



Staff Report

Rezoning

Case #: Z-2017-07-00039

Attachments:

Staff Report, Survey, Photos, Application, Future Land Use Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, January 3, 2019

City Council Introduction: Tuesday January 8, 2019

City Council Final: Tuesday January 22, 2019

City Council Request (Ordinance):

Introduction to an Ordinance for rezoning request by Starwood Management Company to rezone 0.225 acre parcel (67'x146') located at 505 W. Coleman Ave. from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 11/12/2018

Site Information:

Location (Address): 505 W Coleman Ave

Council District: City Council District 2

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Undeveloped

Site Description:

Fronting on W. Coleman Ave. adjacent to Zemurly Park and United Way.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Residential Complex/RM-2
South	Park/RM-2
West	Single Family Residential/RM-2
East	United Way/RM-2

Additional Information:

References: Zemurly Master Plan, Future Land Use Map, City Master Plan

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: Vincent Starwood (owner)

Against: NONE

Commission Recommendation:

Motion: to deny based on spot zoning, against Zemurray Master Plan, and UDC Future Land Use Map

For: NONE

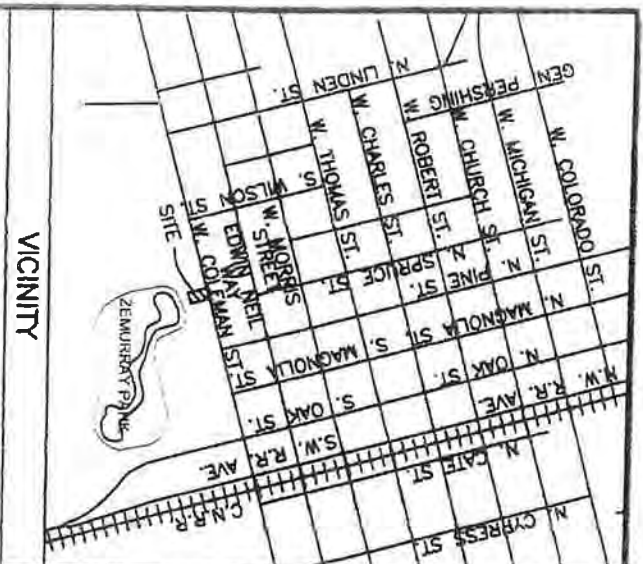
Against: Jeffrey Smith, Stanley Young, Jimmy Meyer, William Travis, Matt Sandifer

Abstain: NONE

Absent: NONE

Ordinance to Read:

