



# Staff Report

## Rezoning

Case #: Z-2019-01-00056

### Attachments:

Staff Report, Site Photos, Survey, Revoked Parker Blvd, Application, Zoning Map, Proposed Land Use Map, Aerial Map

Zoning Commission Public Hearing: Monday, April 8, 2019

City Council Introduction: Tuesday May 14, 2019

City Council Final: Tuesday May 28, 2019

### City Council Request (Ordinance):

Introduction to an Ordinance for rezoning by Jamestown Properties, LLC to rezone 16 Lots (9A through 16-B) of the Hundred Oaks Subdivision located on Fern St. from RS-11 to RS-5 in accordance with survey by Brett J. Martin dated 4/18/2019 (Z-2019-01-00056) Recommend approval by Zoning Commission

### Site Information:

**Location (Address):** 44030 Parker Blvd

**Council District:** City Council District 2

**Existing Zoning:** RS-11

**Future Land Use:** Low Density Residential

**Existing Land Use:** Undeveloped

### Site Description:

Property fronts on Old Covington Hwy, Parker Blvd (90'), and Fern St. Currently there are 16 lots (1 sold and built on) in the existing Hundred Oaks Subdivision.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant/Outside City Limits
South	Residential/Outside City Limits
West	Residential/RS-11 (across Parker Blvd)
East	Residential/RS-11&RS-3 (Across Fern St)

### Additional Information:

A portion on the Northend of Parker Blvd (90' ROW) was revoked by the Police Jury on Feb. 21, 1950. This affects several lots of Hundred Oaks Subdivision.

**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:** Jennifer Lee (Attorney for Jamestown Properties)

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend approval to rezone 16 lots (9A through 16B) from RS-11 to RS-5

**For:** Matt Sandifer, Kylan Douglas, Jimmy Meyer, Jeffrey Smith

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis

**Ordinance to Read:**

WHEREAS, on April 8, 2019 the Hammond Zoning Commission held a public hearing for a rezoning request by amestown Properties, LLC to rezone 16 Lots (9A though 16-B) of the Hundred Oaks Subdivision located on Fern St. from RS-11 to RS-5 in accordance with survey by Brett J. Martin dated 4/18/2019 (Z-2019-01-00056) and recommend approval.  
NOW, THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves the rezoning request by Jamestown Properties, LLC to rezone 16 Lots (9A though 16-B) of the Hundred Oaks Subdivision located on Fern St. from RS-11 to RS-5 in accordance with survey by Brett J. Martin dated 4/18/2019







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: 1/15/2019

PERMIT# Z-2019-01-00054

The next Zoning Commission Meeting will be held on 2/7/19, 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: [X] REZONING [ ] CONDITIONAL USE: [ ] EXPANDED --OR-- [ ] RESTRICTED [ ] INITIAL ZONING/ANNEXATION

REZONING FEE: [ ] Single Lot \$120.00 [X] 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# HMD 000000184; HMD 000000188; HMD 000000196; HMD 000000198

SITE ADDRESS: Parker Blvd and Fern Street

Legal Description or Survey Lots 1-3 and 5-16 of Hundred Oaks Subdivision

PROPERTY OWNER NAME: Jamestown Properties, LLC

Owner Address: 110 North Oak Street, Hammond, LA 70401 Telephone: (985) 902-9550

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Jamestown Properties, LLC

COMPANY NAME: Same [X] Owner [ ] Other

Applicant Mailing Address: Street Name/Street Number 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 I-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 I-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: Resubdivision of lots

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 RS-11 District to RS-5 District. I/We fully understand and agree to abide by the zoning restrictions for a RS-5 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).

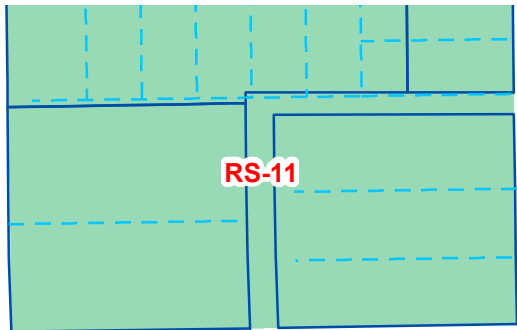
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X By: [Signature] APPLICANT SIGNATURE Robert Maurin III DATE 1-10-2019

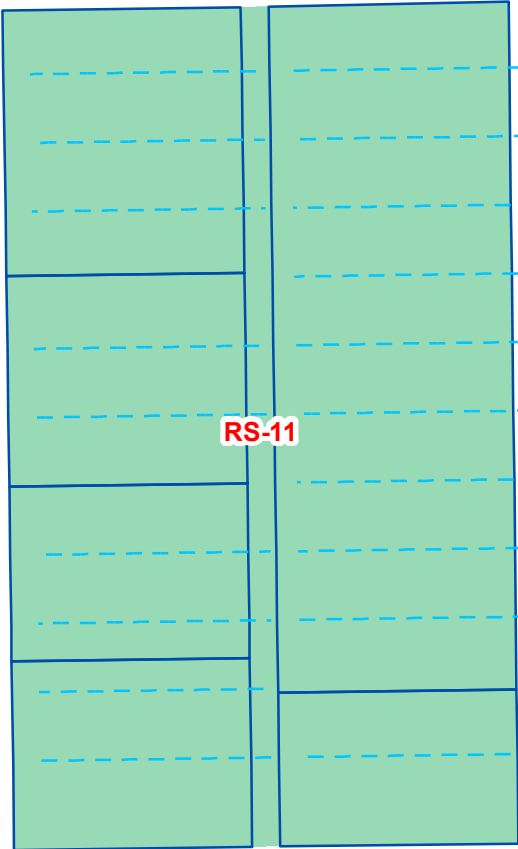
X By: [Signature] OWNER(S) SIGNATURE Robert Maurin III DATE 1-10-2019

