



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

City Council Request Ordinance: 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:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Strip Mall/C-H
South	LaCox/I-L
West	Vacant Lot/I-L
East	Railroad

Additional Information: 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)

PARCEL ADDRESS(ES) OR LEGAL DESCRIPTION(continued from front of application): please attach

ADDITIONAL PROPERTY OWNERS:

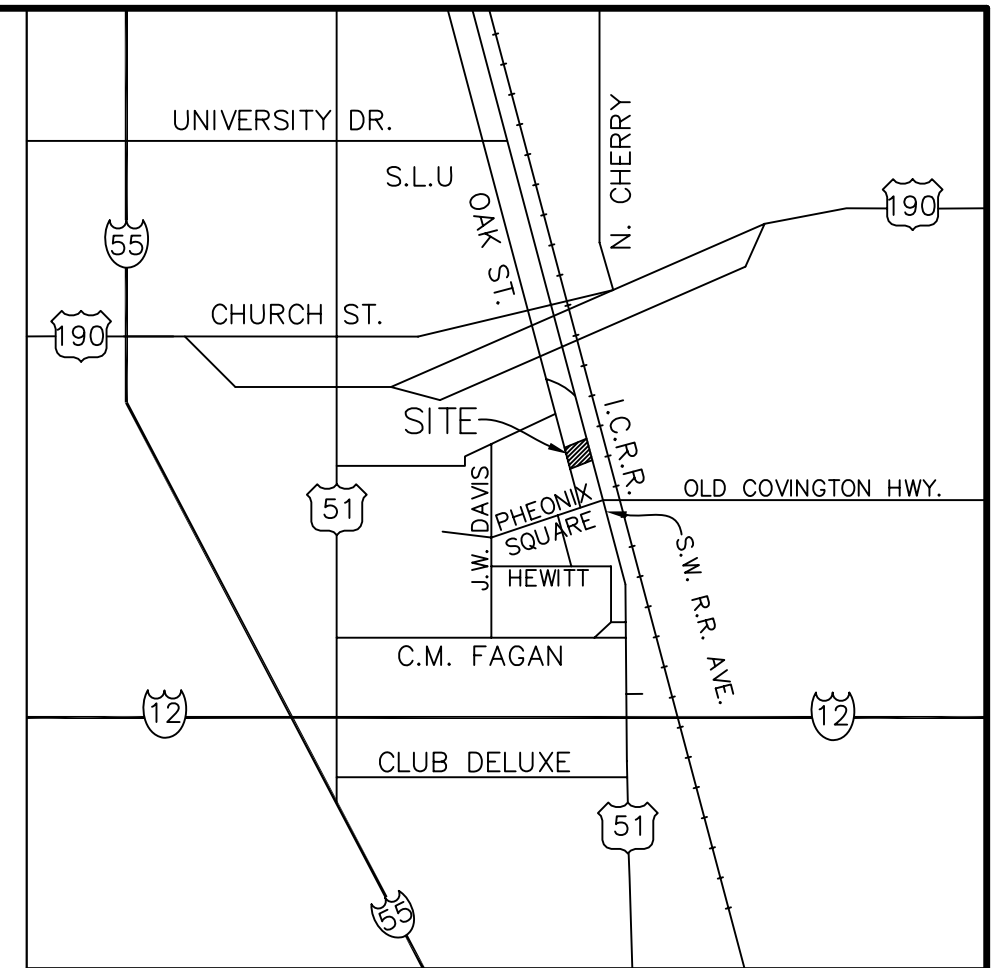
1) PROPERTY OWNER: _____ PHONE(____) _____

