

Staff Report Rezoning Case #:Z-2021-07-00094

Attachments: Staff Report, Application, Prelim Survey, Site Photos, Aerial Map, Zoning Map, Ordinance 16-5485

Zoning Commission Public Hearing: Thursday, August 5, 2021

City Council Introduction: Tuesday, August 10, 2021

City Council Final: Tuesday, August 24, 2021

<u>City Council Request Ordinance</u>: Introduction for an Ordinance to rezone 0.861 acres from I-L to C-H located in the North 2/3 of Block 12 of the Barber Addition in accordance with a survey by Max J. Bodin, PLS; DDD Overlay, by Joe Tallo & Sons, Inc.

Site Information:

Location (Address): 900 SW Railroad Ave **Council District:** City Council District 3

Existing Zoning: I-L **Future Land Use:** Commercial

Existing Land Use: Commercial

Site Description:

There are 4 buildings on this piece of property, one was subdivided and rezoned in 2016, he is requesting to rezone the other 3.

Property has frontage on SW Railroad Ave, Second Ave and S. Oak St. C-H fits in with surroundings.

Adjacent Land Use and Zoning:

Direction:Land Use/Zoning:NorthStrip Mall/C-HSouthLaCox/I-LWestVacant Lot/I-LEastRailroad

<u>Additional Information</u>: Mr. Tallo wants to resubdivide each building on to its own lot. When he came in to acquire about it, the staff asked if was in objection of rezoning to C-H to conform to the area. The DDD was in favor of the rezoning.

On August 4, 2016 the Zoning Commission recommended approval to rezone the building at 910 SW Railroad Ave to C-H from I-L. The City Council approved the rezoning on August 23, 20216. Ordinance No. 16-5485

Public Hearing:

For: Sam Tallo, Applicant

Against: None

Commission Recommendation:

Motion: Recommend approval to rezone from I-L to C-H

For: Jimmy Meyer, William Travis, Kylan Douglas, Monica Perez, Matt Sandifer

Against: None Abstain: None Absent: None

Ordinance to Read:

WHEREAS on August 5, 2021, the Hammond Zoning Commission held a public hearing and recommended approval of a rezoning request by Joe Tallo & Sons, Inc. to rezone 0.861 acres from I-L to C-H located in the North 2/3 of Block 12 of the Barber Addition in accordance with a survey by Max J. Bodin, PLS; DDD Overlay. (Z-2021-01-00094)

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Joe Tallo & Sons, Inc. to rezone 0.861 acres from I-L to C-H located in the North 2/3 of Block 12 of the Barber Addition in accordance with a survey by Max J. Bodin, PLS; DDD Overlay. (Z-2021-01-00094)

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#
Chambers, 312 E. Charl schedule.	es Street. Appl	will be held on August 5, 2021, at 5:00pm in the City Councilication to be submitted to the Planning Department according to the deadline.
		CONDITIONAL USE: ☐ EXPANDEDOR ☐ RESTRICTED ING/ANNEXATION
REZONING FEE: □Sin Fifty percent (50%) of fe	gle Lot \$120.00 e is refundable	□Block or Area \$250.00 (Fees are not refundable based on decisions) if application is withdrawn before first newspaper notice is filed.
PARCEL#		
SITE ADDRESS: 900		Railroad Ave, and 911 S. Oak St. ET#&STREETNAME
Legal Description or Su	rvey 2/3 Nor	th of Block 12 Barber Addition

