



Staff Report

Rezoning

Case #: Z-2017-05-00036

Attachments:

Staff Report, Survey, Photos, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, June 1, 2017

City Council Introduction: Tuesday July 25, 2017

City Council Final: Tuesday August 8, 2017

City Council Request (Ordinance):

Introduction of an Ordinance of Rezoning request by Lawanda Smith to rezone from RS -3 to MX-N located on Lot 2 Blk 1 Lincoln Park Subdivision located at 2701 Anderson St. (Z-2017-05-00036) Recommend Approval by Zoning Commission

Site Information:

Location (Address): 2701 Anderson St

Council District: City Council District 4

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Residential

Site Description:

SW Corner of Harden Drive and Anderson St. Lot being 110'x200'
2 Large live oak trees are on the property, 1 residential structure, and abandoned MH to be removed

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family Residential/RS-3
South	Single Family Residential/RS-3
West	Single Family Residential/RS-3
East	Single Family Residential/RS-3

Additional Information:

Also applying for Expanded Conditional Use to allow placement of sweet shop

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: Lawanda Smith-Owner

Against: Sheila Haynes, 2617 Aleata St., adjacent neighbor against request
Barbara Barton, 2804 Garner St., adjacent neighbor against request

Commission Recommendation:

Motion: Matt Sandifer-recommend approval to rezone from RS-3 to MX-N

For: Matt Sandifer, Stanley Young, Jimmy Meyer, William Travis

Against: NONE

Abstain: NONE

Absent: Jefferey Smith

Ordinance to Read:

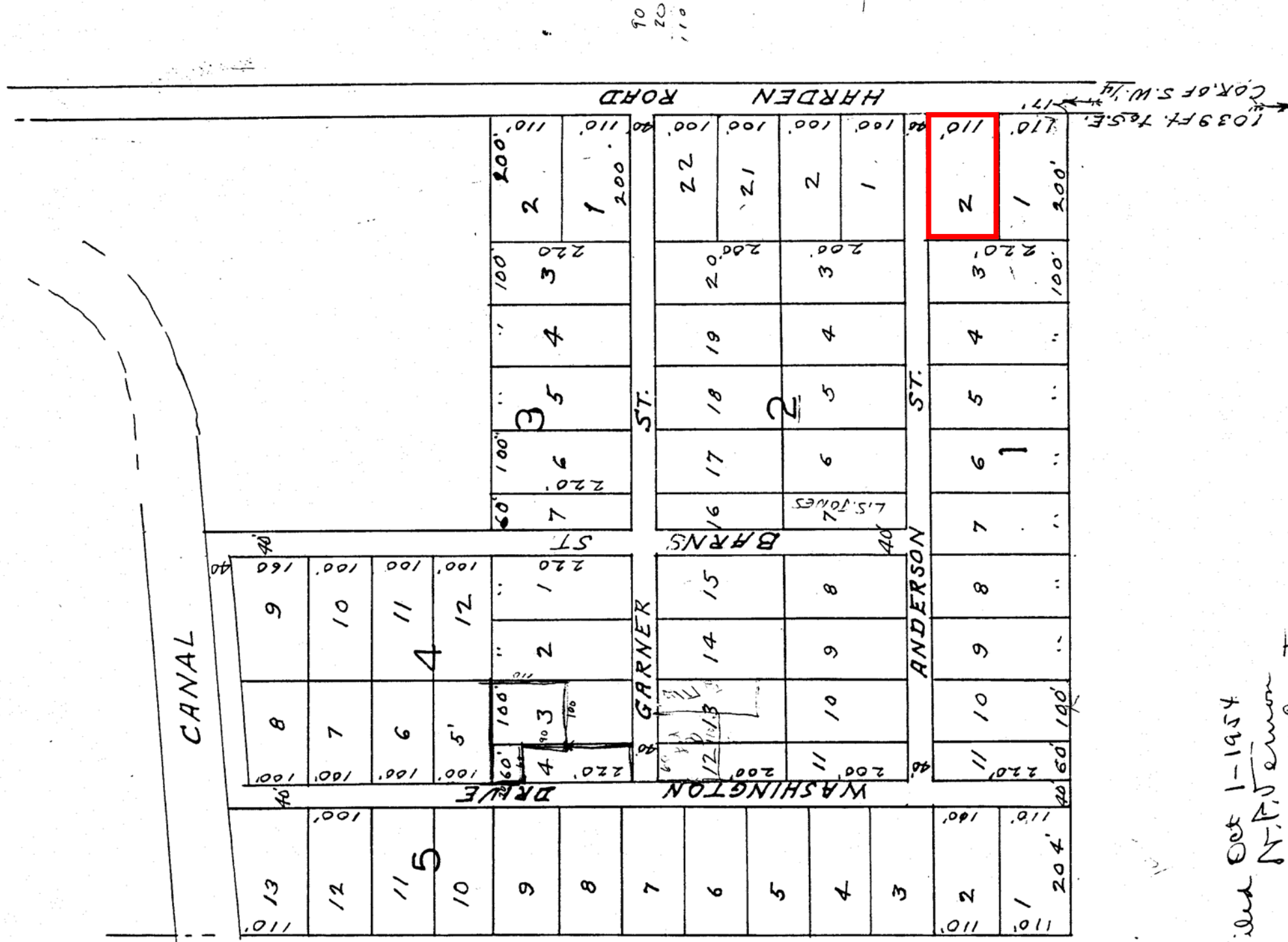
WHEREAS, on July 19, 2017 the Zoning Commission held a public hearing and recommended approval on rezoning request Introduction of an Ordinance of Rezoning request by Lawanda Smith to rezone from RS -3 to MX-N located on Lot 2 Blk 1 Lincoln Park Subdivision located at 2701 Anderson St. (Z-2017-05-00036)

