



Staff Report

Expanded Conditional Use

Case #: Z-2019-03-00059

Attachments:

Staff Report, Existing & Proposed Site Photos, Survey, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Monday, April 8, 2019

City Council Introduction: Tuesday April 9, 2019

City Council Final: Tuesday April 23, 2019

City Council Request (Ordinance):

Introduction to an Ordinance for Expanded Conditional Use request by PEDO LLC to allow existing business for New Orleans Original Daiquiris to be relocated to 14211 Hwy 190 West Suite B in accordance with survey by Robert G. Barrilleaux dated July 28, 2005; Zoned C-H (Z-2019-03-00059)

Site Information:

Location (Address): 14211 Hwy 190 W

Council District: City Council District 4

Existing Zoning: CH

Future Land Use: Commercial

Existing Land Use: Commerical

Site Description:

Frontage on W. Thomas St. across from Lowes. North boundary is railroad tracks

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Railroad Tracks
South	Lowes/CH
West	Hotel/CH
East	Retial/CH

Additional Information:

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:

Against:

Commission Recommendation:

Motion:

For:

Against:

Abstain:

Absent:

Ordinance to Read:



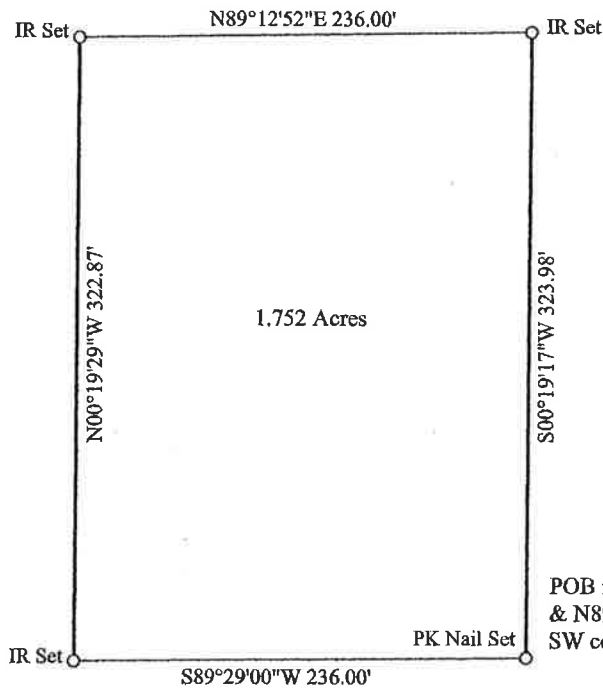






Canadian National Railroad

1.7520 Acres Total



POB is North 9.63', East 808.43'
& N89°20'00\"/>

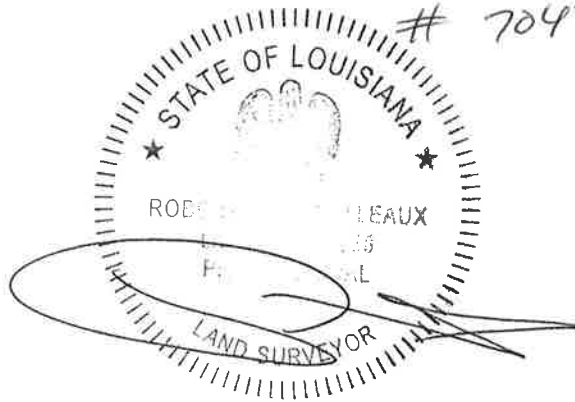
Westbound Lane Hwy 190

Notes:

- 1) Called bearing of Canadian National Railroad held for bearing control.
- 2) No monumentation found, parcels recreated from deed calls.
- 3) POB and reference survey by Gilbert Sullivan dated 3/9/97.
- 4) Reference survey by Wallace Adams and Roy Edwards dated 3/5/83.
- 5) Called R.O.W. of Hwy 190 and Railroad held at called distances.
- 6) Section Corner recreated from prior survey by Robert G. Barrilleaux dated 10/8/97, and used to create Sullivan's calls from said Section Corner.

Date filed
11-4-05
704736

I certify that this plat represents an actual ground survey made by me and conforms to the requirements for the Minimum Standards for Property Surveys as found in Louisiana Administrative Code Title 46:LXI, Chapter 25 for a Class C survey.



Engineers

Barrilleaux
& Associates, Inc.

