



# Staff Report

## Rezoning

Case #: Z-2020-08-00081

### Attachments:

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

Zoning Commission Public Hearing: Thursday, September 10, 2020

City Council Introduction: Tuesday, September 22, 2020

City Council Final: Tuesday, October 13, 2020

### City Council Request (Ordinance):

Introduction to an Ordinance for a rezoning request by Best Team in Town LLC of a lot being the W 2/3 of the NW 1/4 of Block 4 of the Iowa Addition located at 600 & 602 E. Morris Ave. in accordance with survey by Brett Martin from RM-2 to MX-C (Z-2020-08-00081) Recommend approval by Zoning Commission

### Site Information:

**Location (Address):** 600 E Morris Ave

**Council District:** City Council District 1

**Existing Zoning:** RM-2

**Future Land Use:** Commercial

**Existing Land Use:** Business

### Site Description:

Property located on the SE corner of S. Olive St and E. Morris Ave. There are several existing buildings located on this property. There are 2 entrances, one located on each street. The S. Olive entrance has a parking lot for several cars located in the rear of the main building.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RM-2/Single Family and Vacant
South	RM-2/Single Family
West	MX-C/Law Office
East	MX-C/Vacant

### Additional Information:

Located in AE Flood Zone  
Property located in the Thomas/Morris Overlay, and DDD. Iowa Overlay is just south of this property. South property line is has a wooden privacy fence.  
Future Land Use Map and Master Plan encourages business use

**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:** Matt Sandifer, Kylan Douglas, Jimmy Meyer, Jeffrey Smith, William Travis

**Against:** NONE

**Abstain:** NONE

**Absent:** NONE

**Ordinance to Read:**

WHEREAS, on September 10, 2020 the Hammond Zoning Commission held a public hearing to rezone property located at 600 & 602 E. Morris Ave in accordance with survey by Brett Martin from RM-2 to MX-C, and recommended approval.

NOW THEREFORE BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request for Case#Z-2020-08-00081 by Best Team in Town, LLLC to rezone a lot being the W 2/3 of the NW 1/4 of Block 4 of the Iowa Addition located at 600 & 602 E. Morris Ave. in accordance with survey by Brett Martin from RM-2 to MX-C.



40 0 40 80 120



GRAPHIC SCALE - FEET

**REFERENCES:**

- 1. CASH SALE FILED IN THE TANGIPAHOA PARISH CLERK OF COURT OFFICE AS FILE NO. 1024440 BOOK 1502 PAGE 412

**FLOOD INFORMATION:**

FLOOD ZONE - "A" & "AE"  
 BASE FLOOD ELEVATION - 39.0'  
 FEMA FIRM PANEL NO. - 220208 0340 F  
 FEMA FIRM PANEL DATE - 7/22/2010