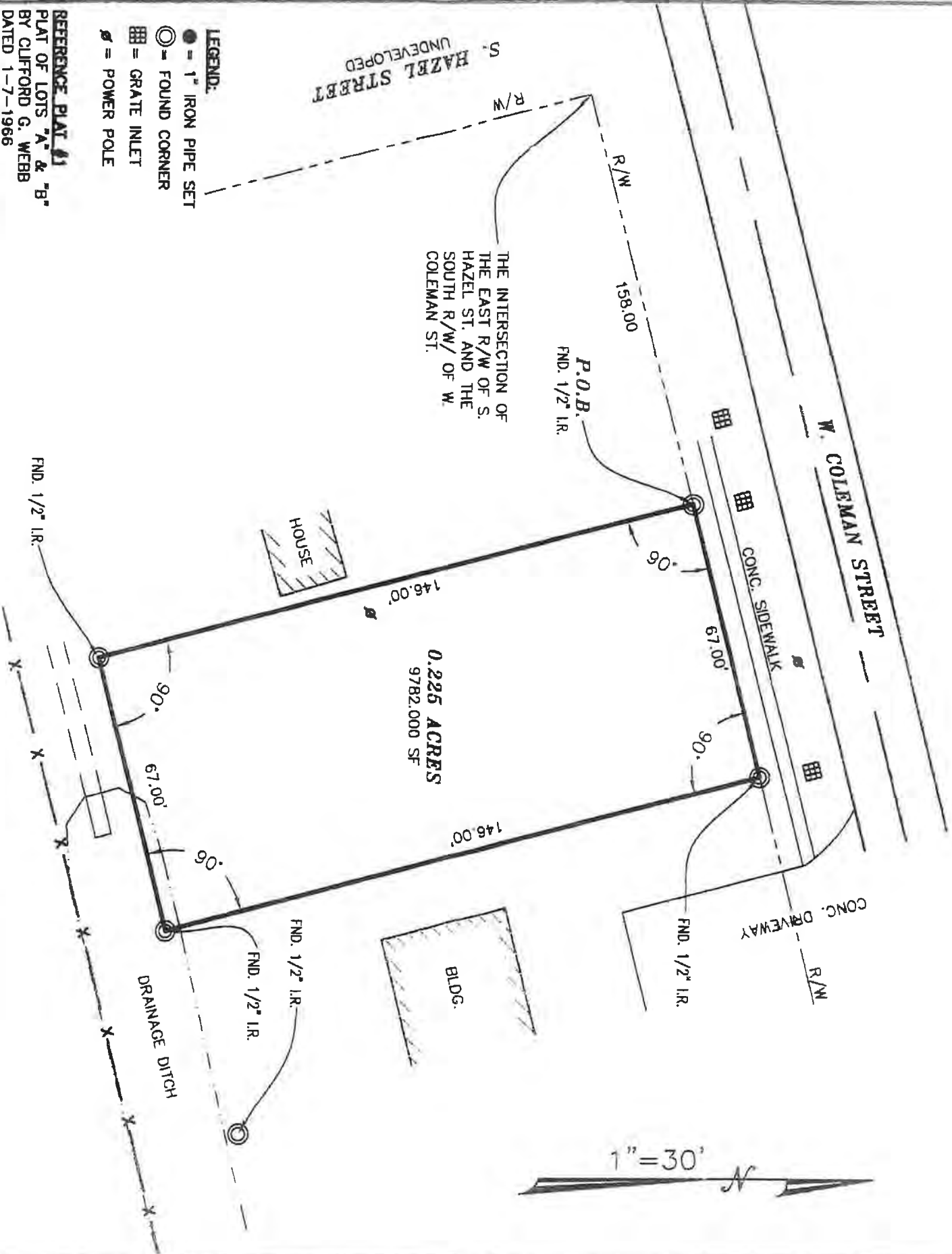




0.225 ACRES LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA

DESCRIPTION OF PROPERTY

A 0.225 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST R/W OF S. HAZEL STREET AND THE SOUTH R/W OF E. COLEMAN STREET, THENCE PROCEED EASTERLY 158.00' TO THE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 67.00 FEET; THENCE SOUTHERLY A RIGHT ANGLE A DISTANCE OF 146.00 FEET; THENCE WESTERLY A RIGHT ANGLE A DISTANCE OF 67.00 FEET; THENCE NORTHERLY A RIGHT ANGLE A DISTANCE OF 146.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 9782.000 S.F. 0.225 ACRES, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR., PROFESSIONAL LAND SURVEYOR, DATED 11-8-2018.



- LEGEND:**
- = 1" IRON PIPE SET
 - ⊙ = FOUND CORNER
 - ⊞ = GRATE INLET
 - ⚡ = POWER POLE

REFERENCE PLAT #1
 PLAT OF LOTS "A" & "B"
 BY CLIFFORD G. WEBB
 DATED 1-7-1966

REFERENCE PLAT #2
 PLAT OF PROPERTY ACQUIRED BY
 CITY OF HAMMOND,
 BY BODIN AND WEBB, INC.
 DATED 4-19-1979

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.225 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

NOVEMBER 8, 2018
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR, MADE AT THE REQUEST OF BRETT STARWOOD.

