



Staff Report

Rezoning

Case #: Z-2020-03-00074

Attachments:

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

Zoning Commission Public Hearing: Thursday, June 4, 2020

City Council Introduction: Tuesday, June 9, 2020

City Council Final: Tuesday, June 23, 2020

City Council Request (Ordinance):

Introduction of an Ordinance to rezone Lot 6 Block 78 Hyer-Survey request by Best Team in Town, LLC from RM-2 to MX-C in accordance with survey by Brett J. Martin dated 3/9/2020 (Z-2020-03-00074) Recommended approval by the Zoning Commission

Site Information:

Location (Address): 304 S Oak St

Council District: City Council District 5

Existing Zoning: RM-2

Future Land Use: Mixed Use

Existing Land Use: Single Family

Site Description:

Property fronts on S. Oak St. measuring 50'x150'. Single family house is located on the property

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RM-2
South	Duplex/MX-C
West	Single Family/RM-2
East	Church/Vacant Land/MX-CBD

Additional Information:

City issued demo for this site with previous owner

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: Brett Martin

Against: NONE

Commission Recommendation:

Motion: Recommend approval

For: Jeff Smith, William Travis, Kylan Douglas, Matt Sandifer

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

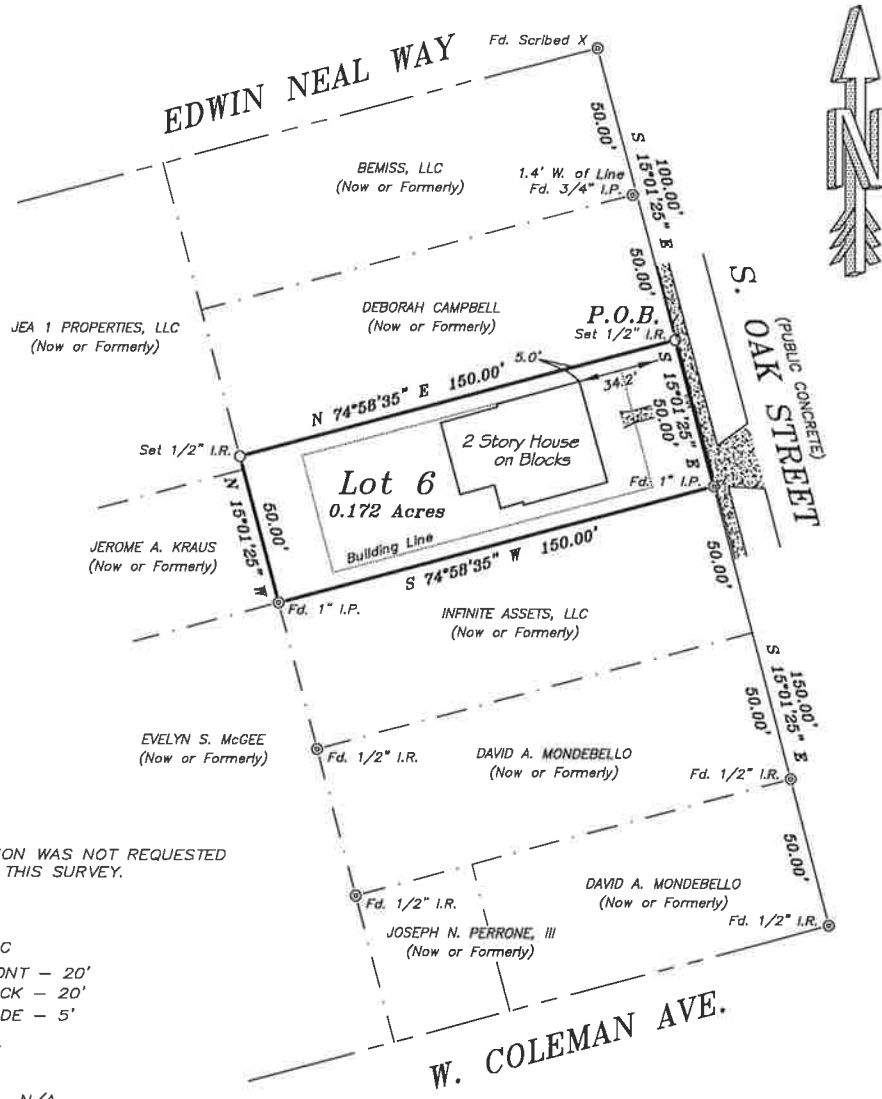
Ordinance to Read:

WHEREAS, on June 4, 2020 the Hammond Zoning Commission held a public hearing to rezone Lot 6 Block 78 Hyer-Survey request by Best Team in Town, LLC from RM-2 to MX-C in accordance with survey by Brett J. Martin dated 3/9/2020, and recommended approval by the Zoning Commission (Z-2020-03-00074)

NOW, THEREFORE BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approved the rezoning request for Case#Z-2020-03-00074 by Best Team in Town, LLC to rezone Lot 6 Block 78 Hyer-Survey from RM-2 to MX-C

REFERENCES:

1. CASH DEED FILED IN THE TANGIPAHOA PARISH CLERK OF COURT OFFICE AS FILE NO. 526310 BOOK 860 PAGE 259



NOTES:

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.
 COUNCIL DISTRICT: 2
 CURRENT ZONING: RM-2
 PROPOSED ZONING: MX-C
 BUILDING SETBACKS: FRONT - 20'
 BACK - 20'
 SIDE - 5'

FLOOD INFORMATION:

FLOOD ZONE - "X"
 BASE FLOOD ELEVATION - N/A
 FEMA FIRM PANEL NO. - 220208 0340 F
 FEMA FIRM PANEL DATE - 7/22/2010

BASE BEARING:

GPS-C4GNET-RTN (LA SOUTH - NAD 83)

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

BEST TEAM IN TOWN, 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:

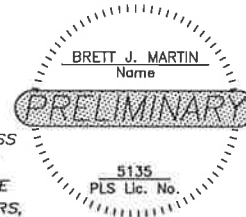
I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY. RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCRAGEMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE 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.

PRELIMINARY

BRETT J. MARTIN
 PROFESSIONAL LAND SURVEYOR
 LICENSE # 5135
 MARTIN SURVEYING SOLUTIONS, LLC

3/9/20
 DATE

REZONING MAP
 OF
Lot 6, Block 78
City of Hammond
 LOCATED IN SECTION 25, T6S-R7E,
 GREENSBURG LAND DISTRICT
 TANGIPAHOA PARISH, LOUISIANA
 FOR
BEST TEAM IN TOWN, LLC



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



MARTIN SURVEYING SOLUTIONS

P.O. BOX 2102 PONCHATOULA, LA. 70454 (985)320-3652

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: / /

PERMIT# Z-2020-03-00074

The next Zoning Commission Meeting will be held on _____, 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# 1261304
SITE ADDRESS: 304 S. Oak Street
Legal Description or Survey Lot 6, Block 70 City of Hammond
PROPERTY OWNER NAME Best Team in Town, LLC
Owner Address 602 E. Morris Ave, Hammond LA 70403
Telephone (985) 789-2687

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Brett J. Martin
COMPANY NAME: Martin Surveying Solutions
Applicant Mailing Address Po Box 2102 Ponchartroula LA 70401
Applicant Telephone (985) 320-3652

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING MX-N MX-C MX-CBD C-N C-H C-R I-II 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-II 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:

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 of furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