**BASE BEARING:**

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

**NOTES:**

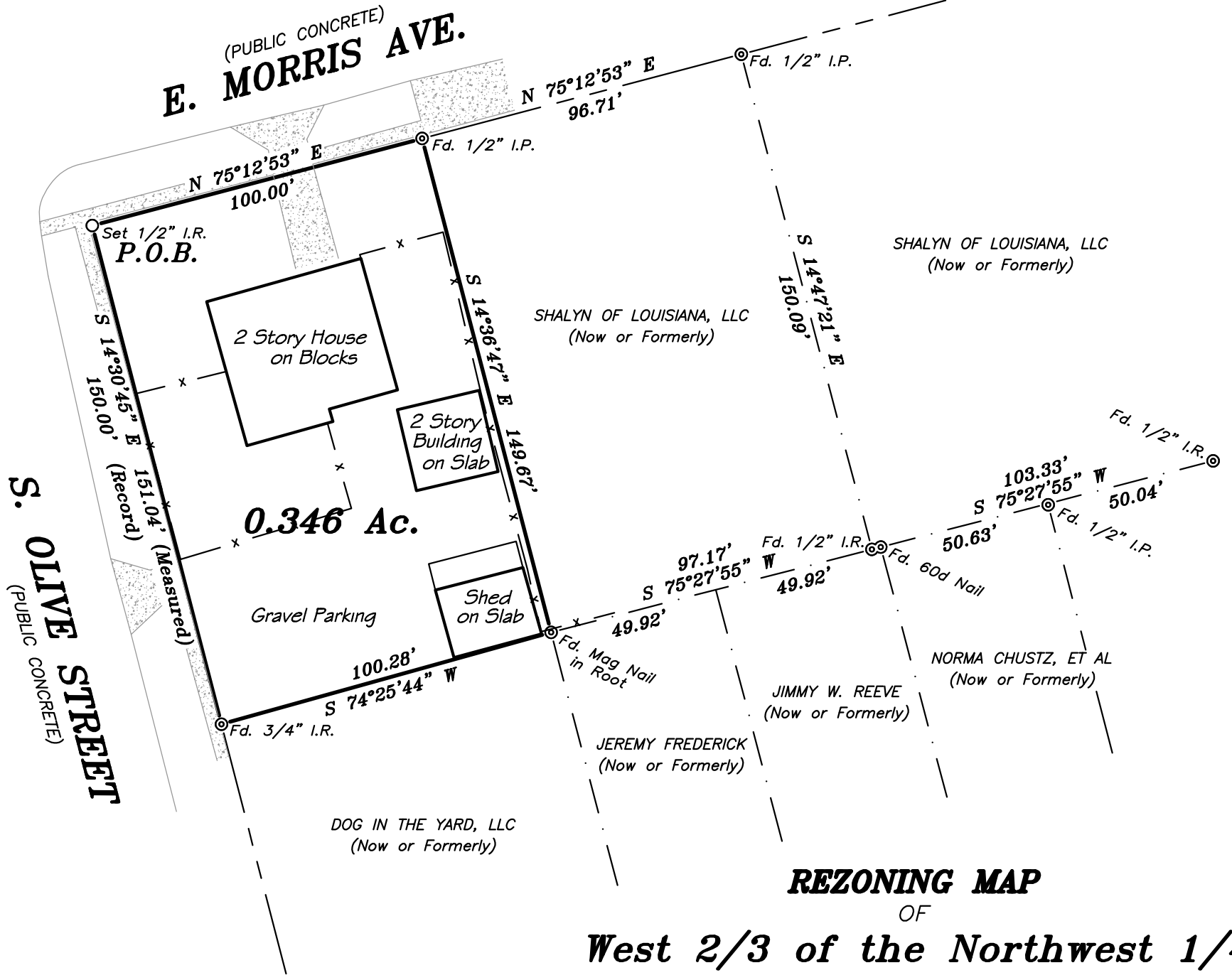
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

COUNCIL DISTRICT: 2

CURRENT ZONING: RM-2

PROPOSED ZONING: MX-C

BUILDING SETBACKS: FRONT - 20'  
 BACK - 20'  
 SIDE - 5'



**REZONING MAP**  
 OF  
**West 2/3 of the Northwest 1/4**  
**of Block 4 of Iowa Addition**  
**City of Hammond**  
 LOCATED IN SECTION 25, T6S-R7E,  
 GREENSBURG LAND DISTRICT  
 TANGIPAHOA PARISH, LOUISIANA  
 FOR  
**BEST TEAM IN TOWN, LLC**

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.

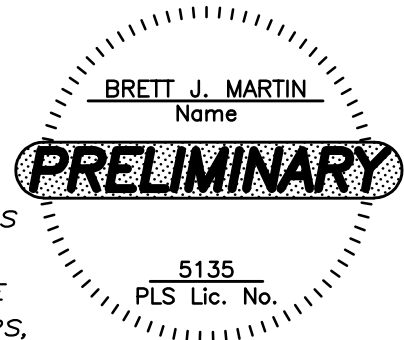
**CERTIFICATION:**

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 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.

**PRELIMINARY**

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

8/7/20  
 DATE



**MARTIN SURVEYING SOLUTIONS**

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

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

**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# 7-2020-02-00081

The next Zoning Commission Meeting will be held on Sept. 10, 2020, 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# DHMD000001425

SITE ADDRESS: 602 E. MORRIS Ave & 600 E. MORRIS  
STREET # & STREET NAME

Legal Description or Survey \_\_\_\_\_

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PROPERTY OWNER NAME: Best Team in Town, LLC  
First Name MI Last Name

Owner Address: 19361 Wascom Lane Loranger, LA  
Street Name/Street Number City State Zip

