



Staff Report

Rezoning

Case #: Z-2016-07-00028

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, 2019

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Roy & Lucien Dufreche to rezone a 50'x 150' lot being Lot 12 of Blk 2 Iowa Addition located at 210 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00028) Recommended approval by the Zoning Commission

Site Information:

Location (Address): 210 S Orange St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: High Density Residential

Existing Land Use: Undeveloped

Site Description:

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

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	First Garanty 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?
- 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: Alton Lewis-First Guaranty Bank

Against: NONE

Commission Recommendation:

Motion: Recommend approval

For: William Travis, Stanley Young, Matt Sanider

Against: None

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 Lot 12 of Blk 2 Iowa Addition located at 210 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00028);

WHEREAS, the Zoning Commission recommendation for approval to rezone from RM -2 to MX-C has been forwarded to the Hammon 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 Lot 12 of Blk 2 Iowa Addition located at 210 S. Orange St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00028).

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: 7-7-2016 PERMIT# 7-2016-07-00028

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# 2706081012 02
 SITE ADDRESS: LOT 210 5. ORANGE STREET
 STREET # & STREET NAME
 Legal Description of Survey LOT 12 BLK 2 BEING 5 1/3 OF SE 1/4
BLK 2 LOWA ADD. 50' X 150'
 PROPERTY OWNER NAME: Lucien & Roy Dufreche
 Owner Address: 902 Weinberger Trace Drive, Ponchatoula, LA 70154
 Telephone: (985) 386-0018 or Cell #: (985) 969-7846
 Street Name/Street Number City State Zip

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Lucien & Roy Dufreche
 First Name MI Last Name
 COMPANY NAME: _____
 Applicant Mailing Address: 902 Weinberger Trace Dr. Ponchatoula, LA 70154
 Street Name/Street Number City State Zip
 Applicant Telephone: (985) 386-8018 or Cell #: (985) 969-7846

PERMIT INFO-ADDITIONAL INFO
 PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-LL
 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-LL
 RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
 REASON FOR REZONING: TO HAVE 5 SPACE FOR A NEW 53.5 MILLION
FACILITY FOR FAB I.T. AND ADDITIONAL PARKING
 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-2 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.

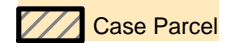
X _____ APPLICANT SIGNATURE _____ DATE 7/7/16
 Applicant & Owner(s) SIGNATURE _____ DATE _____
 X _____ CITY PLANNER _____ DATE _____

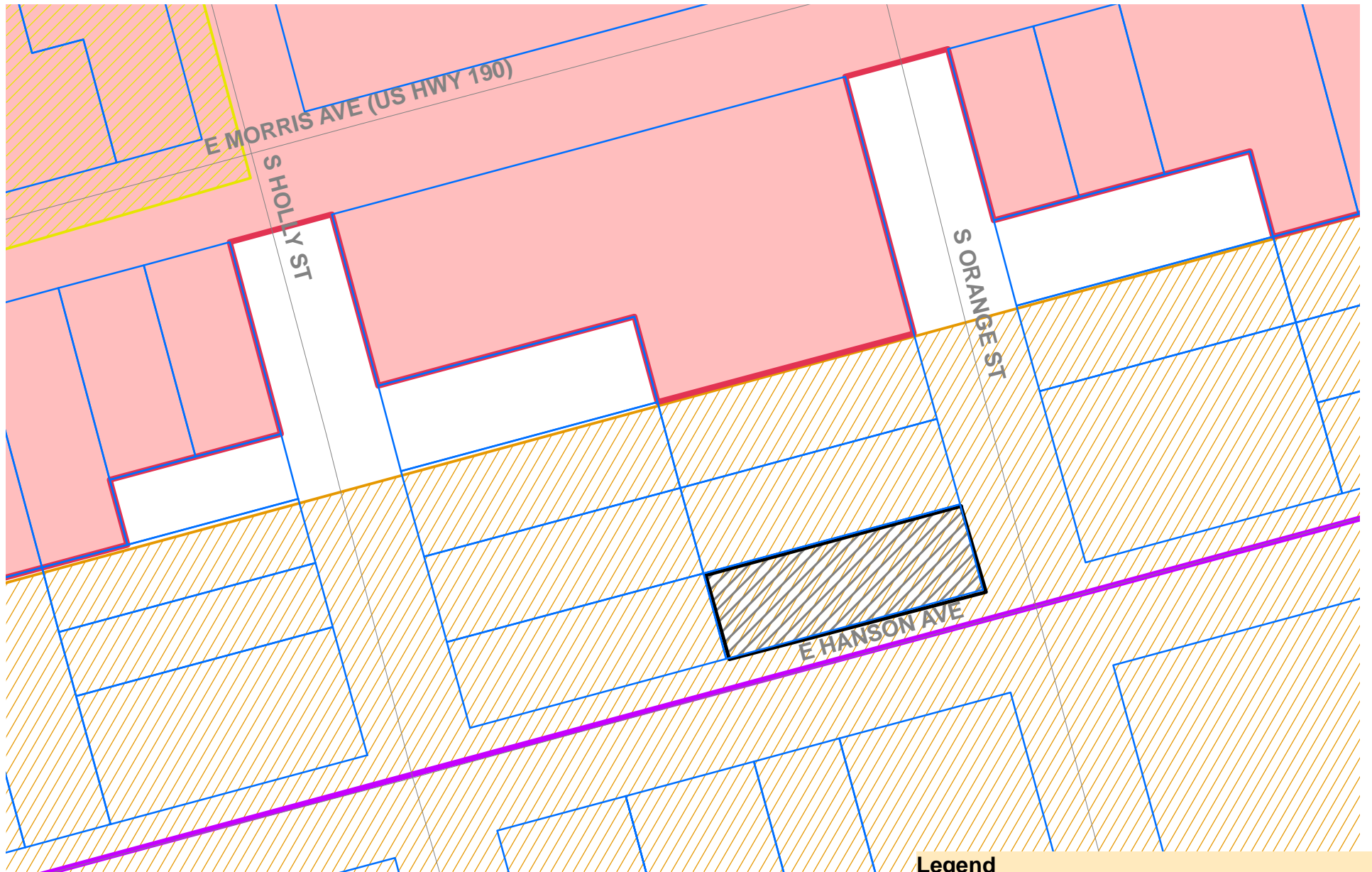
***** FOR OFFICIAL USE *****
 AMOUNT PAID \$ 120.00 CHECK# 00601 CASH DATE PAID 7/7/16



Z-2016-07-00028
210 S. Orange St.

Legend





Legend

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



Z-2016-07-00028
210 S. Orange St.




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.



Z-2016-07-00028

210 S. Orange St.

Legend
 Case Parcel