ADDRESS: _____
 Street or PO Box City State Zip

2) PROPERTY OWNER: _____ PHONE(____) _____

ADDRESS: _____
 Street or PO Box City State Zip

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 LOUISIANA



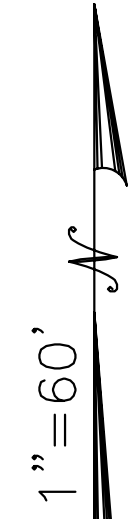
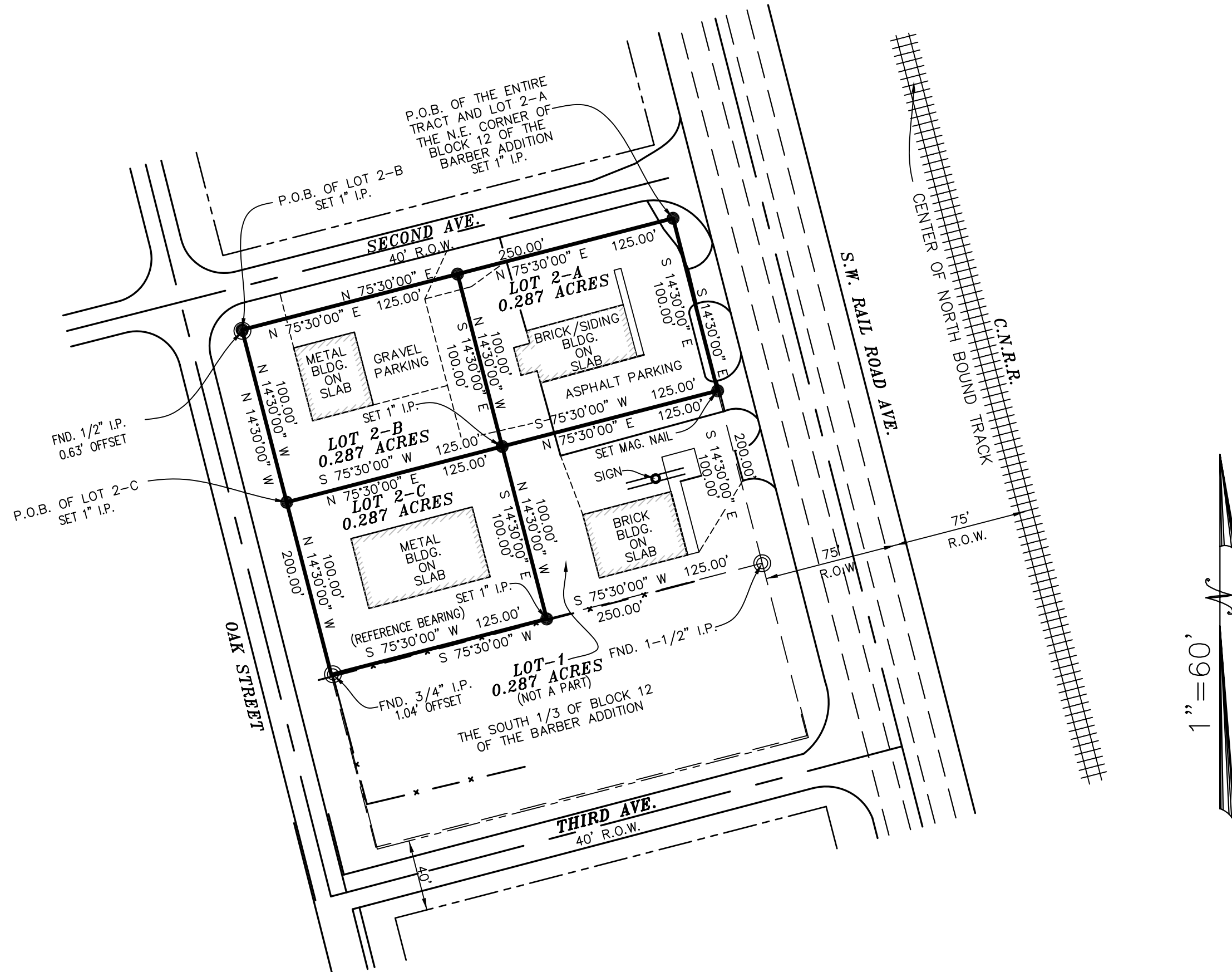
VICINITY MAP
(1"=2000')

DESCRIPTION OF ENTIRE TRACT (LOT-2)
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 SURVEYOR DATED 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 SURVEYOR DATED 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 SURVEYOR DATED 7-1-2021.



NOTE:
THE DRIVEWAY ON S.W. R.R. AVE. IS TO BE SHARED BY BOTH LOTS.

REFERENCE PLAT #1
PLAT OF THE NORTH 1/2 OF BLOCK 25 BY BODIN AND WEBB, INC. DATED 4-18-2016

REFERENCE PLAT #2
PLAT OF LOTS 1 & 2 BY BODIN AND WEBB, INC. DATED 8-2-2016

REFERENCE DOCUMENT
C.O.B. 206 PAGE 28 OF THE TANGIPAHOA PARISH CLERK OF COURT RECORDS. FLOOD ZONE "X" (NOT FLOOD PRONE) COMMUNITY NO. 220208 MAP NO. 22105C0430F 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 TALLO.