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, LA hereby approves the rezoning request by Lawanda Smith to rezone Lot 2 Blk 1 Lincoln Park Subdivision from RS-3 to MX-N.

LINCOLN PARK

A SUBDIVISION IN S.W. 1/4 SECTION 22

T. 6 S. R. 7 E.



and Oct 1-1954

N.P. Fenwick
Clerk of Court

Scale 200 feet to 1 inch.

Sept. 28th 1954.

beginning at a point 1039 feet north + 17 feet west of south
corner of southwest quarter I proceeded to make survey
hereby certify the above map to be correct.

E.M. Cross, Reg. C.E. Surveyor.

- c. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-5

The RS-5 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 1. Detached Single-Family Dwelling
 2. Gardens, growing of crops (noncommercial)
 3. Parks and Open Space
 4. Minor utilities
 5. Civic Uses
 6. Guest House
- B. Conditional Uses
 1. Day Care Facility
 2. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

EXISTING ZONING

D. RS-3

The RS-3 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 1. Detached Single-Family Dwelling
 2. Gardens, growing of crops (noncommercial)
 3. Parks and Open Space
 4. Minor utilities
 5. Civic Uses
 6. Guest House
- B. Conditional Uses
 1. Day Care Facility
 2. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

6.1.2 Residential Multi-Family

The Residential Multi-Family Districts are intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family, and multi-family housing in order to provide for the integration of single-family, two-family, and multi-family together.