Barrilleaux & Assoc., Inc.
902 CM Fagan Drive Suite B
Hammond, Louisiana
70403

Robert Barrilleaux, PLS 4388

Surveyors

Pete Panepinto

Section 22, Township 6 South, Range 7 East
Tangipahoa Parish, Louisiana

Scale: 1" = 100'

Date: July 28, 2005

Drawn By: LG

Revision Date: None

CITY OF HAMMOND

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

PERMIT# 7-2019-03-00059

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.

STREET # & STREET NAME

Legal Description or Survey

First Name

MT

Last Name _____

Street Name/Street Number

City

State

Zin

Telephone: () or Cell #: ()

PLEASE READ AND SIGN BELOW

First Name

MI

Last Name

Owner

Other

Street Name/Street Number

City

State

Zin

Applicant Telephone: (985-951-9176) or Cell #: ()

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

MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L

RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

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.

APPLICANT SIGNATURE

DATE 2/6

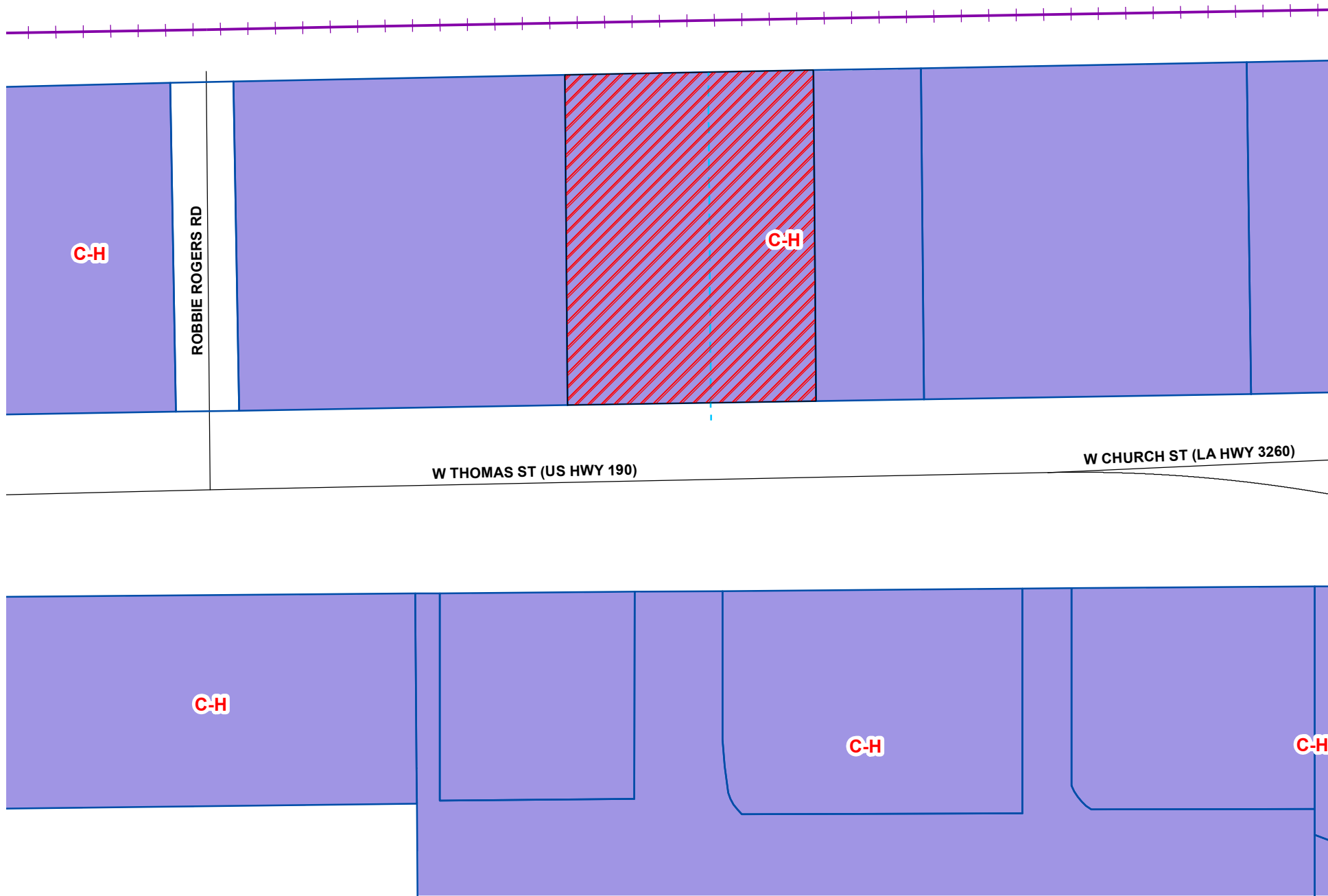
OWNER(S) SIGNATURE _____

DATE _____

CITY PLANNER

DATE _____

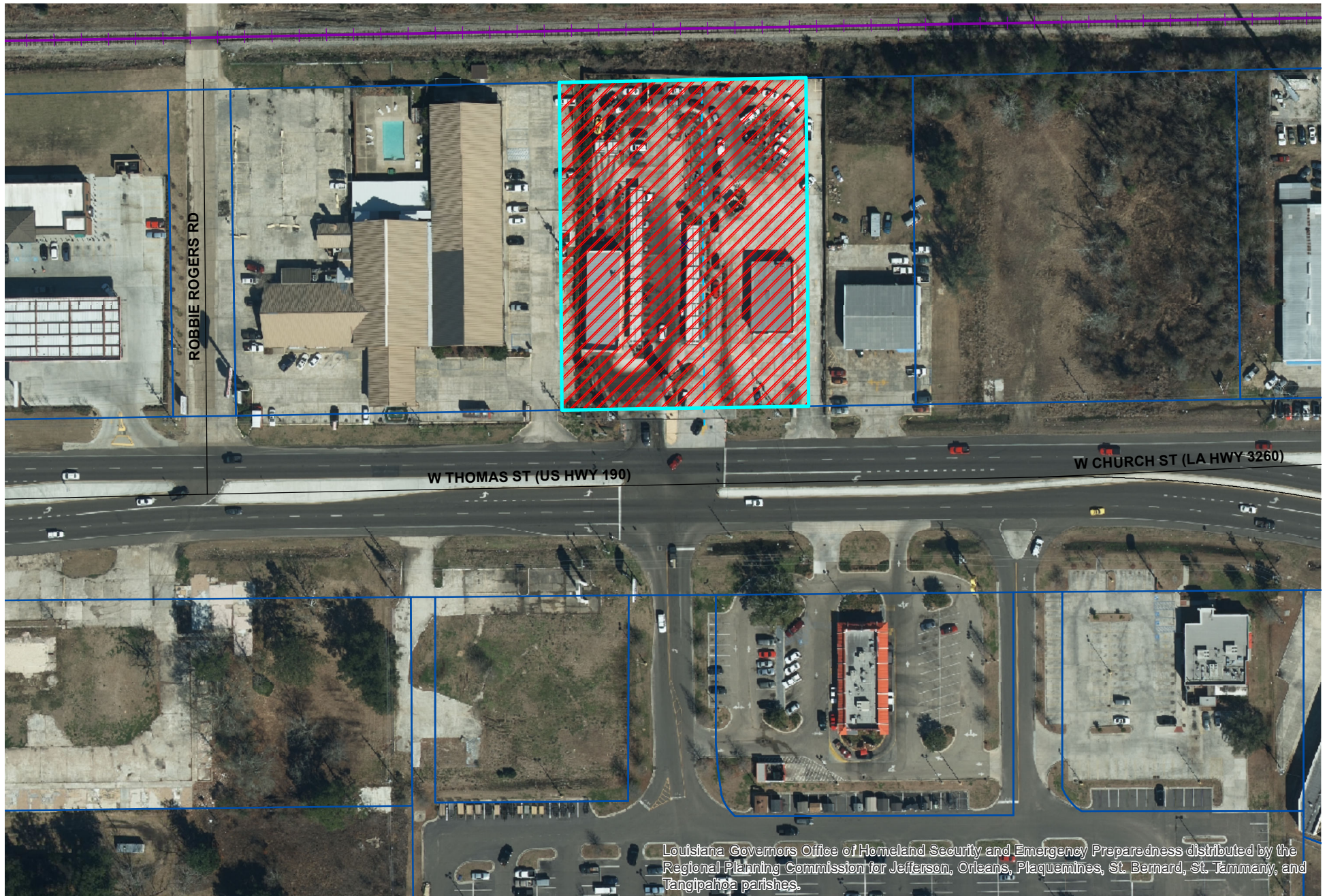
***** FOR OFFICIAL USE *****
 AMOUNT PAID \$ 120.00 CHECK# 017535 CASH ☐ DATE PAID 3/21/19



Expanded Conditional Use
Z-2019-03-00059
14211 Hwy 190 West

Legend

- Case Parcel
- City Tax Parcels
- Railroad



Expanded Conditional Use
 Z-2019-03-00059
 14211 Hwy 190 West



Legend

-  Case Parcel
-  City Tax Parcels
-  Railroad