PROPERTY OWNER	. NAME:	Joe Tallo Jr. & Sons, Inc. First Name MI Last Name
Owner Address: PO Bo	x 2948 Hamm	Last Marie
Telephone: (Street Name/Stree	t Number City State Zip
		PLEASE READ AND SIGN BELOW
APPLICANT NAME:	. Sam Tallo	0
	First Name	MI Last Name
COMPANY NAME:		Owner □Other
Applicant Mailing Addres	Street Name/S	Street Number City State Zip
Applicant Telephone:	()	Street Number City State Zip or Cell #: ()
PERMIT INFO-ADD	ITIONAL INI	FO
PRESENT ZONING:	MX-N MX	X-C MX-CBD C-N C-H C-R I-H I <u>I-L</u> 2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
		, R5-6 R5-11 RW-3 RF R5-11.A S-1 S-2 SC
REQUESTED ZONING		K-C MX-CBD C-N <u>C-H</u> C-R I-H I I-L
RS-3	RS-5 RM-2	2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
REASON FOR REZON	ING: at the	e request of the city to fit the area
SPOT ZONING NOTE surrounding uses and n discouraged in Hammon	ot for the purp	a lot or parcel of land to benefit an owner for a use incompatible with pose or effect or furthering the comprehensive zoning plan. Spot zoning is
I/We being the legal owne understand and agree to about overants or restriction	oide by the zonin	ing of my property from a District to a District. I/We fully ng restrictions for a District. I am including with this application a copy of verning this property.
corporation must sign. If o	conditional zonir ock zoning furnis	ration is the owner of the property, each owner or authorized agent of the ng, submit in writing an explanation for this request on separate sheet. If you are sh a map of area or block and a petition signed by at least 50% of the property es).
ALL INFORMATION ON DOCUMENTS RECEIVED HAMMOND ZONIAGEO	BEFORE THIS	TION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED S APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF
x JUA	alle	7-23-21
APPLICANT SIG	NATURE	DATE
XOWNER(S)SIGNA	ATURE	DATE
X		DATE
CITY PLANNER		DATE
**************************************	*****	****** FOR OFFICIAL USE ***********************************
***********	********	CHECK# CASH

PARCEL ADDRESS(ES) OR LEGAL	DESCRIPTION(cont	tinued from front	of application):_plea	ise attach
·				
A DEVELORAL A DECEMBER DE LA COMPANION DE LA C				
ADDITIONAL PROPERTY OWN				
1) PROPERTY OWNER:			PHONE()_	
ADDRESS:				
Street or PO Box	City	State	Zip	
2) PROPERTY OWNER:			PHONE()	
ADDRESS:				
Street or PO Box	City	State	Zip	

A 0.861 ACRE PARCEL OF LAND, LOCATED BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING;

THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET; THENCE S 75°30'00" W A DISTANCE OF 125.00 FEET; THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET; THENCE S 75°30'00" W A DISTANCE OF 125.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 200.00 FEET; THENCE N 75°30'00" E A DISTANCE OF 250.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 37,500 S.F., 0.861 ACRES, ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, 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 8-2-2016.

DESCRIPTION OF LOT 2-A
A 0.287 ACRE PARCEL OF LAND, BEING THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING; THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET; THENCE S 75°30'00" W A DISTANCE OF 125.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 100.00 FEET; THENCE N 75°30'00" E A DISTANCE OF 125.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 12,500.000 S.F., 0.287 ACRES, ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND. SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYORDATED 7-1-2021.

