RR Ave. from I-L to C-H; DDD (Z-2016-07-00030)

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

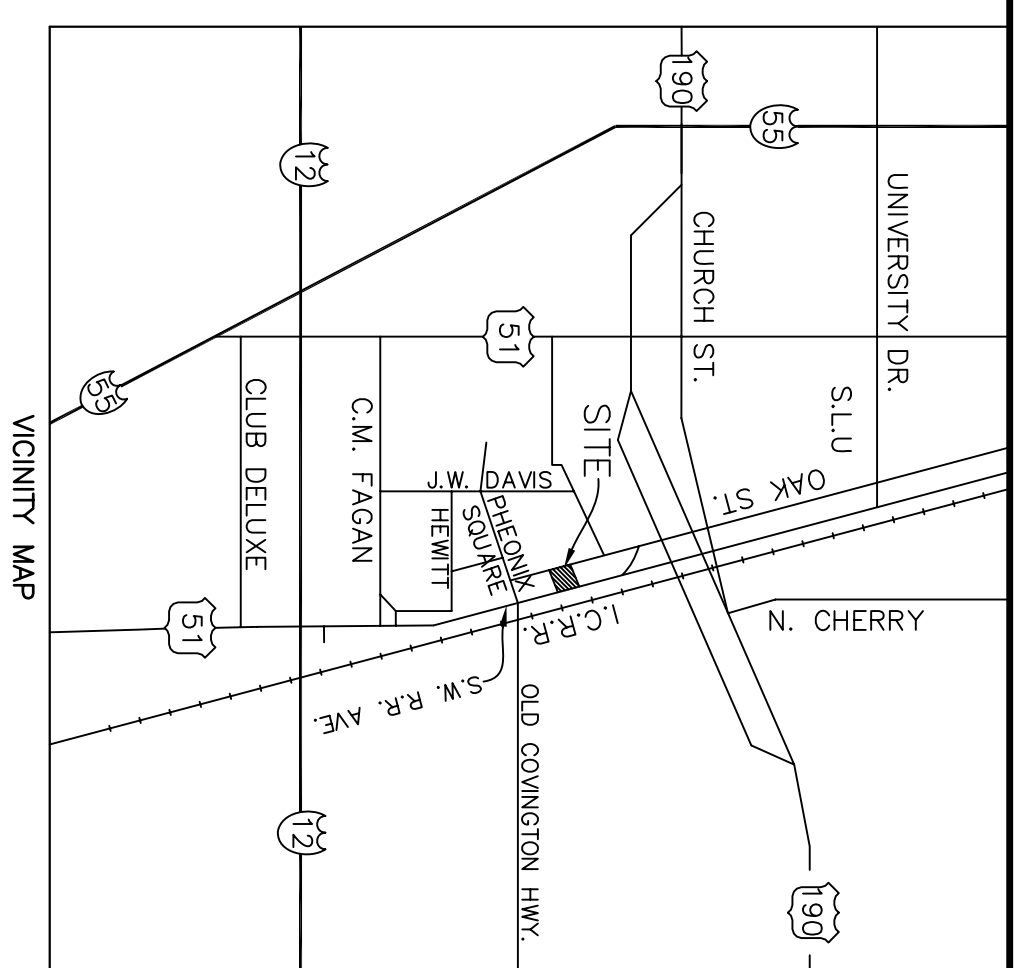