Telephone: (985) 788-2687 or Cell #: (504) 352-9729

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Russell Moyer  
First Name MI Last Name

COMPANY NAME: RAM Properties     Owner     Other

Applicant Mailing Address: 602 E. MORRIS Ave Hammond, La. 70403  
Street Name/Street Number City State Zip

Applicant Telephone: (985) 788-2687 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: Business

**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).

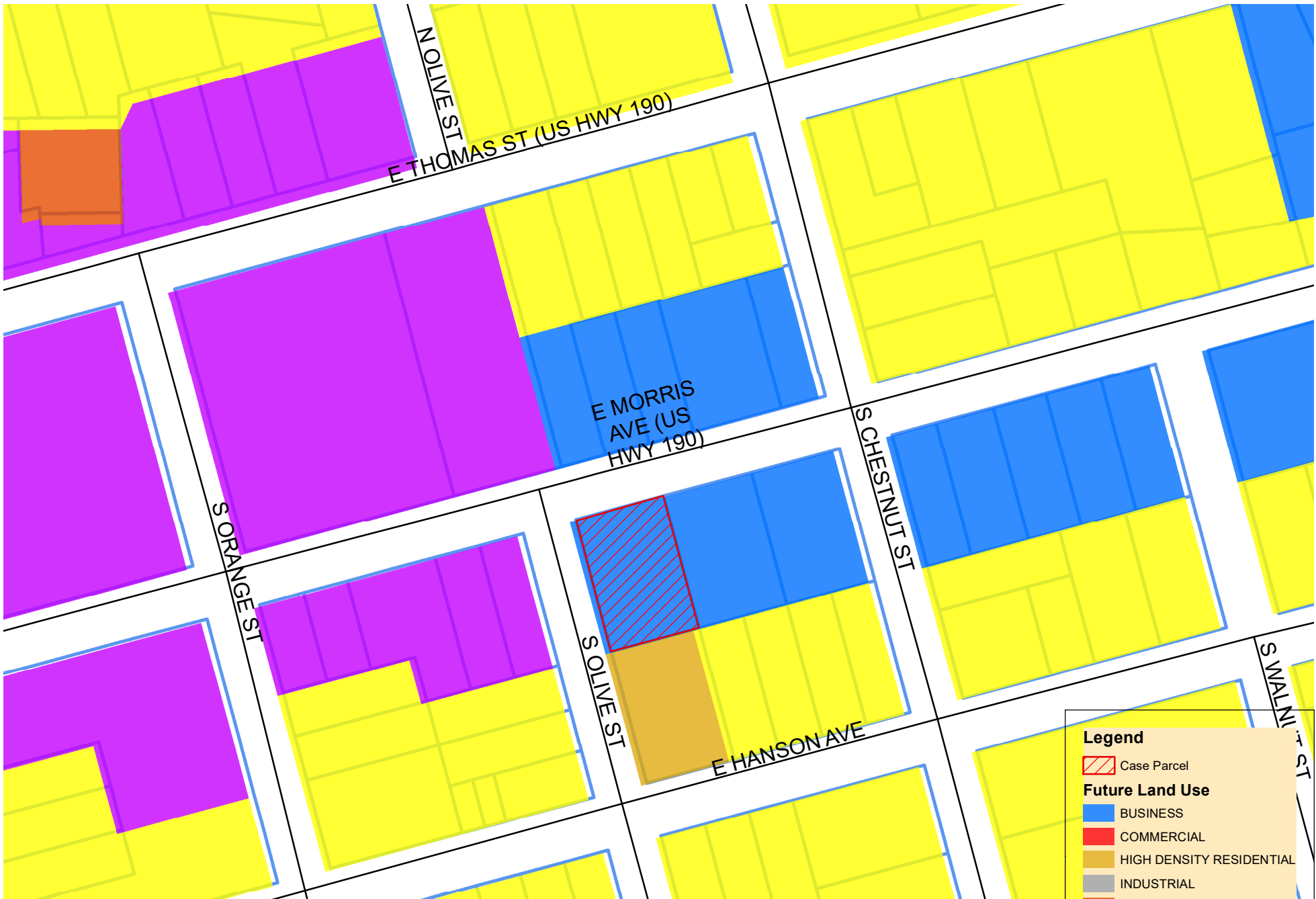
**ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.**

