



# Staff Report

## Rezoning

Case #: Z-2019-12-00068

### Attachments:

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

Zoning Commission Public Hearing: Thursday, January 9, 2020

City Council Introduction: Tuesday, January 14, 2020

City Council Final: Tuesday, January 28, 2020

### City Council Request (Ordinance):

Introduction to an Ordinance to rezone 3 parcels being 25.640 acres request by STOA Holdings LLC. from RS.11-A to MX-N in accordance with survey by Lester A. McLin Jr. dated 12/4/2019 (Z-2019-12-0068) Recommend approval by the Zoning Commission

### Site Information:

**Location (Address):** 1600 Baurele Rd

**Council District:** City Council District 3

**Existing Zoning:** RS-11.A

**Future Land Use:** Mixed Use

**Existing Land Use:** Undeveloped

### Site Description:

Property fronts on Baurele Rd and is current vacant land. Proposed site will have apartments

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/MX-C
South	Undeveloped/RS-11.A
West	Residential House/I-L
East	Health Club/MX-C

### Additional Information:

Undeveloped property

**Findings:**

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

**Public Hearing:**

**For:** Toby Easterly (STOA Holdings)

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend approval

**For:** Matt Sandifer, Jeffrey Smith, William Travis, Kylan Douglas

**Against:** NONE

**Abstain:** NONE

**Absent:** Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on January 9, 2019 the Hammond Zoning Commission held a public hearing on rezoning request by STOA Holdings LLC. to rezone 3 parcels being 25.640 acres located at 1600 Baurele Road in accordance with survey by Lester A. McLin Jr. dated 12/4/2019 from RS-11.A to MX-N, and recommended approval (Z-2019-12-00068)

NOW, THEREFORE BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request Case#Z-2019-12-00068 by STOA Holdings, LLC. to rezone from RS-11.A to MX-N located at 1600 Baurele Road in accordance with survey by Lester A. McLin Jr. dated 12/4/2019.

BASE BEARING:  $\phi 95 - C46NET - R7N(LA SPOS SOUTH ZONE - MAD 83)$   
 FLOOD ZONE: "X" & "A" BASE FLOOD ELEVATION: N/A  
 F.E.M.A. F.I.R.M. PANEL NO. 220208 0430 F DATE: 7/22/10  
 DRAWN BY: CTM  
 CHECKED BY: BAJ  
 FLOOD ZONE SCALED FROM F.I.R.M.

**REFERENCE:**  
 1. PLAT OF A TRACT OF LAND LOCATED IN SECTION 36, T6S-R7E... BY GILBERT SULLIVAN, R.L.S., DATED 1-24-1998.  
 2. PLAT OF A TRACT OF LAND LOCATED IN SECTION 36, T6S-R7E... BY GILBERT SULLIVAN, R.L.S., DATED 10-13-1998.  
 3. MAP SHOWING THE N.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 36, T6S-R7E... BY O.C. HOLLISTER, R.L.S., DATED 1976.



Stic I LLC  
 19074 Notarano Road  
 Hammond, LA. 70403  
 (Now or Formerly)

