



# Staff Report

## Rezoning

Case #: Z-2016-07-00027

### Attachments:

Staff Report, Photos, 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 Roy & Lucien Dufreche to rezone a 50' x 150' lot being the center 1/3 of the SE 1/4 of Blk. 2 Iowa Addition located at 208 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00027) Recommended approval by the Zoning Commission

### Site Information:

**Location (Address):** 208 S Orange St

**Council District:** City Council District 2

**Existing Zoning:** RM-2

**Future Land Use:** High Density Residential

**Existing Land Use:** VACANT

### Site Description:

Vacant property adacent to new parking lot for First Guaranty Bank fronting on S. Orange St.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	First Guaranty Bank parking lot/MX-C
South	Single family residential/RS-5 (across E. Hanson)
West	Vacant lot/RM-2
East	Parking lot/RM-2

### Additional Information:

Proposal for IT building for First Guaranty Bank

**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:** Alton Lewis-First Guaranty Bank

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommended Approval

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

**Against:**

**Abstain:** Jeffrey Smith

**Absent:** Jimmy Meyer

**Ordinance to Read:**

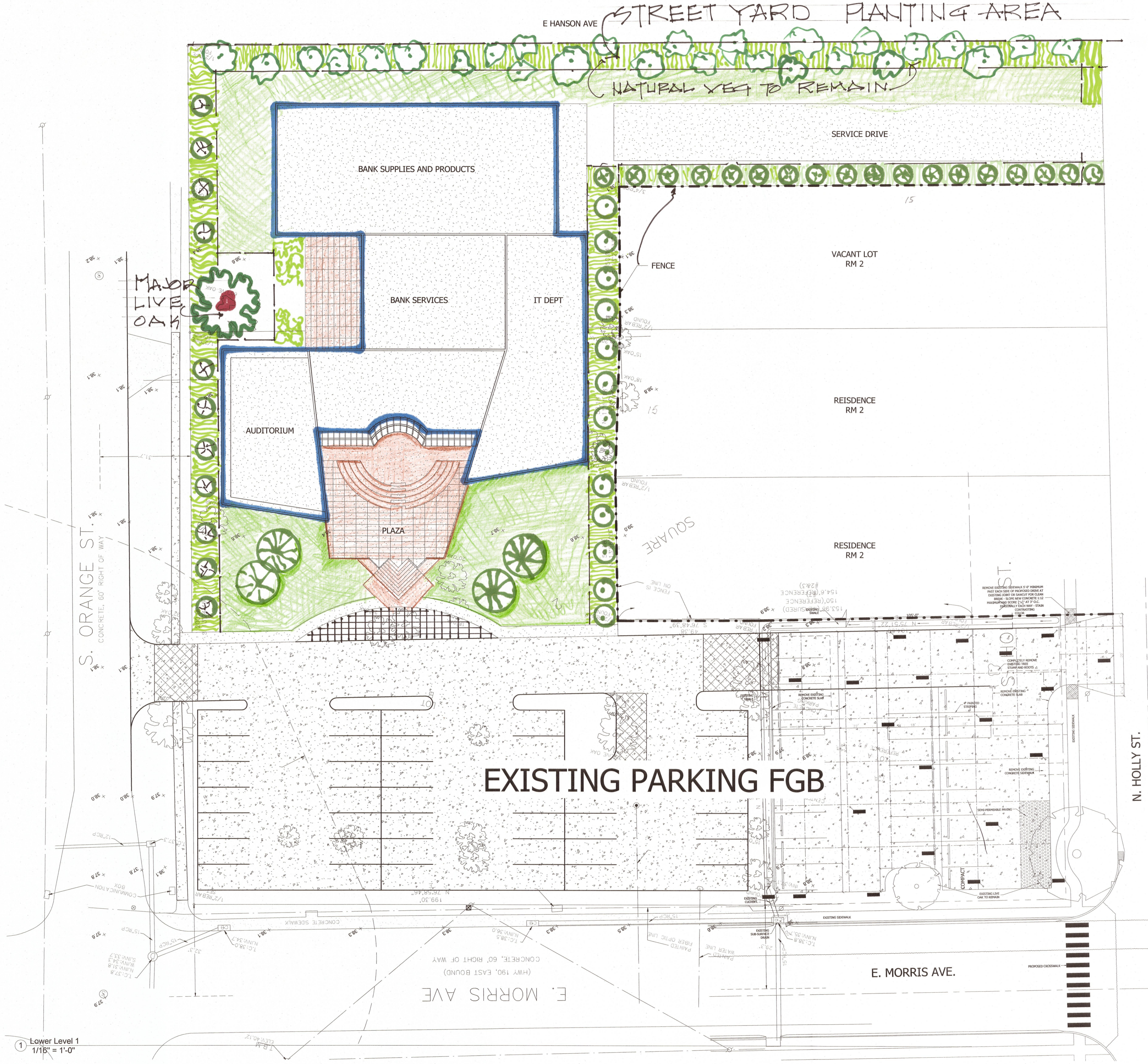
WHEREAS, on August 4, 2016 the Hammond Zoning Commission held a public hearing on a rezoning request by Roy & Lucien Dufreche to rezone a 50' x 150' lot being the center 1/3 of the SE 1/4 of Blk. 2 Iowa Addition located at 208 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00027);

