



# Staff Report

## Rezoning

Case #: Z-2018-04-00045

### Attachments:

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

Zoning Commission Public Hearing: Thursday, May 3, 2018

City Council Introduction: Tuesday May 8, 2018

City Council Final: Tuesday May 22, 2018

### City Council Request (Ordinance):

Introduction of an Ordinance to approve a rezoning request by Cartay Properties LLC to rezoning 100' x 150' of the NW ¼ of Blk 111 Mooney Addition from RM-2 to MX-N located at 909 W. Morris Ave. (Z-2018-04-00045) Recommend approval by Zoning Commission

### Site Information:

**Location (Address):** 909 W Morris Ave

**Council District:** City Council District 2

**Existing Zoning:** RM-2

**Future Land Use:** Mixed Use

**Existing Land Use:** Single Family house

### Site Description:

Property faces W. Morris Ave. located on the corner of Laural St. Meets the required lot width and min sq feet for proposed zoning.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Dentist Office/MX-N (across W. Morris)
South	Duplex/RM-2
West	single Family/MX-N (across S. Laurel St)
East	Single Family House/RM-2

### Additional Information:

Located in Thomas/Morris Overlay District

Located on Hwy 190

**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:** Carol Fernandez-owner

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend Approval based on City of Hammond Master Plan

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

**Against:** NONE

**Abstain:** NONE

**Absent:** Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on May 3, 2018 the Zoning Commission held a public hearing on Case #Z-2018-04-00045 to approve a rezoning request by Cartay Properties LLC to rezoning 100' x 150' of the NW ¼ of Blk 111 Mooney Addition from RM-2 to MX-N located at 909 W. Morris Ave. and recommend approval by Zoning Commission;  
NOW THEREFORE BE IT ORDAINED, that the Hammond City Council approves the rezoning request by Cartay Properties LLC to rezoning 100' x 150' of the NW ¼ of Blk 111 Mooney Addition from RM-2 to MX-N located at 909 W. Morris Ave.









Laurel St  
Side



Laurel St  
Side





Laural  
St. Side



Laural  
St. Side



**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: 4/10/18 PERMIT# 7-2018-04-00045

The next Zoning Commission Meeting will be held on 5/3/18, 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#**

SITE ADDRESS: 909 W. Morris, Hammond LA.

STREET # & STREET NAME

Legal Description or Survey 100' x 150' W 2/3 OF NW 1/4 of 75403  
BK III MOONEY ADDITION

PROPERTY OWNER NAME: CAROL J. FERNANDEZ

First Name MI Last Name

Owner Address: 104 EVERGREEN DR. HAMMOND, LA 70403

Telephone: (985) ( ) ( ) or Cell #: (985) 380-6504

PLEASE READ AND SIGN BELOW

APPLICANT NAME: SAME MI Last Name

COMPANY NAME:  Owner  Other

Applicant Mailing Address: \_\_\_\_\_ City State Zip

Applicant Telephone: ( ) ( ) or Cell #: ( ) ( )

**PERMIT INFO-ADDITIONAL INFO**

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I L-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-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: \_\_\_\_\_

**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 \_\_\_\_\_ District to a \_\_\_\_\_ District. I/We fully understand and agree to abide by the zoning restrictions for a \_\_\_\_\_ 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 Carol Fernandez DATE 4/9/18