A. RM-2

The RM-2 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House

B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities
4. Cemeteries and/or Memorial Gardens

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

B. RM-3

The RM-3 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Attached House
3. Apartments (multi-family dwelling)
4. Gardens growing of crops (noncommercial)
5. Parks and Open Space
6. Minor Utilities

18. Art studio/gallery
 19. Convenience store without gas
 20. Dry Cleaning
 21. Taxi stand limited to five taxis
 22. Wholesale business included within a building – not including warehouse
 23. Reception/Banquet Hall
- B. Accessory Uses
1. Home Occupations
 2. Private Garages
 3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
 5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
 6. Gardens for noncommercial uses
 7. Incidental storage not to exceed 40% of the floor area
 8. Sale of alcohol in conjunction with a full-service restaurant
- C. Conditional Uses
1. Day Care Facility
 2. Home occupations
 3. Commercial Parking
 4. Off street parking facility
 5. Social services
 6. Convenience store with gas
 7. All vehicle sales and rentals
 8. All water-oriented sales and services
 9. Minor utilities
 10. Cemeteries and/or Memorial Gardens

PROPOSED ZONING

B. MX-N Neighborhood Mixed Use

The MX-N District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

- A. Allowed Uses
1. Detached Living (Single-Family Dwelling)
 2. Attached House
 3. Row Houses
 4. Apartments (multi-family dwelling)
 5. Group living
 6. Social Services
 7. Civic Uses
 8. Parks and open space
 9. Minor utilities
 10. Day Care
 11. Country Club

12. All indoor recreation except sexually oriented business
 13. All medical
 14. All office
 15. Overnight lodging
 - a. Bed and Breakfast
 16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 18. All restaurant
 19. All retail sales
 20. Art Studio/gallery, no including tattoo parlors
 21. Convenience store without gas
 22. Convenience store with gas
 23. All vehicle sales and services
 24. All water oriented sales and services
 25. All research and development
 26. All vehicle services
 27. Off street parking
 28. Reception/Banquet Hall
- B. Conditional Uses
1. Tattoo parlor
 2. Major utilities
 3. Commercial parking lots and garages
 4. All outdoor recreation
 5. Sweet Shop
 6. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
1. Gardens for non-commercial purposes
 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 3. Tennis courts, swimming pools
 4. Radio and television towers incidental to a permitted use
 5. Incidental storage not to exceed 40 percent of the floor area
 6. Home occupations

C. MX-C Commercial Mixed Use

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

B. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses







APPLICATION FOR REZONING, CONDITIONAL USE, OR TIAL ZONING
CITY OF HAMMOND

219 E. ROBERTS, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FLILING DATE: Feb 2017

PERMIT# 7-2017-05-00034

The next Zoning Commission Meeting will be held on June 1, 2017, 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# 24401617.00

SITE ADDRESS: 503 Harden Dr. / 2701 Anderson St.
Hammond, La. Lincoln Park Subdivision
Legal Description of Survey: Block 2 LOT 1

PROPERTY OWNER NAME: Lawrence Denise Harvey Smith

Owner Address: 2701 Anderson St. Hammond, La 70403
Telephone: 503-355-7673 Cell #: same

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Lawrence Denise Harvey Smith
First Name MI Last Name

COMPANY NAME: _____
Applicant Mailing Address: 4733 Kolkforce Career Tech Loop
Hammond, La 70403 Applicant Telephone: _____
City State Zip or Cell #: 503-355-7673

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-1L
 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-H C-R I-H I-1L
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: Integration of residential & non-industrial commercial uses
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