X	<u>[Signature]</u> APPLICANT SIGNATURE	<u>8/12/2020</u> DATE
X	<u>[Signature]</u> OWNER(S) SIGNATURE	DATE
X	CITY PLANNER	DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*










AMOUNT PAID \$ \_\_\_\_\_ CHECK# \_\_\_\_\_ CASH  DATE PAID   /  /  

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Rezoning  
 600 & 602 E. Morris Ave  
 RZ-2020-08-00081



**Legend**

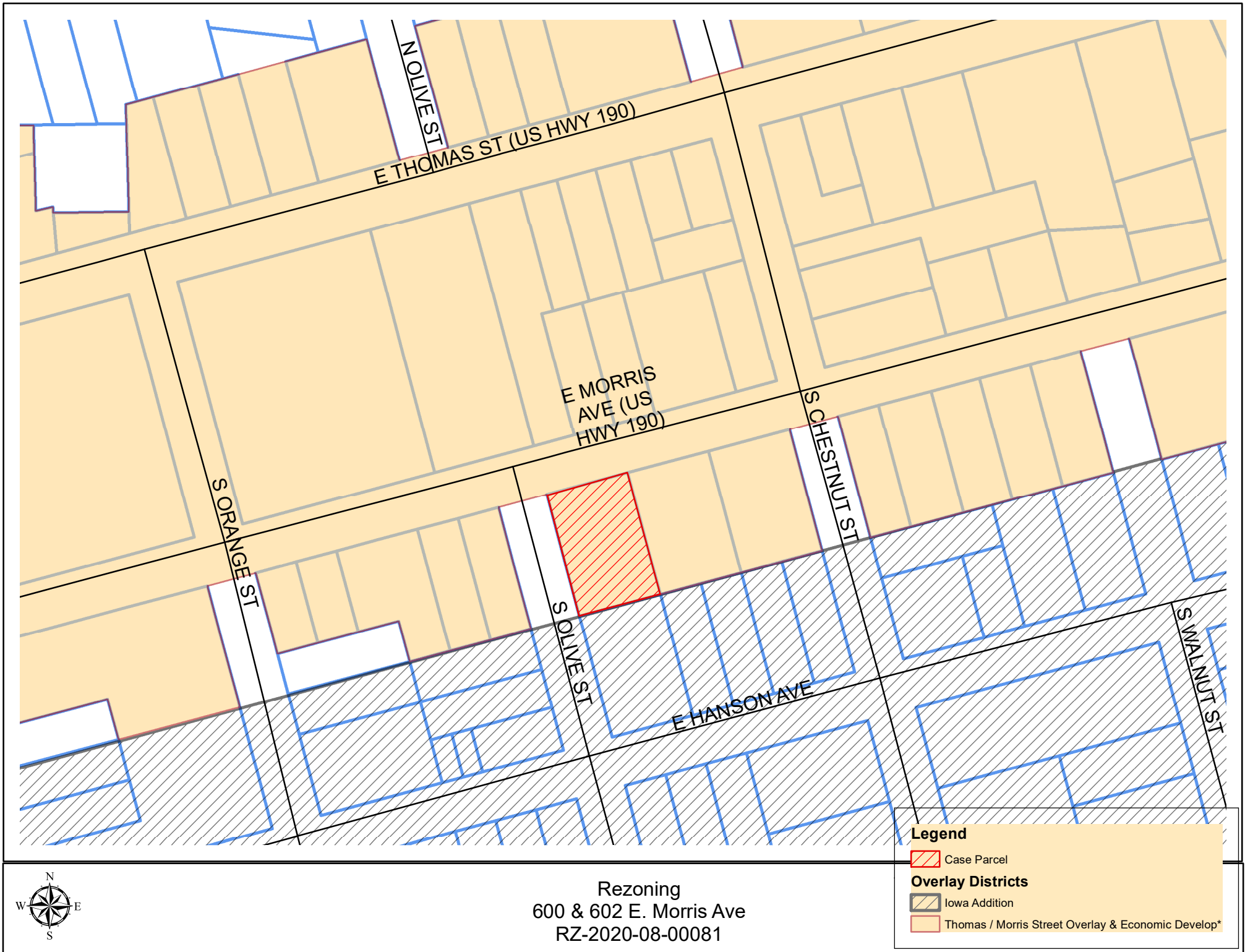
-  Case Parcel
- Future Land Use**
-  BUSINESS
-  COMMERCIAL
-  HIGH DENSITY RESIDENTIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  MIXED USE
-  OPEN SPACE