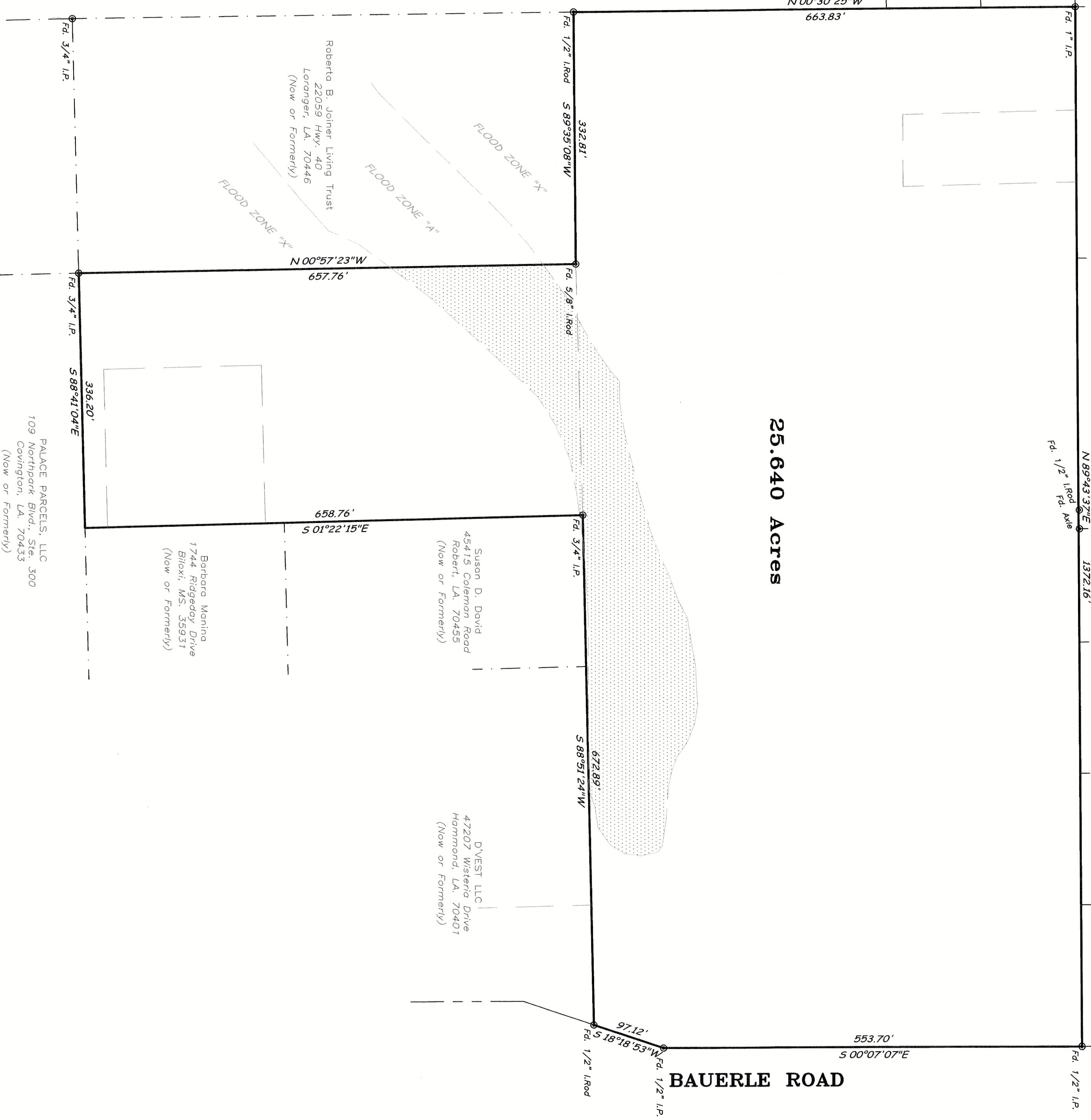
Sherwood Real Estate Investment Corp.  
 P.O. Box 68  
 Hammond, LA. 70404  
 (Now or Formerly)

Colamia Properties  
 40045 Deer Creek Dr.  
 Ponchartroula, LA. 70454  
 (Now or Formerly)

Lucille C. Mendheim  
 513 Hewitt Road  
 Hammond, LA. 70401  
 (Now or Formerly)

Mary Jane C. Hamilton  
 2428 Michigan Ave.  
 Metairie, LA. 70003  
 (Now or Formerly)

Sam Colamia Est.  
 803 East Hanson  
 Hammond, LA. 70401.



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**STOA HOLDINGS, LLC**

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY. RECORD PLATS AND/OR DESCRIPTIONS, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE OF LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TITLE 46: CHAPTER 25 (PROFESSIONAL AND OCCUPATIONAL STANDARDS) AND MEETS THE REQUIREMENTS FOR A CLASS "C" SURVEY.

**MAP SHOWING SURVEY**

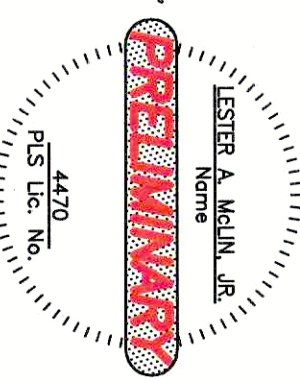
**25.640 Acre Tract**

LOCATED IN SECTION 36, T 6 S-R 7 E  
 GREENSBURG LAND DISTRICT  
 CITY OF HAMMOND  
 TANGIPAHOA PARISH, LOUISIANA  
 FOR  
**STOA HOLDINGS, LLC**

**PRELIMINARY**

LESTER A. MCCLIN, JR.  
 PROFESSIONAL LAND SURVEYOR  
 REG. # 4470  
 MCCLIN TAYLOR, INC.