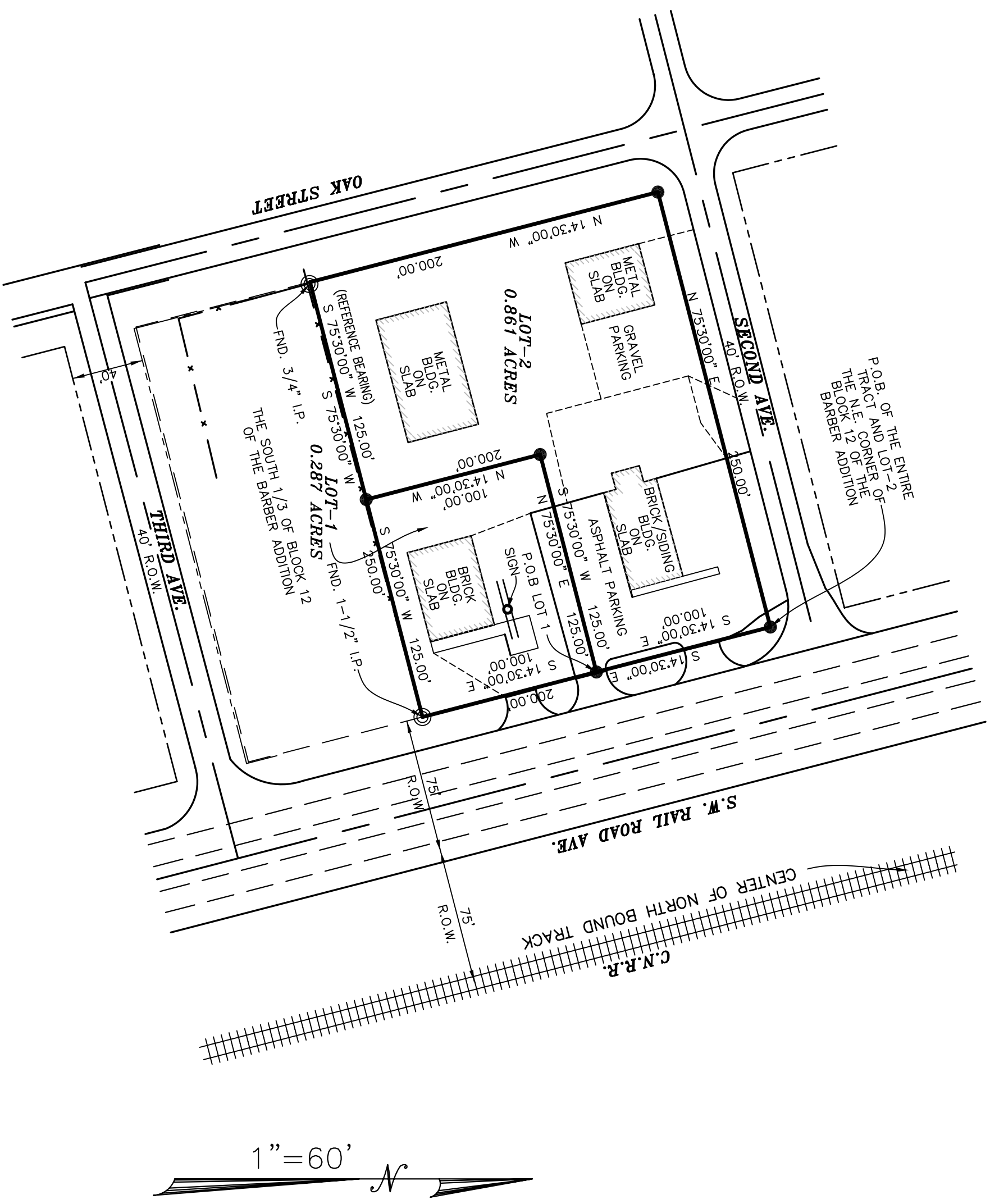
**RESUBDIVISION OF 1.148 ACRES LOCATED IN THE NORTH 2/3 OF BLOCK 12**