DESCRIPTION OF LOT 2-B

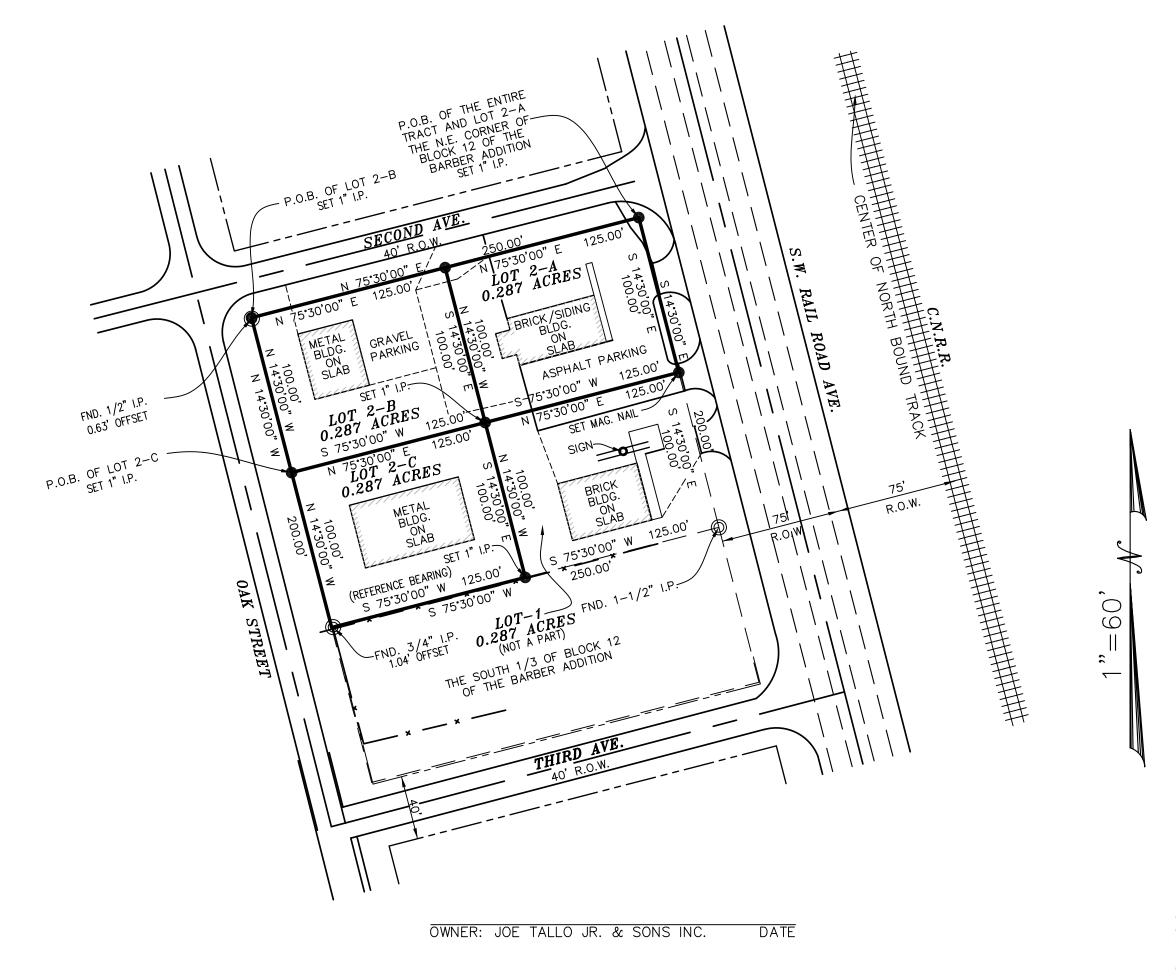
A 0.287 ACRE PARCEL OF LAND, BEING THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, THENCE PROCEED 250.00' S 75'30'00" W TO THE POINT OF BEGINNING:

THENCE N 75°30'00" E A DISTANCE OF 125.00 FEET; THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET; THENCE S 75°30'00" W A DISTANCE OF 125.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 100.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 12,500.000 S.F., 0.287 ACRES, ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYORDATED 7-1-2021.

DESCRIPTION OF LOT 2-C

A 0.287 ACRE PARCEL OF LAND, BEING THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, THENCE PROCEED 250.00' S 75'30'00" W AND 100.00' S 14'30'00" E, TO THE POINT OF BEGINNING; THENCE N 75°30'00" E A DISTANCE OF 125.00 FEET; THENCE S 14°30'00" E A DISTANCE OF 100.00 FEET; THENCE S 75°30'00" W A DISTANCE OF 125.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 100.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 12,500.000 S.F., 0.287 ACRES, ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYORDATED 7-1-2021.

RESUBDIVISION OF 0.861 ACRES (LOT-2) LOCATED IN THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND INTO LOT 2-A, 2-B & 2-C IN THE NORTH 2/3 OF BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUIAIANA



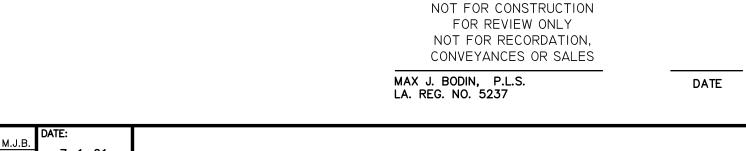
LEGEND:

PLANNING COMMISSION CHAIRMAN

CITY PLANNER/BUILDING OFFICAL

CITY COUNCIL PRESIDENT

■ = 1" IRON PIPE SET O= FOUND CORNER



TALLO.

S.L.U 190 CHURCH ST. OLD COVINGTON HWY. 51 C.M. FAGAN CLUB DELUXE VICINITY MAP (1'=2000') NOTE: THE DRIVEWAY ON S.W. R.R. AVE. IS TO BE SHARED BY BOTH REFERENCE PLAT #1
PLAT OF THE NORTH 1/2 OF BLOCK 25 BY BODIN AND WEBB, INC. DATED 4-18-2016 REFERENCE DOCUMENT C.O.B. 206 PAGE 28 FLOOD ZONE "X" REFERENCE PLAT #2 PLAT OF LOTS 1 & 2 (NOT FLOOD PRONE) OF THE TANGIPAHOA COMMUNITY NO. 220208 PARISH CLERK OF BY BODIN AND WEBB, INC MAP NO. 22105C0430F COURT RECORDS. DATED 8-2-2016 DATED: 7-22-2010 REFERENCE BEARING S 75°30'00" W AS PER BOTH REFERENCE PLATS THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.861 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN BLOCK 12 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. JULY 1. 2021 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 OPINION 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 SAM

UNIVERSITY DR.