APPLICANT SIGNATURE

X \_\_\_\_\_ DATE \_\_\_\_\_

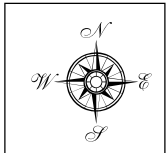
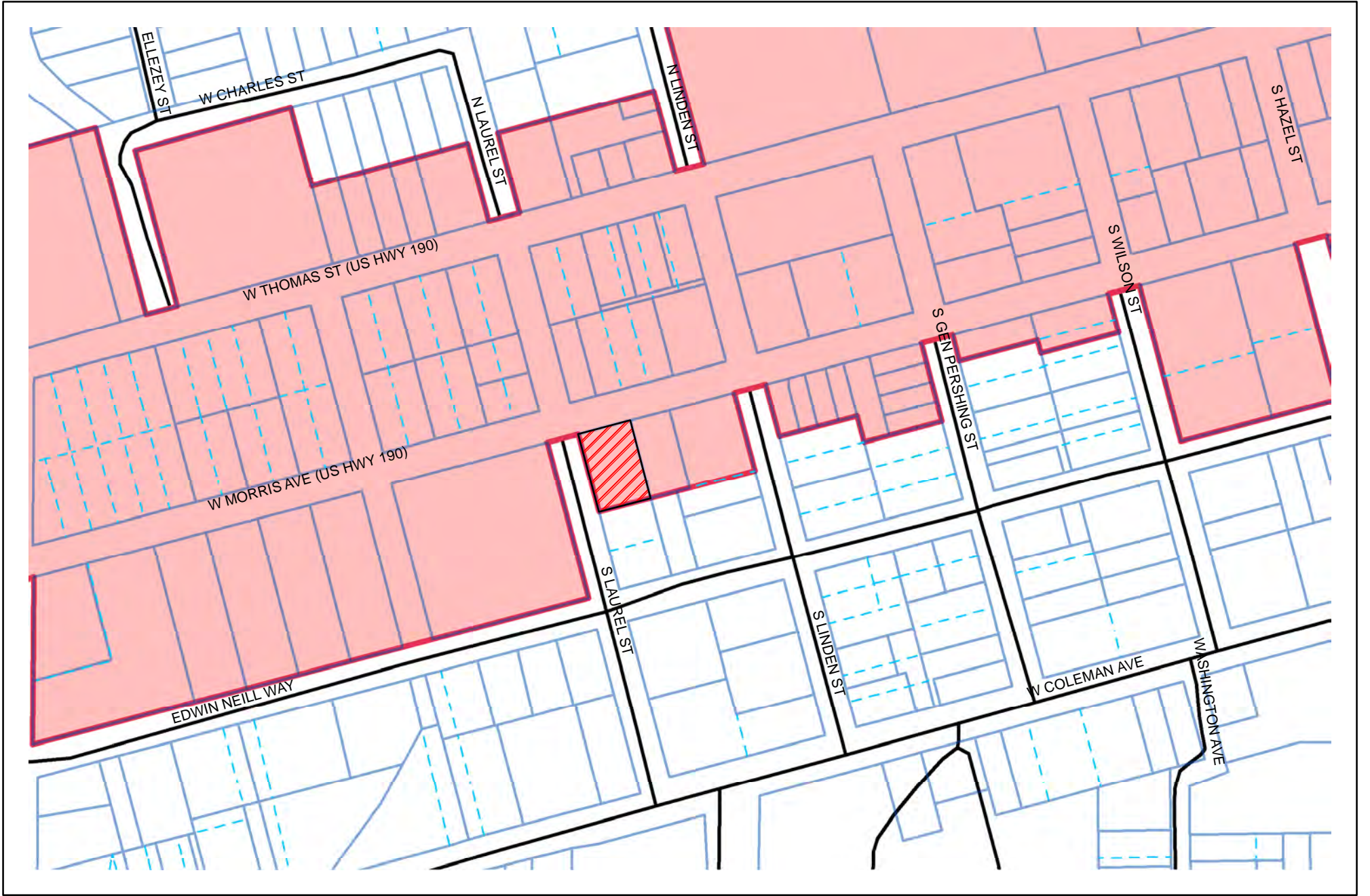
OWNER(S) SIGNATURE

X [Signature] DATE 4/9/18

CITY PLANNER


\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# 5947 CASH  DATE PAID 4/19/18