SURVEY FOR:
BRETT STARWOOD
 W. COLEMAN ST.
 HAMMOND, LA

FLOOD ZONE "X"
 (NOT FLOOD PRONE)
 COMMUNITY NO. 220208
 MAP NO. 22105C0430F
 DATED: 7-22-2010

William J. Bodin, Jr.
BODIN & WEBB, INC.
ENGINEERS & SURVEYORS
 1024 S. CYPRESS STREET
 HAMMOND, LA. 70403
 PROFESSIONAL LAND SURVEY
 LICENSE NUMBER 4253
 PH # (985)345-3947 FAX # (985)345-0213



11/12/18
 DATE

Solid Waste - Any garbage, rubbish, refuse, sludge from a waste treatment plant, water supply treatment plant, or air pollution control facility, and other discarded material including solid, liquid, semi-solid, or contained gaseous material resulting from community and institutional activities.

Special Flood Hazard Area - See "Area of Special Flood Hazard".

Spot Zoning - 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.

Sprawl - Development patterns where rural land is converted to urban/suburban uses more quickly than needed to house new residents and support new businesses that result in higher than necessary infrastructure or transportation costs.

Standard Methods - The examination and analytical procedures set forth in the latest edition, at the time of analysis of "Standard Methods for the Examination of Water and Wastewater" as prepared, approved and published jointly by the American Public Health Association, the American Water Works Association and the Water Environment Federation.

Start of Construction - (For other than new construction or substantial improvements under the Coastal Barrier Resources Act (pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction

OUTDOOR CLASSROOMS / BASKETBALL / TENNIS



Located at the Northwestern corner of the site near the Kenney Center is the proposed re-shaped pond. This new configuration is envisioned as a pedestrian promenade with the pond shape more architectural with a concrete bulkhead, railing and lighting.

On the Northern edge the plan recommends the siting of three (3) outdoor classroom pavilions. The outdoor classroom/pavilions are envisioned as open-air structures where the Museum or Library might hold outdoor activities for children, or even possibly outdoor spaces for yoga classes, etc.

The Western side of the pond would house a large group pavilion and the site of a Kayak Rental facility.

The Eastern edge of the pond is the site of a large water fountain element that is in alignment and a continuation of the Veterans Memorial wall on the eastern side of the site near the Swimming Pool.

North of the pond and classrooms, and along Coleman Avenue, the Plan recommends siting the new basketball and tennis courts. These courts are located next to a tree-lined parking lot servicing the courts as well as the Civic buildings to the East.