WHEREAS, the Zoning Commission recommends approval to rezone from RM -2 to MX-C and has been forwarded to the Hammond City Council.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by Roy & Lucien Dufreche to rezone a 50' x 150' lot being the center 1/3 of the SE 1/4 of Blk. 2 Iowa Addition located at 208 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00027)

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





1 Lower Level 1  
1/16" = 1'-0"















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: 7/7/2014

PERMIT# 2-2014-07-00027

The next Zoning Commission Meeting will be held on Aug. 4, 2014, 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# 2300081001.02

SITE ADDRESS: LOT 208 S. ORANGE ST. STREET # & STREET NAME

Legal Description or Survey 50FT. x 180FT THE C 1/3 OF SE 1/4 OF BLK 2 IOWA ADD

PROPERTY OWNER NAME: Lucien & Roy Dufreche

Owner Address: 902 Weinberger Trace Dr, Ponchatoula, La 70454  
Telephone: (985) 386-8018 or Cell #: (985) 969-7840

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Lucien & Roy Dufreche

COMPANY NAME:  Owner  Other

Applicant Mailing Address: 902 Weinberger Trace Dr. Ponchatoula, La 70454

Applicant Telephone: (985) 386-8018 or Cell #: (985) 969-7840

PERMIT INFO-ADDITIONAL INFO

PRESENT 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

REQUESTED ZONING: MX-N [MX-D] 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: IN ORDER TO HAVE ADDITIONAL SPACES + Parking For P-HOU \$3.5 million + PARK-IT DEPT + POND/BIOLUM  
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 RM-D District to a MX-D 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).

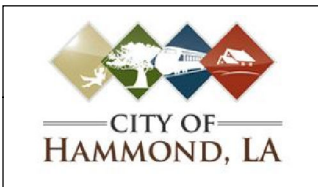
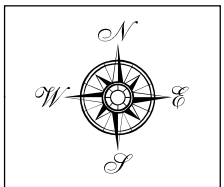
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

APPLICANT SIGNATURE  
X *Lucien & Roy Dufreche*  
Applicant & OWNER(S) SIGNATURE

DATE  
7/7/14  
DATE

CITY PLANNER  
\*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# 99599 CASH  DATE PAID 7/7/2014  
\*\*\*\*\*  
FOR OFFICIAL USE \*\*\*\*\*  
DATE

