



Staff Report

Rezoning

Case #: Z-2021-01-00089

Attachments:

Staff Report, Survey, Site Photos, RM-3, Non-Conforming Site, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, February 4, 2021

City Council Introduction: Tuesday, February 9, 2021

City Council Final: Tuesday, February 23, 2021

City Council Request (Ordinance):

Introduction for an Ordinance to rezone a lot being 0.162 acres from RS-3 to RM-3 in accordance with a survey by Wm. J. Bodin Jr. dated 5/26/2020 requested by Adrien Wells located at 905 S. Mooney Ave. (Z-2021-01-00089)

Site Information:

Location (Address): 905 Mooney Ave

Existing Zoning: RS-3

Residential

Existing Land Use: Vacant

Site Description: Property fronts Mooney Ave just south of Live Oak St intersection. The east property line front the Arnold's creek drainage lateral.

Council District: City Council District 3

Future Land Use: Low Density

Adjacent Land Use and Zoning:

| <u>Direction:</u> | <u>Land Use/Zoning:</u> |
|-------------------|------------------------------|
| North | Single Family/RS-3 |
| South | Single Family/RS-3 |
| West | Single Family/RS-3 & RS-11.A |
| East | Arnolds Creek Drainage Canal |

Additional Information:

Property is located in a flood zone on the bank of Arnolds Creek

Variance for lot size for proposed RM-3 zoning was approved to allow for 7,056.72 sq ft lot where 8,000 sq ft is required to allow for a duplex.

Public Hearing:

For: Tracy Washington Wells (represented Adrien Wells)

Against: None

Commission Recommendation:

Motion: Recommend approval to rezone from RS-3 to RM-3

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

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS on February 4, 2021, the Hammond Zoning Commission held a public hearing and recommended approval of a rezoning request by Adrien Wells to rezone a lot being 0.162 acres from RS-3 to RM-3 in accordance with survey by Wm. J. Bodin Jr. dated 5/26/2020 located at 905 S. Mooney Ave. (Z-2021-01-00089)

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Adrien Wells to rezone a lot being 0.162 acres from RS-3 to RM-3 in accordance with survey by Wm. J. Bodin Jr. dated 5/26/2020 located at 905 S. Mooney Ave.