DATE  
 12/04/2019

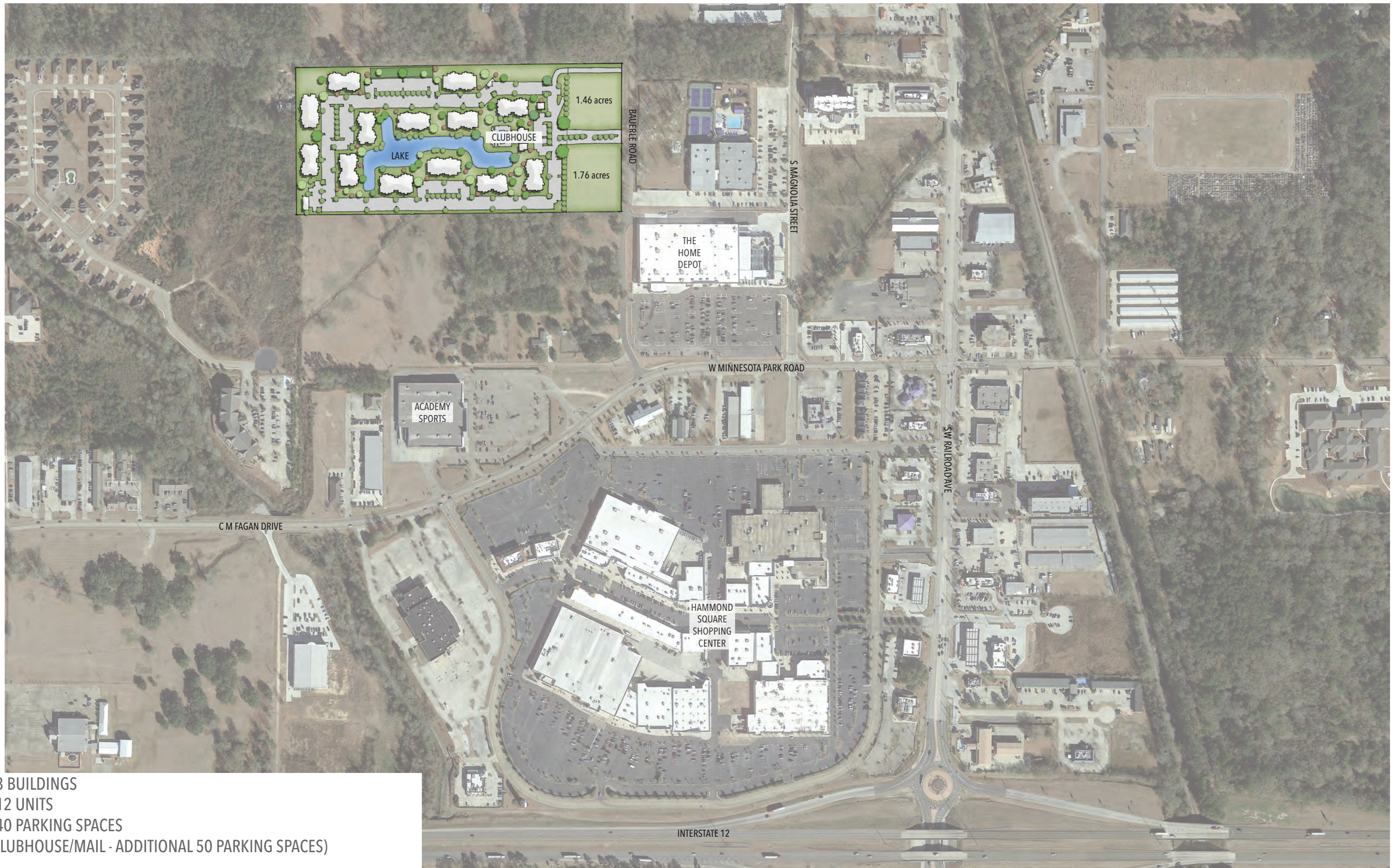


THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.