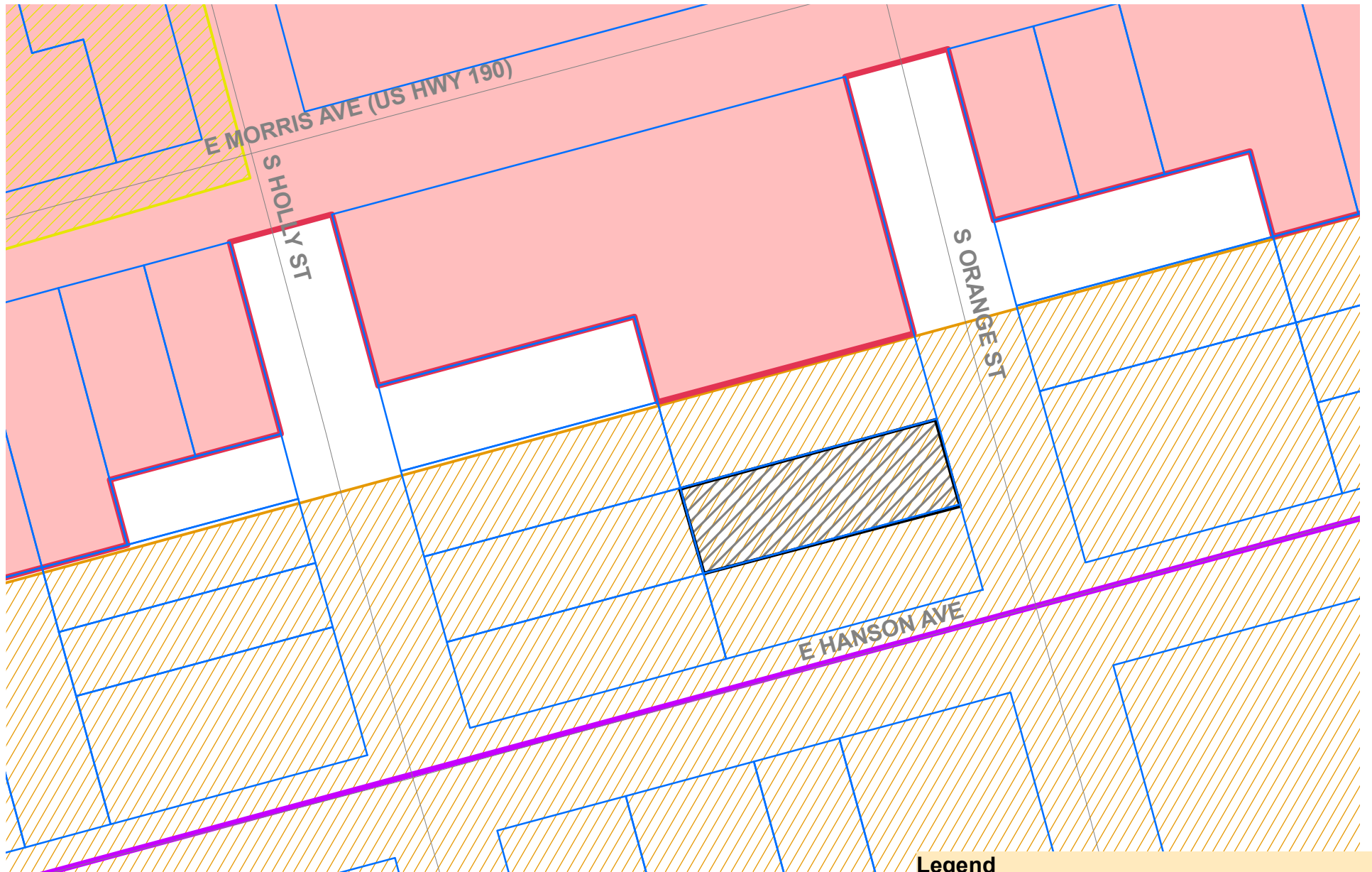




**Z-2016-07-00027**  
**208 S. Orange St.**

**Legend**  
 Case Parcel





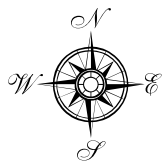
**Legend**

-  Case Parcel
-  Central Business District
-  Downtown Development District
-  Thomas/Morris Street Overlay & Economic Development
-  Iowa Addition



**Z-2016-07-00027**  
**208 S. Orange St.**






# Z-2016-07-00027

## 208 S. Orange St.

**Legend**

 Case Parcel