**OF THE BARBER ADDITION TO THE CITY OF HAMMOND INTO LOT-1 AND LOT-2 IN THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUIIANA**

**DESCRIPTION OF ENTIRE TRACT**  
A 1.148 ACRE PARCEL OF LAND, BEING THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING; THENCE S 14°30'00" E A DISTANCE OF 200.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 200.00 FEET; THENCE N 14°30'00" E A DISTANCE OF 200.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 200.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 1.148 ACRES. ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR DATED 8-2-2016.

**DESCRIPTION OF LOT-1**  
A 0.287 ACRE PARCEL OF LAND, LOCATED BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, THENCE PROCEED S 14°30'00" E A DISTANCE OF 100.00' TO THE POINT OF BEGINNING;  
THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET;  
THENCE N 14°30'00" W A DISTANCE OF 100.00 FEET;  
THENCE N 14°30'00" E A DISTANCE OF 100.00 FEET;  
THENCE N 75°30'00" E A DISTANCE OF 125.00 FEET;  
BACK TO THE POINT OF BEGINNING CONTAINING 12,500 S.F. 0.287 ACRES. ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR DATED 8-2-2016.

**DESCRIPTION OF LOT-2**  
A 0.287 ACRE PARCEL OF LAND, LOCATED BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING;  
THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET;  
THENCE S 75°30'00" W A DISTANCE OF 125.00 FEET;  
THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET;  
THENCE N 14°30'00" W A DISTANCE OF 100.00 FEET;  
THENCE N 75°30'00" W A DISTANCE OF 125.00 FEET;  
THENCE N 14°30'00" E A DISTANCE OF 200.00 FEET;  
THENCE N 75°30'00" E A DISTANCE OF 250.00 FEET;  
BACK TO THE POINT OF BEGINNING CONTAINING 37,500 S.F., 0.861 ACRES. ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR DATED 8-2-2016.



**NOTE:**  
THE DRIVEWAY ON S.W. R.R. AVE. IS TO BE SHARED BY BOTH LOTS.

**REFERENCE PLAT**  
PLAT OF THE NORTH 1/2 OF BLOCK 25 OF THE TANGIPAHOA PARISH CLERK OF COURT RECORDS, DATED 4-18-2016

**REFERENCE DOCUMENT**  
C.O.B. 206 PAGE 28 BY BODIN AND WEBB, INC. PARISH CLERK OF COURT RECORDS, DATED 4-18-2016

**REFERENCE BEARING**  
S 75°30'00" W AS PER REFERENCE PLAT

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 1.148 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY THAN SHOWN, ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

**AUGUST 2, 2016**  
**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVENUE STATUTES, 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUPERVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.  
THIS FIRM/SURVEYOR SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELEASABLE FOR THAT PURPOSE. THERE IS NO WARRANTY THAT INFORMATION PROVIDED TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED TO THE SURVEYOR, MADE AT THE REQUEST OF SAM TALLO.

OWNER: JOE TALLO JR. & SONS INC. \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNER/BUILDING OFFICAL \_\_\_\_\_ DATE \_\_\_\_\_

CITY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND:**  
● = 1" IRON PIPE SET  
○ = FOUND CORNER

#	DATE	REVISION

**BODIN AND WEBB, INC.**  
**CONSULTING ENGINEERS**

1024 S. CYPRESS  
HAMMOND, LOUISIANA 70403  
PH# (985) 345-3947 FAX# (985) 345-0213

DESIGNED: W.J.B.	DATE: 8-2-16
DRAWN: C.D.B.	SCALE: 1"=60'
CHECKED: W.J.B.	APPROVED: W.J.B.

**SAM TALLO**

BLOCK 12 OF THE BARBER DIVISION

PROJECT NO. \_\_\_\_\_ SHEET NO. 1 OF 1

WILLIAM J. BODIN, JR. C.E., P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
L.A. REG. NO. 4253





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: 7/14/16

PERMIT# Z-2016-04-00030

The next Zoning Commission Meeting will be held on Aug 4 2016 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# 27310616100200

SITE ADDRESS: 910 SURREY AVE  
STREET # & STREET NAME

Legal Description or Survey proposed lot 1 Bk 12 bars addition

PROPERTY OWNER NAME: \_\_\_\_\_  
First Name MI Last Name

Owner Address: \_\_\_\_\_  
Street Name/Street Number City State Zip  
Telephone: ( ) or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Sam Tallo  
First Name MI Last Name

COMPANY NAME: \_\_\_\_\_  
 Owner  Other

Applicant Mailing Address: Po Box 2948 Hammond LA 70424  
Street Name/Street Number City State Zip

Applicant Telephone: (985) 910-0717 or Cell #: ( )

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: 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

REQUESTED ZONING:

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: Current use is not allowed in I-L

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 IL District to a CH District. I/We fully understand and agree to abide by the zoning restrictions for a CH 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 APPLICANT SIGNATURE [Signature] DATE 7-14-16