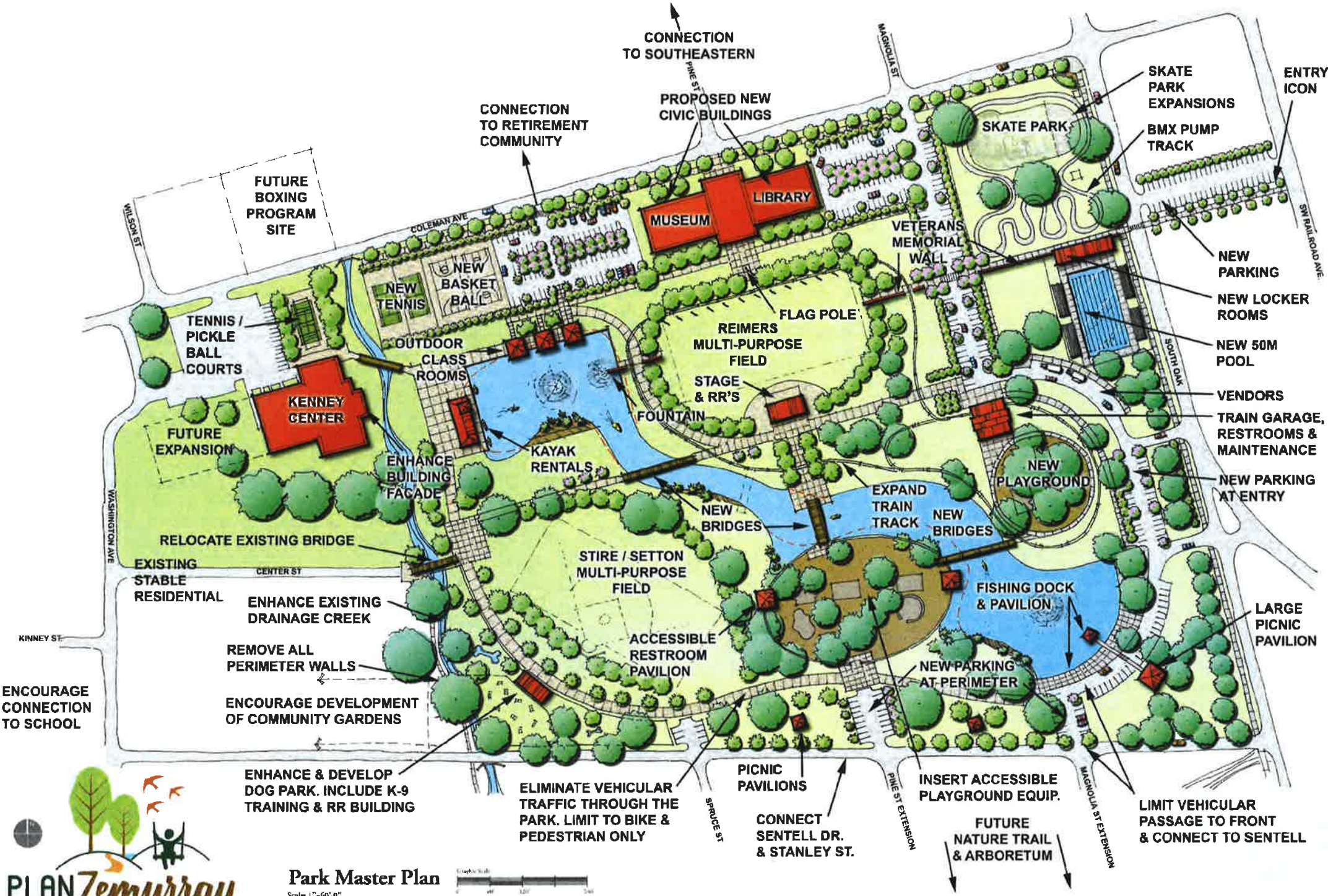
The existing bridge that connects the park to the Kenney Center will remain in its current location providing access to pedestrians. The drainage ditch will be renovated into a landscaped water feature.

North and off-site, along Coleman Avenue, the City has acquired two (2) parcels of land. One site is the location of a proposed Boxing facility and associated parking. The other lot may be retained for future parking for the Kenney Center should expansion in the future be required.

To the West of the Tennis courts, the Plan suggests siting the Pickle Ball courts. Since this activity is utilized by an older group, the location next to the Kenney Center is a good location for ease of access by this group of users.

MASTER PLAN RECOMMENDATIONS

FINAL MASTER PLAN



The final Master Plan option is the consensus of several public meetings and recommendations from the Steering Committee. The final Plan features ideas developed in both Option 1 and 2 preliminary Master Plans.