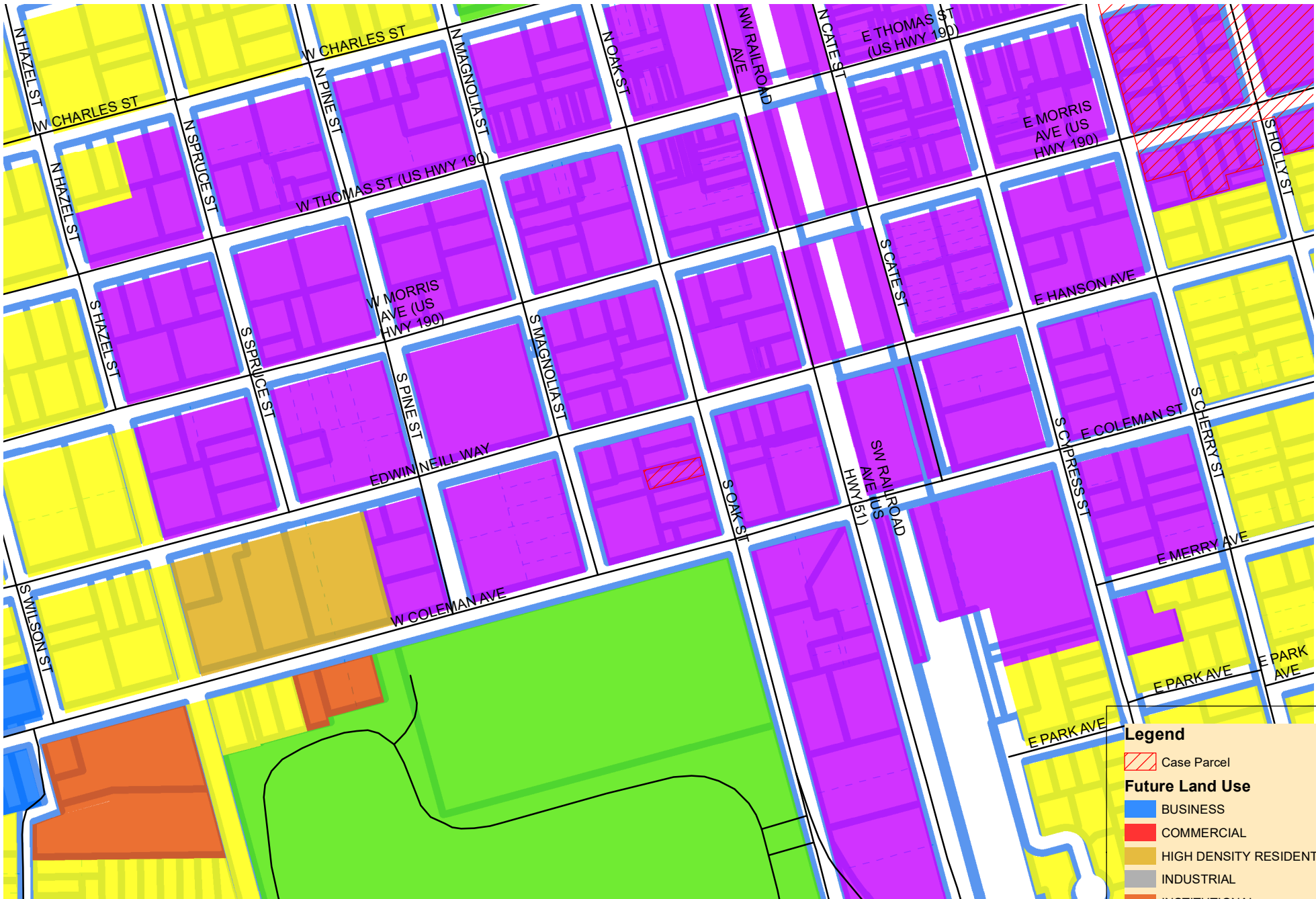
I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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 [Signature] APPLICANT SIGNATURE DATE: 3/9/20
X [Signature] OWNER(S) SIGNATURE DATE: 3/9/20
X CITY PLANNER DATE:

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ CHECK# CASH DATE PAID / /



Legend


-  Case Parcel
- Future Land Use**
-  BUSINESS
-  COMMERCIAL
-  HIGH DENSITY RESIDENTIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  MIXED USE
-  OPEN SPACE



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Legend
 Case Parcel



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Legend
 Case Parcel