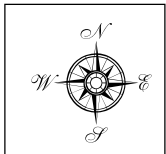
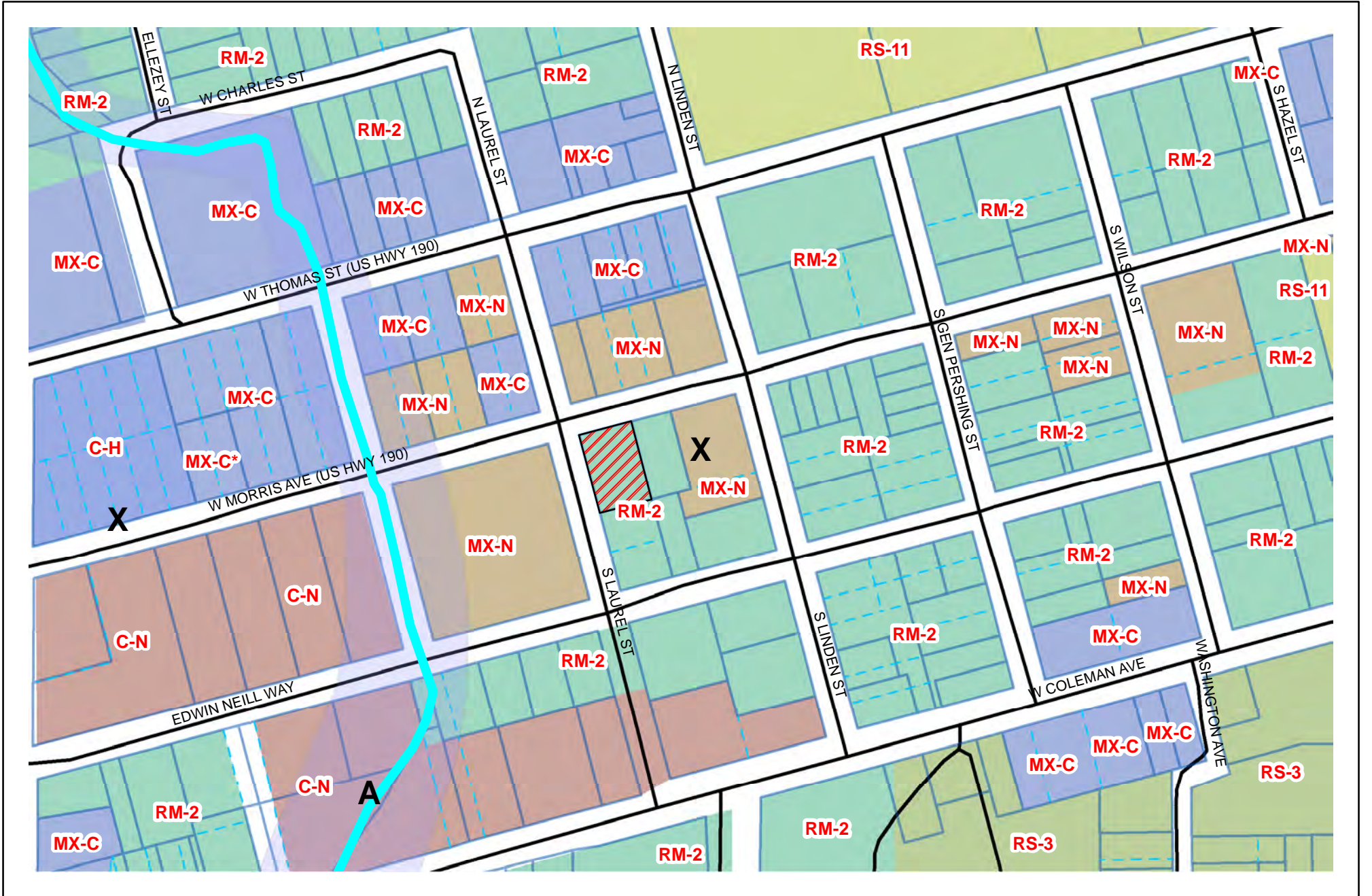
Rezoning  
 Z-2018-04-00045  
 909 W. Morris Ave.

**Legend**

 Case parcel




 Thomas/Morris Street Overlay & Economic Development



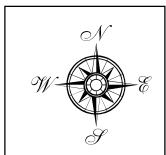


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 909 W. Morris Ave.

**Legend**

-  Case parcel
-  City Limits
-  Hydro





Rezoning  
 Z-2018-04-00045  
 909 W. Morris Ave.

**Legend**  
 Case parcel