PLAN ZEMURRAY
our city park

Hammond, La. H/S# 17032 November 1, 2017

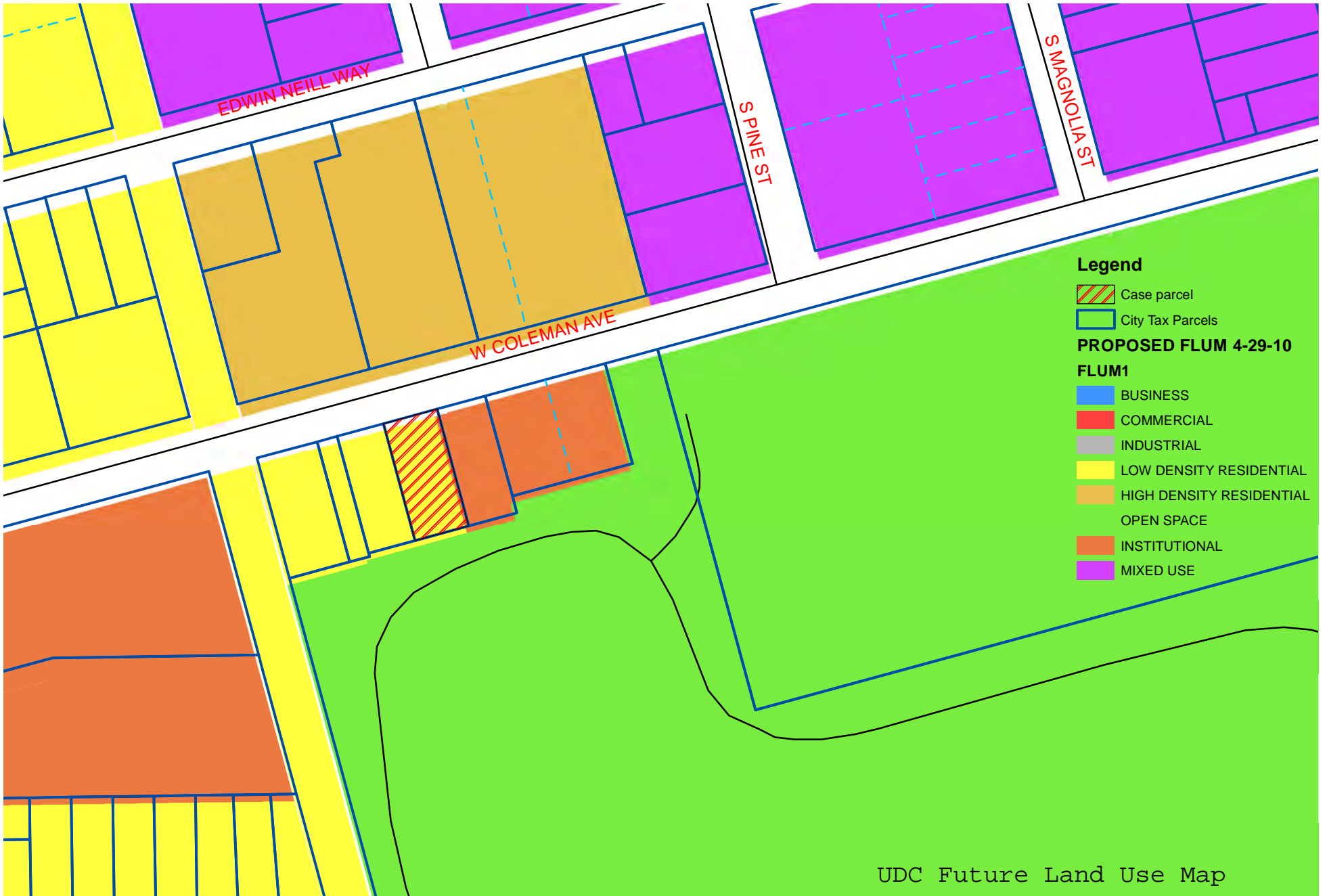
Park Master Plan
Scale 1"=60'-0"