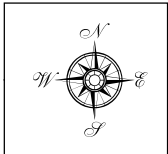
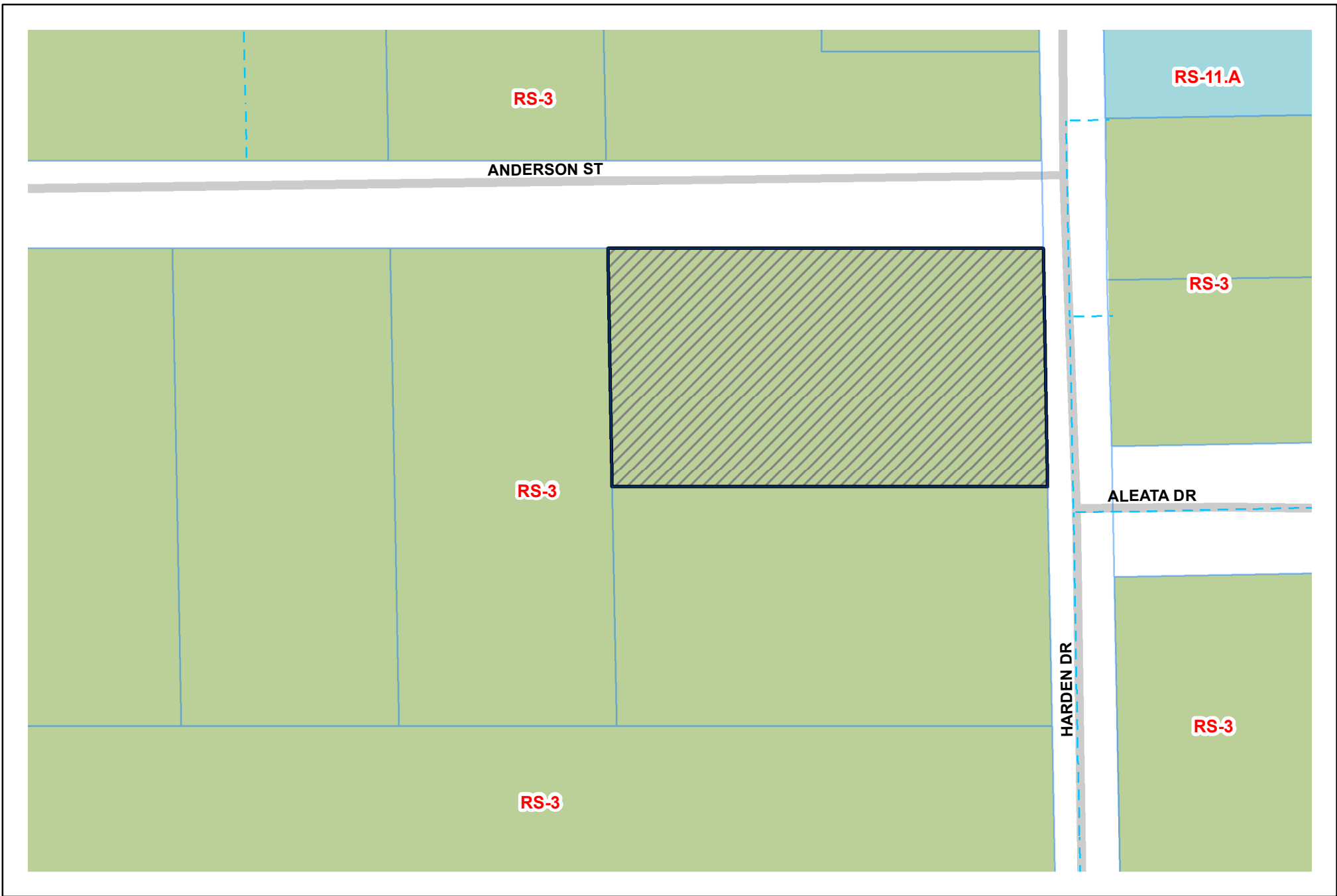
I/We being the legal owner(s) request zoning of my property from RS-3 District to MX-N District. I/We fully understand and agree to abide by the zoning restrictions for a MX-N District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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: [Signature] DATE: 4/27/2017
OWNER(S) SIGNATURE: [Signature] DATE: 4/27/2017