Rezoning  
600 & 602 E. Morris Ave  
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**Legend**

-  Case Parcel
- Overlay Districts**
-  Downtown Development District

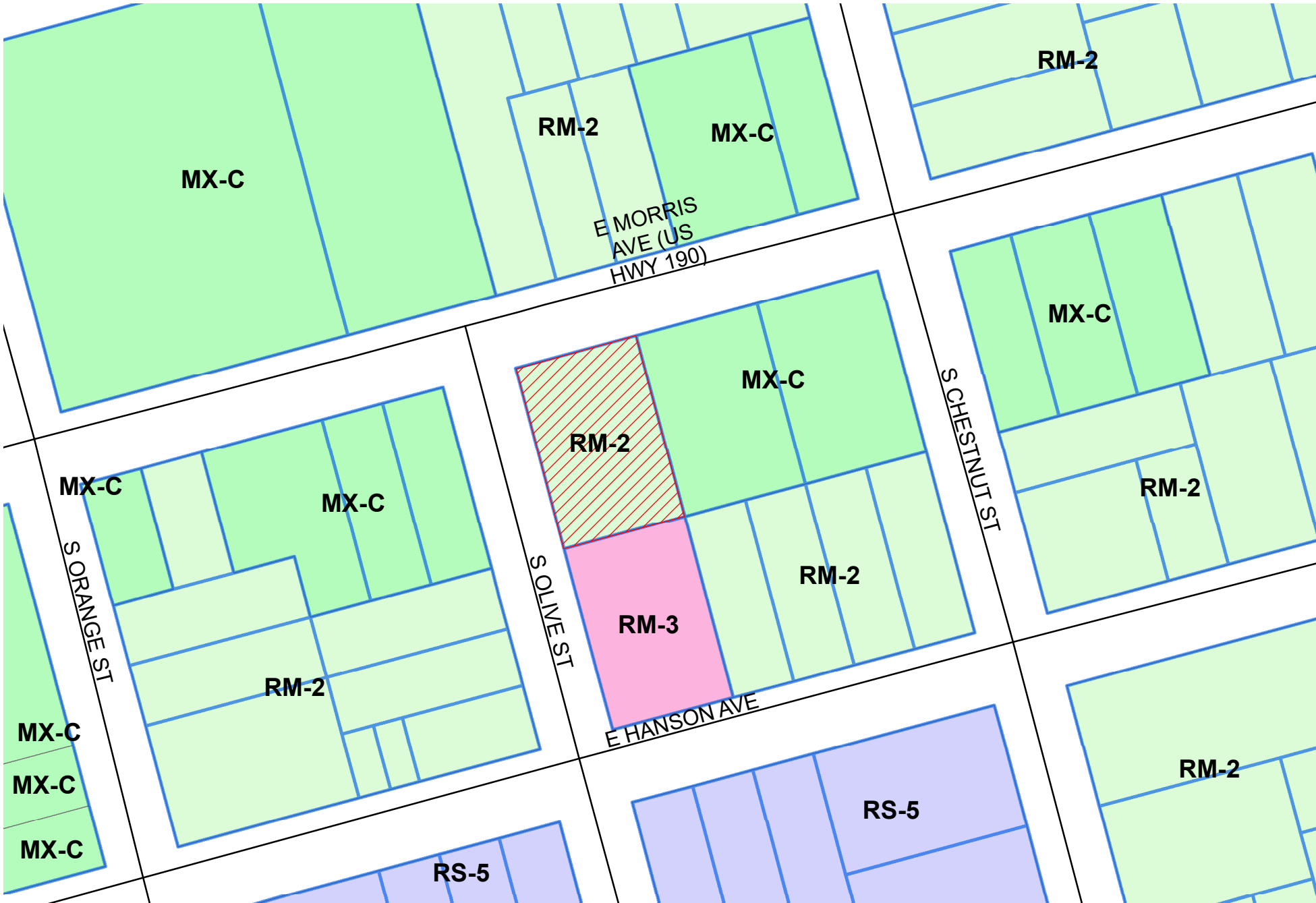


Rezoning  
 600 & 602 E. Morris Ave  
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**Legend**