H/S

HOLLY & SMITH ARCHITECTS

MASTER PLAN RECOMMENDATIONS

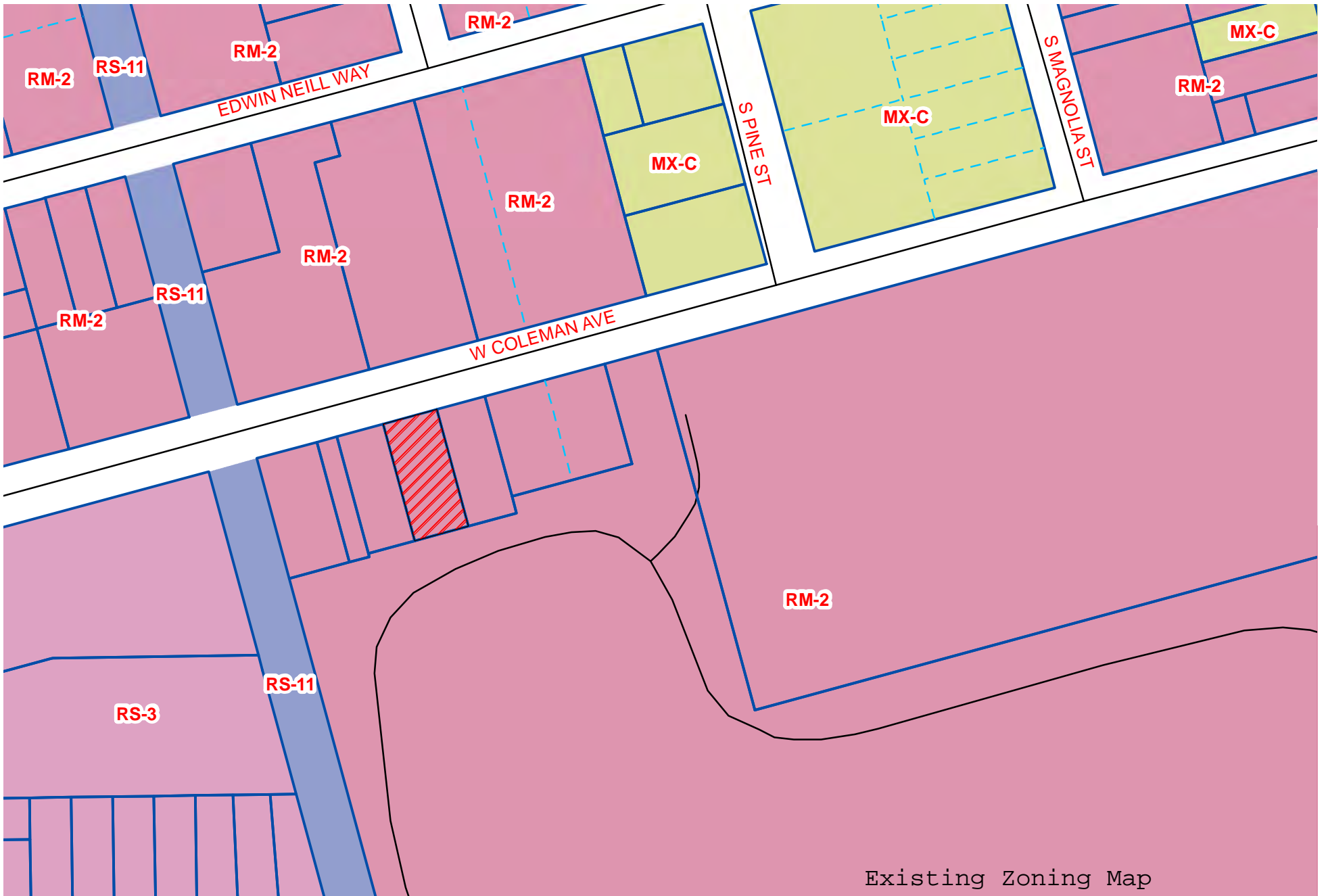
ZEMURRAY PARK MASTER PLAN
HOLLY & SMITH ARCHITECTS, ADAC



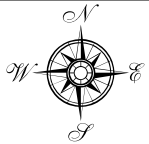
UDC Future Land Use Map



Rezoning
 Z-2017-07-00039
 505 W. Coleman Ave.





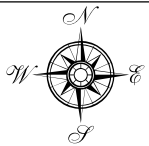
Existing Zoning Map



Rezoning
 Z-2017-07-00039
 505 W. Coleman Ave.



Legend

-  Case parcel
-  City Tax Parcels



Rezoning
Z-2017-07-00039
505 W. Coleman Ave.

Legend

-  Case parcel
-  City Tax Parcels