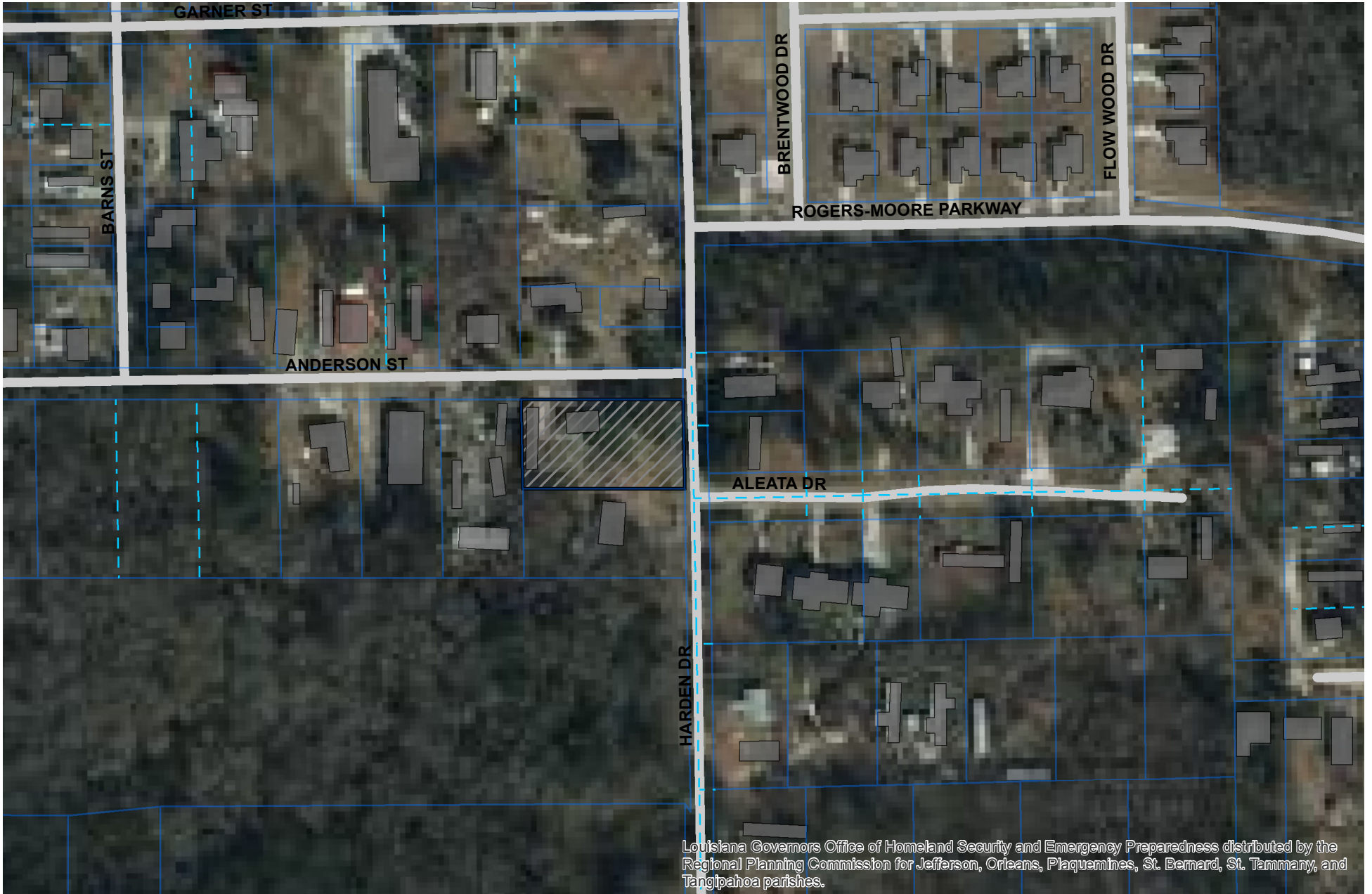
X CITY PLANNER _____ DATE _____
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# _____ CASH DATE PAID 4/26/17 [Signature]
***** MONEY ORDER *****



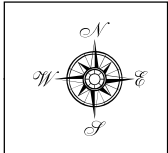
2701 Anderson St.

Z-2017-05-00036
Rezoning

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 Tangipahoa parishes.



2701 Anderson St.

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Rezoning

Legend
 Case Parcel