BODIN AND WEBB, INC. CONSULTING ENGINEERS 1024 S. CYPRESS HAMMOND, LOUISIANA 70403 DATE **REVISION** PH# (985) 345-3947 FAX# (985) 345-0213

7-1-21 DRAWN: C.D.B. CHECKED: M.J.B SCALE: APPROVED: M.J. 1"=60'

DATE

DATE

DATE

SAM TALLO A DIVISION OF LOT-2 BLOCK 12 OF THE BARBER DIVISION PROJECT NO.

SHEET NO.

1 OF 1



From Second Ave looking at 900 A SW Railroad Ave



From S. Oak St. looking towards SW Railroad

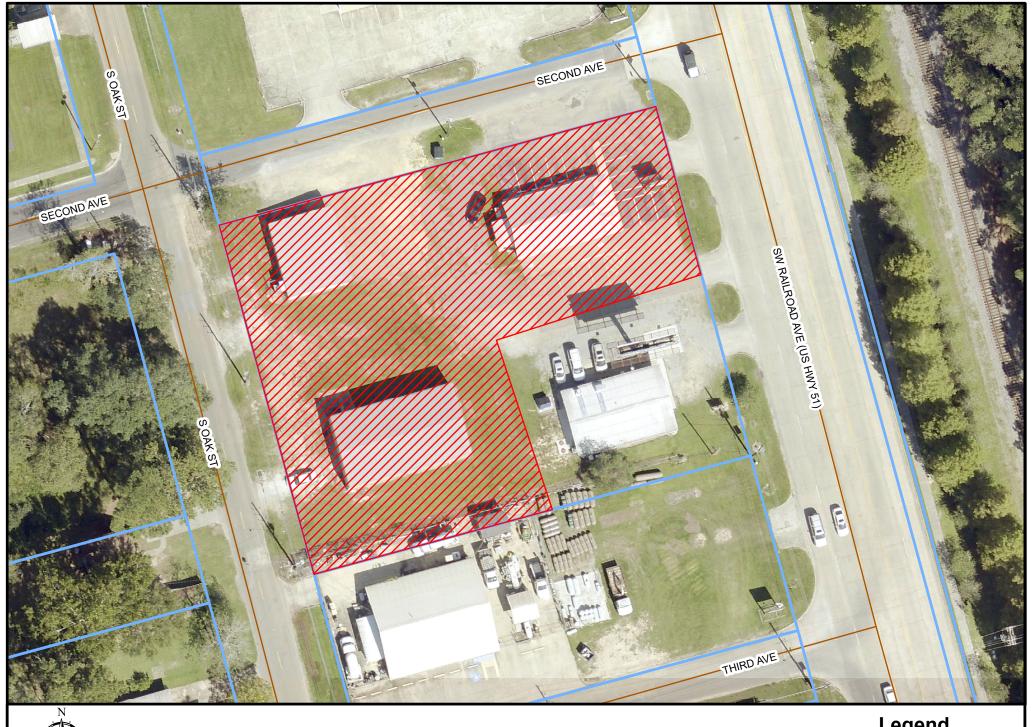


911 S. Oak St. Building



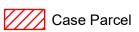
Next door to Barbara Tallo Office, already zoned C-H