X OWNER(S) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

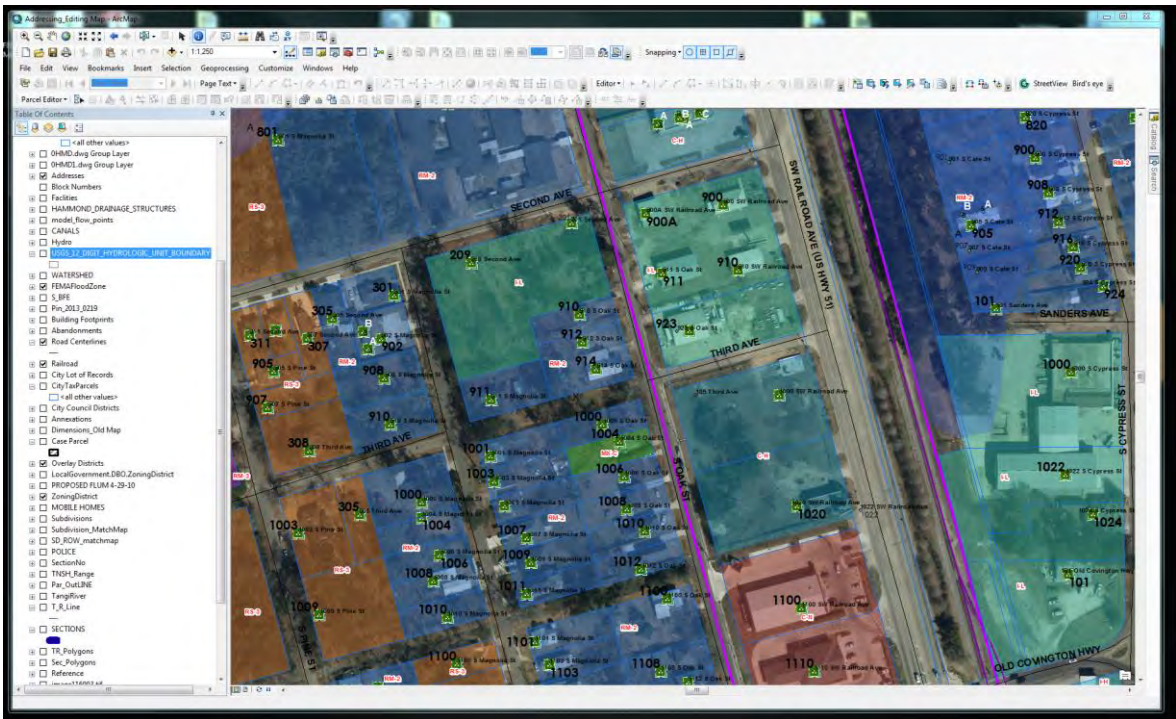
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# 21000 CASH  DATE PAID 7/14/16  
\*\*\*\*\*

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>Rezoning</b>	<input type="checkbox"/>	Date:	7/14/2016
<input type="checkbox"/>	Permit/Case #	<b>Z-2016-07-00030</b>			
<input type="checkbox"/>	Parcel #	<b>2736661062.00</b>			
<input type="checkbox"/>	Address	<b>910 &amp; 900, 900A SW RR Ave.; 911 S. Oak</b>			
<input type="checkbox"/>	Owner	<b>Joe Tallo Jr. &amp; Sons Inc.</b>			
<input type="checkbox"/>	Assessment #	<b>1508709</b>			
<input type="checkbox"/>	Zoning	<b>IL</b>			
<input type="checkbox"/>	Overlay District	<b>DDD</b>			
<input type="checkbox"/>	Flood Zone	<b>X</b>			
<input type="checkbox"/>	Flood Way	<b>NONE</b>			
<input type="checkbox"/>	Holds/Taxes	<b>NONE/NONE</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)

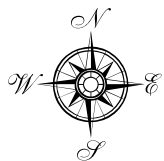
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Preparer Initials \_\_\_\_\_

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





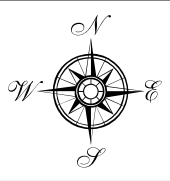
**910 SW RR Ave**  
**Z-2016-07-00030**

**Legend**

-  Case Parcel
-  Downtown Development District




Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



# 910 SW RR Ave

Z-2016-07-00030

**Legend**  
 Case Parcel