X CITY PLANNER DATE

AMOUNT PAID \$ 250.00 CHECK# CASH [ ] DATE PAID / /



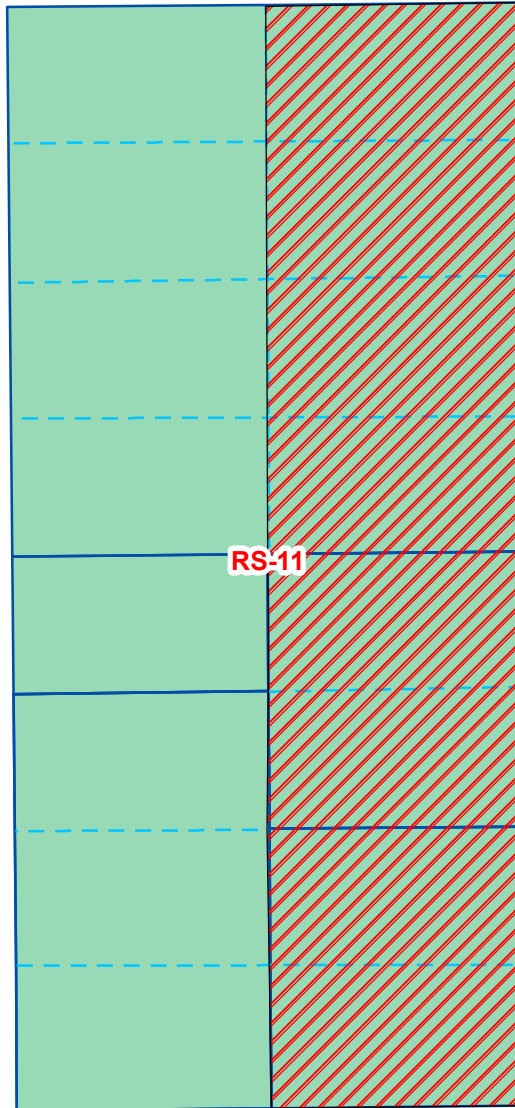
SANDERS AVE



PARKER BLVD

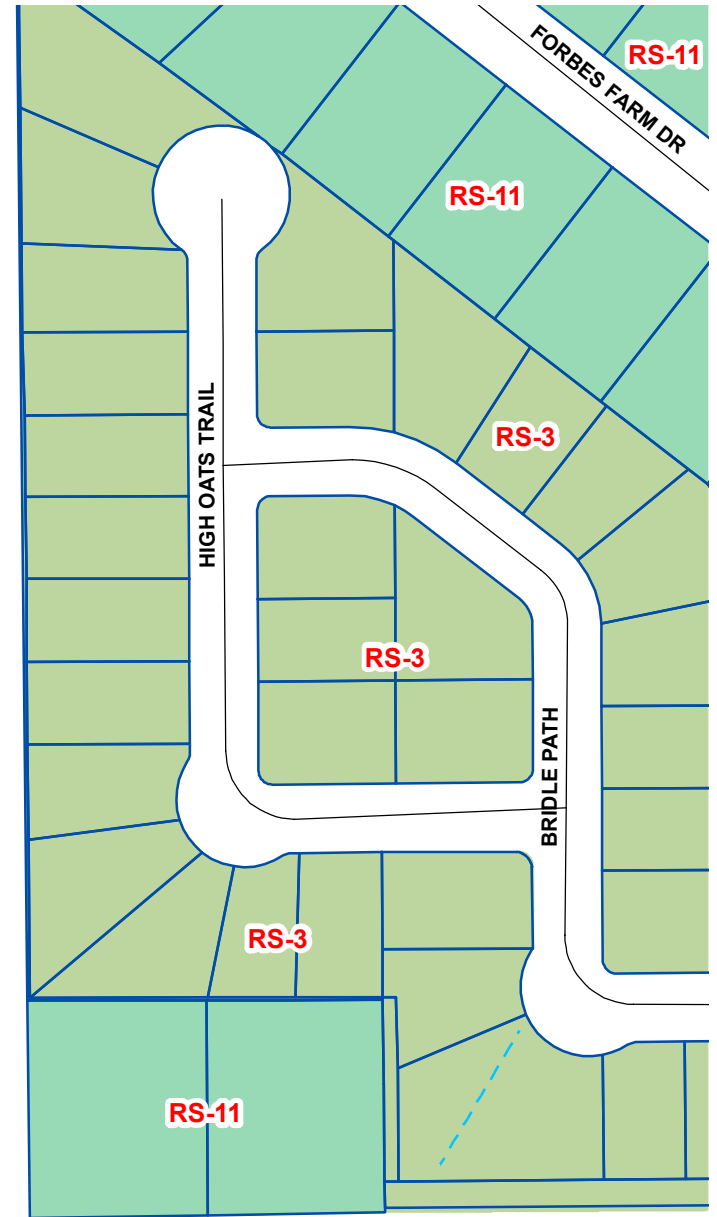


RS-11



FERN ST

RS-11



RS-11

RS-11

RS-3

RS-3

RS-3

RS-11




OLD COVINGTON HWY

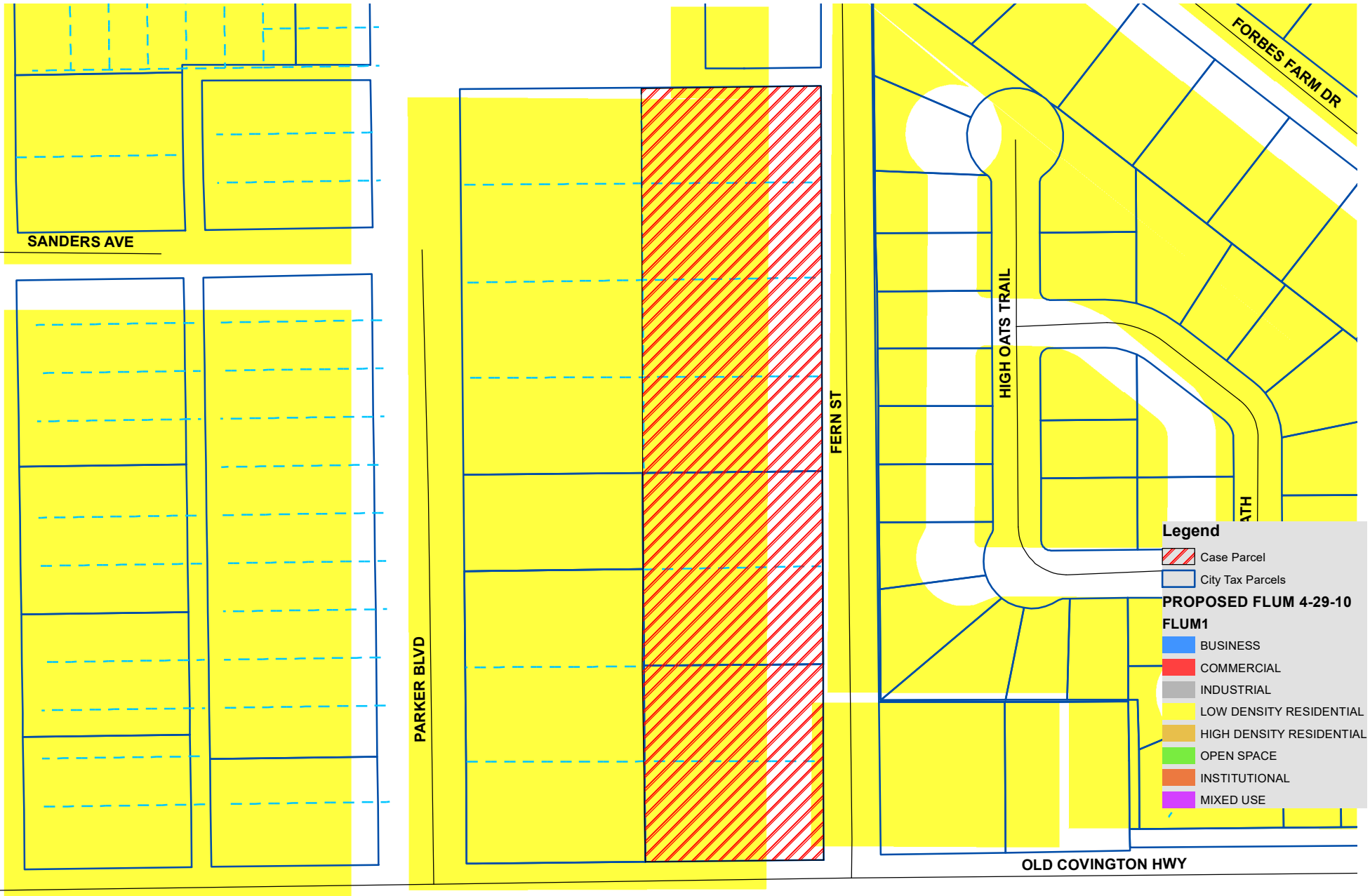
MX-C

Rezoning Z-2019-01-00056  
 Lots 9A-16B  
 Hundred Oaks Subdivision



Legend

-  Case Parcel
-  City Tax Parcels
-  Railroad



Rezoning Z-2019-01-00056  
 Lots 9A-16B  
 Hundred Oaks Subdivision










Rezoning Z-2019-01-00056  
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- Legend**
-  Case Parcel
  -  City Tax Parcels
  -  Railroad