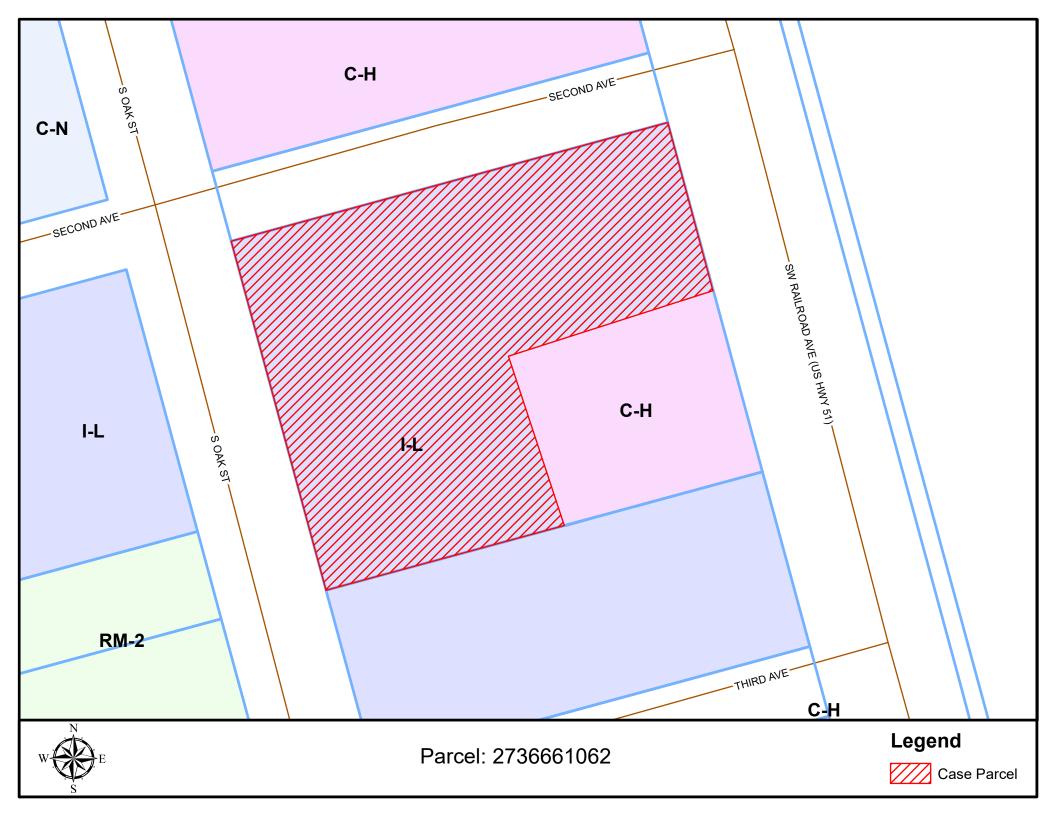




Parcel: 2736661062







Tangipahoa Parish Recording Page

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Recording Pages: 2

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CITY OF HAMMOND ORDINANCE No. 16-5485 C.S.

An Ordinance to approve rezoning request by Joe Tallo Jr. & Sons Inc. to rezone proposed lot 1 Blk 12 Barbers Addition located at 910 SW RR Ave. from I-L to C-H; DDD (Z-2016-07-00030) Recommended approval by the Zoning Commission.

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:

WHEREAS, on August 4, 2016 the Hammond Zoning Commission held a public hearing on a rezoning request by Joe Tallo Jr., & Sons Inc. to rezone proposed lot 1 Blk 12 Barbers Addition located at 910 SW RR Ave. from I-L to C-H; DDD (Z-2016-07-00030);

WHEREAS, the Zoning Commission recommendation to approve rezoning request from I -L to C-H has been forwarded to the Hammond City Council.

NOW THEREFORE BE IT ORDAINED, the City Council of Hammond, Louisiana hereby approves the rezoning request by Joe Tallo Jr., & Sons Inc. to rezone proposed lot 1 Blk 12 Barbers Addition located at 910 SW RR Ave. from I-L to C-H; DDD (Z-2016-07-00030)

The above and foregoing ordinance having being duly submitted to the Hammond City Council in writing; introduced at a public meeting on August 9th, 2016 of the Hammond City Council and discussed at a public meeting held on August 23rd, 2016; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by **Johnny Blount and** Second by **Jason Hood** the foregoing ordinance was hereby declared adopted on August 23rd, 2016 by the following roll call vote:

<u>Votes:</u> Johnny Blount (Y), Jason Hood (Y), Janice Carter Beard (Y), Lemar Marshall (Y), Mike Williams (Y). Motion Carried Approved

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 23rd, Day of August in the year 2016, at Hammond, Tangipahoa Parish, Louisiana.

Mike Williams

President, Hammond City Council

Honorable Pete Panepinto Mayor, City of Hammond

THE FOREGOING IS CERTIFIED TO BE A TRUE & CORRECT COPY

CLERK OF COUNCIL

Tonia Banks, Clerk

Hammond City Council