



Staff Report

Rezoning

Case #: Z-2016-07-00029

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' x150' lot being Lot 11 Blk 2 Iowa Addition located at 211 S. Holly St. from RM-2 to MX-C; Iowa Addition Overlay & DDD (Z-2016-07-00029) Recommended approval by the Zoning Commission

Site Information:

Location (Address): 211 S Holly St

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: High Density Residential

Existing Land Use: Vacant

Site Description:

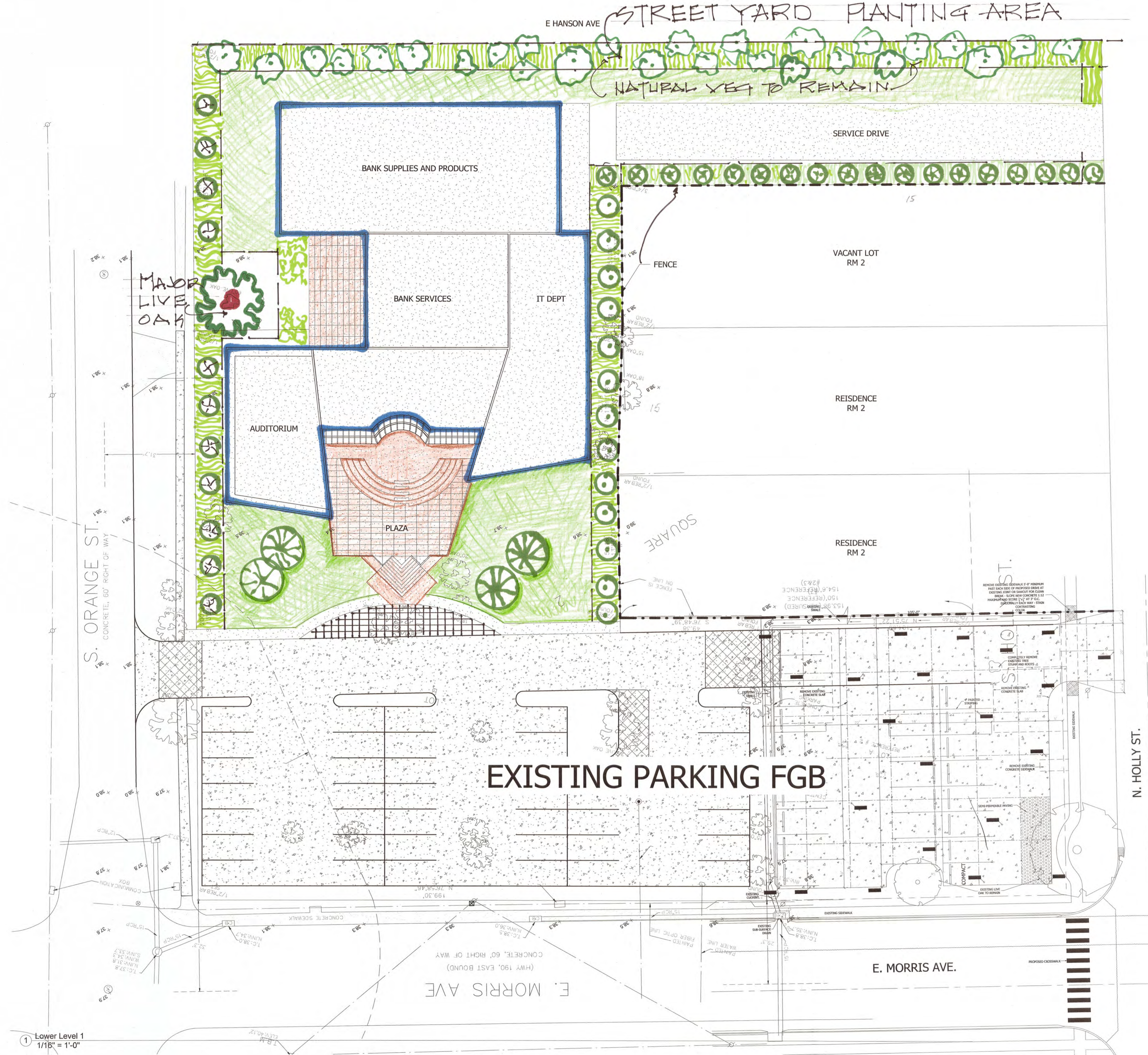
Vacant property adacent to new parking lot for First Guaranty Bank fronting on S. Holly

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant Lot/RM-2
South	Single family residential/RS-5 (across E. Hanson)
West	Single Family/RM-2 (across S. Holly)
East	Vacant/ RM-2

Additional Information:

Proposal for IT building for First Guaranty Bank



Lower Level 1
1/18"=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: 4/7/2016

PERMIT# 7-2016-07-00029

The next Zoning Commission Meeting will be held on July 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Area \$250.00 (Fees are not refundable based on decisions) Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.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# 27001081011.00

SITE ADDRESS: 211 S. HOLLY ST
STREET # & STREET NAME

Legal Description or Survey LOT 11 SQ 2 10WA ADD
50' x 150'

PROPERTY OWNER NAME: WIGEN & ROY DUFRECHE
First Name MI Last Name

Owner Address: 902 Weiberga Trace Dr Ponchartraine, LA 70454
Street Name/Street Number City State Zip
Telephone: (985) 386-8018 or Cell #: (985) 969-7840

PLEASE READ AND SIGN BELOW

APPLICANT NAME: WIGEN & ROY DUFRECHE
First Name MI Last Name

COMPANY NAME: Owner Other

Applicant Mailing Address: 902 Weiberga Trace Dr. Ponchartraine LA 70454
Street Name/Street Number City State Zip
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-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: WANT TO HAVE ADEQUATE SPACE
FOR PARKING FOR A NEW \$3.5 MILLION \$ RGP - IT 4 AVIATION

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 7/7/2016

X Sumary Weiberga Roy Dufreche
Applicant & OWNER(S) SIGNATURE

X _____ CITY PLANNER _____ DATE

AMOUNT PAID \$ 120.00 FOR OFFICIAL USE *****
***** CHECK# 109100 CASH DATE PAID 7/7/2016 *****



Z-2016-07-00029
211 S. Holly St.

Legend
 Case Parcel




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



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211 S. Holly St.

Legend

 Case Parcel