**McClin Taylor, Inc.**  
 Engineering and Land Surveying

28939 FROST ROAD LIVINGSTON, LA. 70754 (225) 986-1444  
 2191909



13 BUILDINGS  
312 UNITS  
640 PARKING SPACES  
(CLUBHOUSE/MAIL - ADDITIONAL 50 PARKING SPACES)

**BAUERLE ROAD APARTMENTS**  
HAMMOND, LA

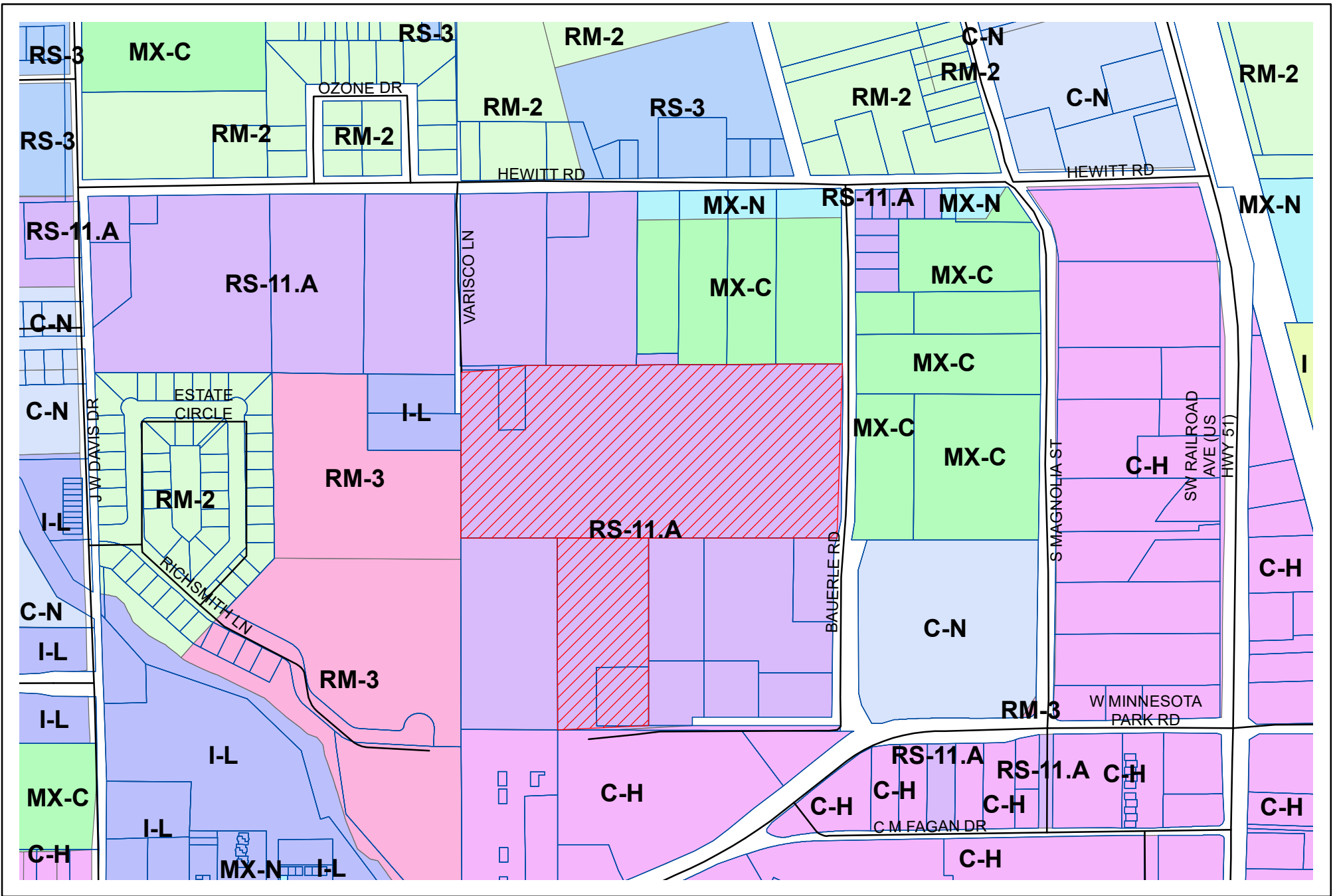