-  Case Parcel
- Overlay Districts**
-  Iowa Addition
-  Thomas / Morris Street Overlay & Economic Develop\*

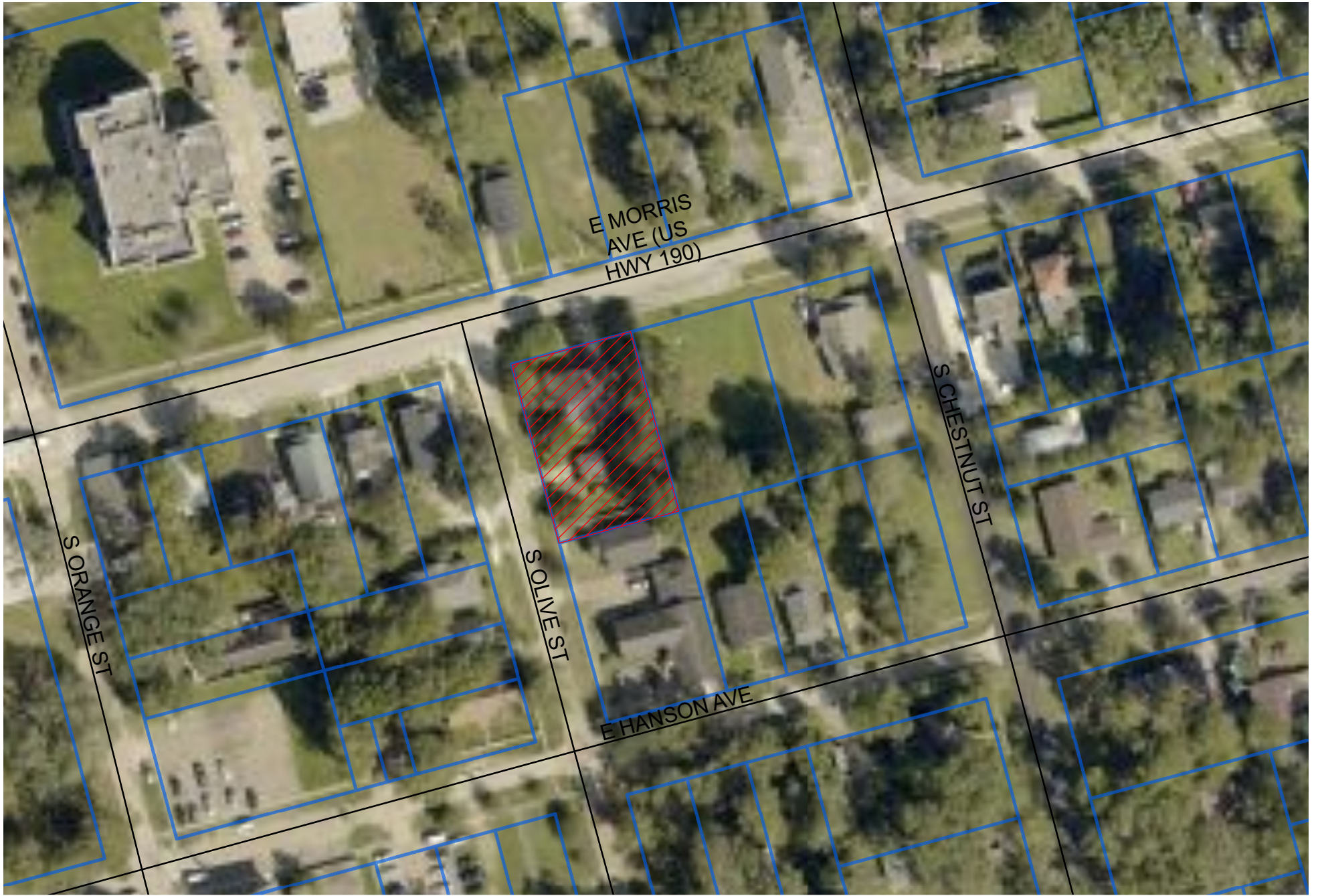




Rezoning  
 600 & 602 E. Morris Ave  
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**Legend**

 Case Parcel



Rezoning  
600 & 602 E. Morris Ave  
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**Legend**  
 Case Parcel