



# Staff Report

## Rezoning

Case #: Z-2021-04-00091

### Attachments:

Application, Survey, Site Photo, Map

Zoning Commission Public Hearing: Thursday, June 3, 2021

City Council Introduction: Tuesday, June 8, 2021

City Council Final: Tuesday, June 22, 2021

### City Council Request (Ordinance):

Z-2021-04-00091 Rezoning request by Starwood Management Company to rezone 0.225 acre parcel (67'X 146') located at 505 W. Coleman Ave from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 11/12/2018

### Site Information:

**Location (Address):** 505 W Coleman Ave

**Council District:** City Council District 2

**Existing Zoning:** RM-2  
Residential

**Future Land Use:** Low Density

**Existing Land Use:** Vacant

**Site Description:** Site fronts on W. Coleman Ave. Backs up to Zemurray Park. Next door to the East is The United Way and to the West is Residential

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RM-2
South	RM-2
West	RM-2
East	RM-2

### Additional Information:

This case was present to Zoning Commission on January 3, 2019, Zoning Commission recommended denial. It went before the City Council on January 8, 2019 for introduction and final on January 22, 2019 it was denied by City Council.

### Public Hearing:

**For:** NONE

**Against:** NONE

### Commission Recommendation:

**Motion:** Matt Sandifer recommended denial

**For:** the motion of denial, Matt Sandifer, William Travis, Kylan Douglas

**Against:**

**Abstain:** NONE

**Absent:** Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on June 3, 2021 the Hammond Zoning Commission held a public hearing request for Starwood Management Company (owner) to rezone 0.225 acre parcel (67'X 146') located at 505 W. Coleman Ave from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 11/12/2018.

NOW, THEREFORE BE IT ORDAINED that the Hammond City Council held a public hearing and approves the request by Starwood Management Company to rezone 0.225 acre parcel (67'X 146') located at 505 W. Coleman Ave from RM-2 to MX-C in accordance with survey by Wm. J. Bodin Jr. dated 11/12/2018

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: 04/13/2021

PERMIT# Z-2021-04-00091

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: [X] REZONING [ ] CONDITIONAL USE: [ ] EXPANDED --OR-- [ ] RESTRICTED [ ] INITIAL ZONING/ANNEXATION

REZONING FEE: [X] 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#
SITE ADDRESS: 505 Coleman St.
Legal Description or Survey
PROPERTY OWNER NAME: Vincent B. Starwood
Owner Address: 216 Choctaw Road Lafayette, La. 70501
Telephone: (337) 781-8888

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Vincent B. Starwood
COMPANY NAME: Starwood Management Co. LLC
Applicant Mailing Address: 216 Choctaw Road Lafayette, La. 70501
Applicant Telephone: (337) 781 8888

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
REASON FOR REZONING: To use as commercial property
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.

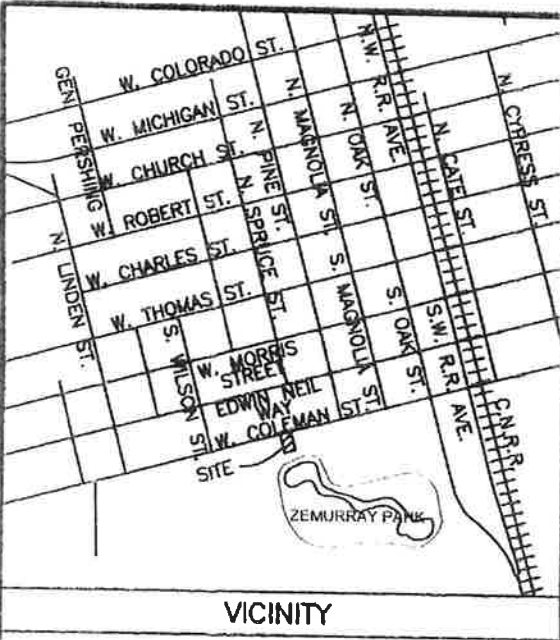
X [Signature] APPLICANT SIGNATURE 4/13/21 DATE

X \_\_\_\_\_ OWNER(S) SIGNATURE \_\_\_\_\_ DATE

X \_\_\_\_\_ CITY PLANNER \_\_\_\_\_ DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*
AMOUNT PAID \$ 120.00 CHECK# \_\_\_\_\_ CASH [X] DATE PAID 4/13/2021