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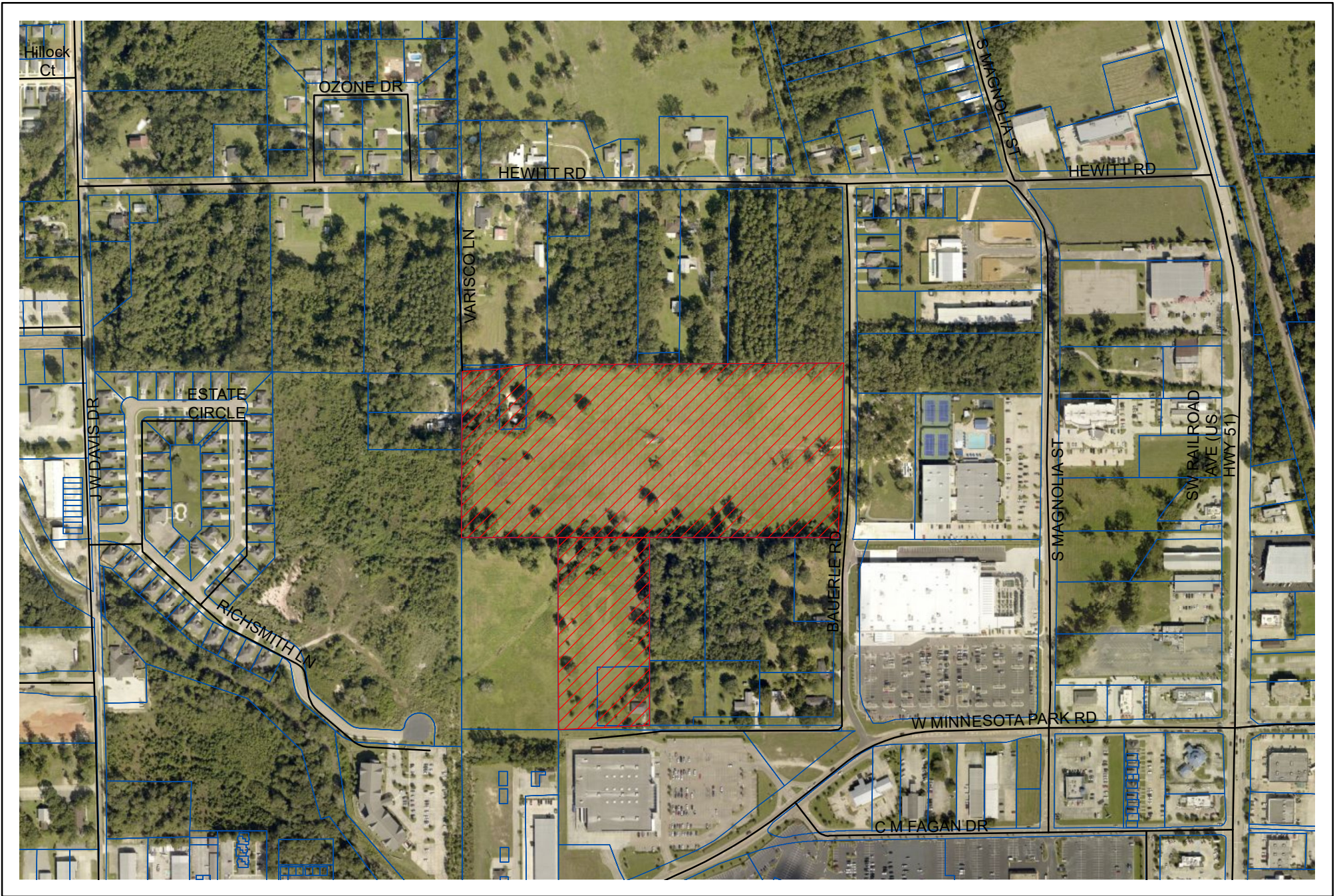
**REICH** LANDSCAPE ARCHITECTURE  
**THE ARCHITECTURAL** STUDIO

**SCHEMATIC PLAN**  
SCALE 1"=100'-0"  
DECEMBER 2019




Rezoning Request  
 Z-2019-12-00068  
 1600 Baurele Rd.

**Legend**  
 Case Parcel



Rezoning Request  
Z-2019-12-00068  
1600 Baurele Rd.

**Legend**

 Case Parcel