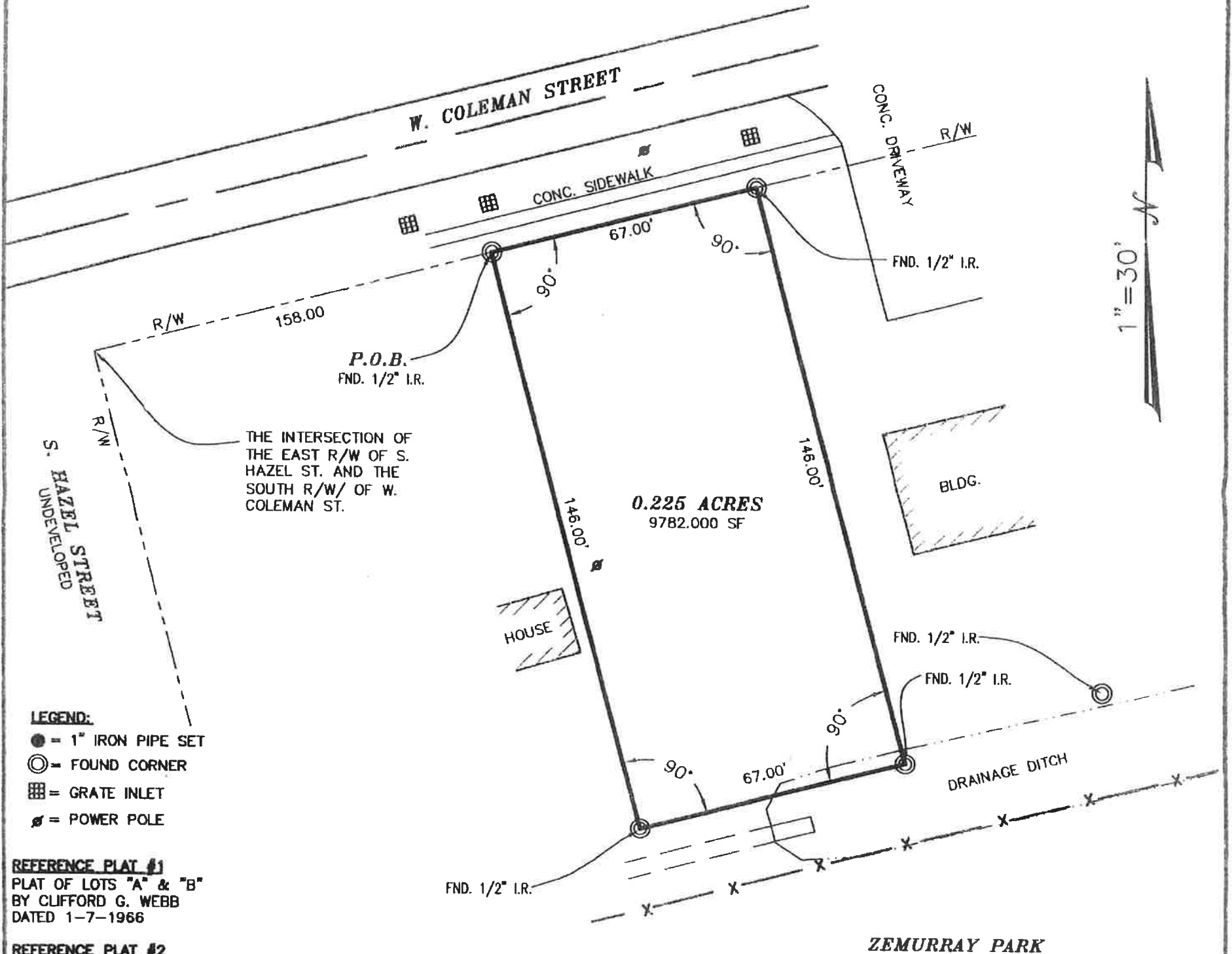
0.225 ACRES LOCATED IN SECTION 25, T6S-R7E,  
GREENSBURG LAND DISTRICT, CITY OF HAMMOND,  
PARISH OF TANGIPAHOA, STATE OF LOUISIANA



VICINITY

**DESCRIPTION OF PROPERTY**

A 0.225 ACRE PARCEL OF LAND, LOCATED IN SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST R/W OF S. HAZEL STREET AND THE SOUTH R/W OF E. COLEMAN STREET, THENCE PROCEED EASTERLY 158.00' TO THE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 67.00 FEET; THENCE SOUTHERLY  $\odot$  RIGHT ANGLES A DISTANCE OF 146.00 FEET; THENCE WESTERLY  $\odot$  RIGHT ANGLES A DISTANCE OF 67.00 FEET; THENCE NORTHERLY  $\odot$  RIGHT ANGLES A DISTANCE OF 146.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 9782.000 S.F. 0.225 ACRES, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 11-8-2018.



- LEGEND:**
- $\odot$  = 1" IRON PIPE SET
  - $\circ$  = FOUND CORNER
  - $\square$  = GRATE INLET
  - $\bullet$  = POWER POLE

**REFERENCE PLAT #1**  
PLAT OF LOTS "A" & "B"  
BY CLIFFORD G. WEBB  
DATED 1-7-1966

**REFERENCE PLAT #2**  
PLAT OF PROPERTY ACQUIRED BY  
CITY OF HAMMOND.  
BY BODIN AND WEBB, INC.  
DATED 4-19-1979

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.225 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

**NOVEMBER 8, 2018**  
**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF BRETT STARWOOD.

SURVEY FOR:  
**BRETT STARWOOD**  
W. COLEMAN ST.  
HAMMOND, LA

FLOOD ZONE "X"  
(NOT FLOOD PRONE)  
COMMUNITY NO. 22020B  
MAP NO. 22105C0430F  
DATED: 7-22-2010

*William J. Bodin, Jr.*  
**BODIN & WEBB, INC.**  
ENGINEERS & SURVEYORS  
1024 S. CYPRESS STREET  
HAMMOND, LA. 70403  
PROFESSIONAL LAND SURVEY  
LICENSE NUMBER 4253  
PH # (985)345-3947 FAX # (985)345-0213

11/12/18  
DATE



505 W. Coleman St





505 West Coleman Ave.

**Legend**

 Case Parcel



505 West Coleman Ave.



Legend	
	Case Parcel