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW ONLY
NOT FOR RECORDATION,
CONVEYANCES OR SALES

MAX J. BODIN, P.L.S. DATE
LA. REG. NO. 5237

OWNER: JOE TALLO JR. & SONS INC. DATE
CITY PLANNER/BUILDING OFFICIAL DATE
CITY COUNCIL PRESIDENT DATE
PLANNING COMMISSION CHAIRMAN DATE

LEGEND:
● = 1" IRON PIPE SET
⊙ = FOUND CORNER

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

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

SAM TALLO
A DIVISION OF LOT-2 BLOCK 12 OF THE BARBER DIVISION

PROJECT NO.
SHEET NO.
1 OF 1

#	DATE	REVISION	BY	PH#



From Second Ave looking at 900 A SW Railroad Ave



From S. Oak St. looking towards SW Railroad

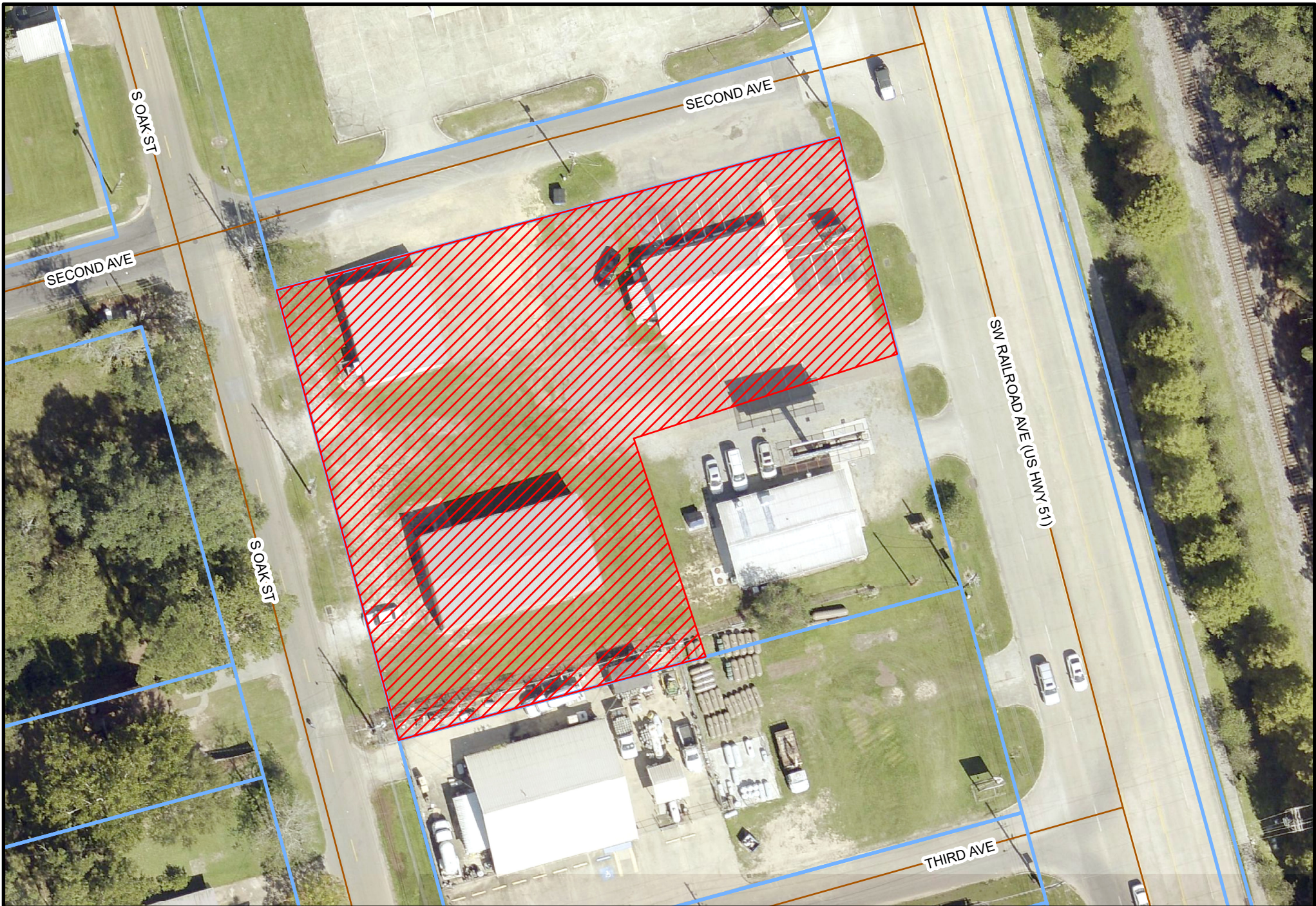


911 S. Oak St. Building



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



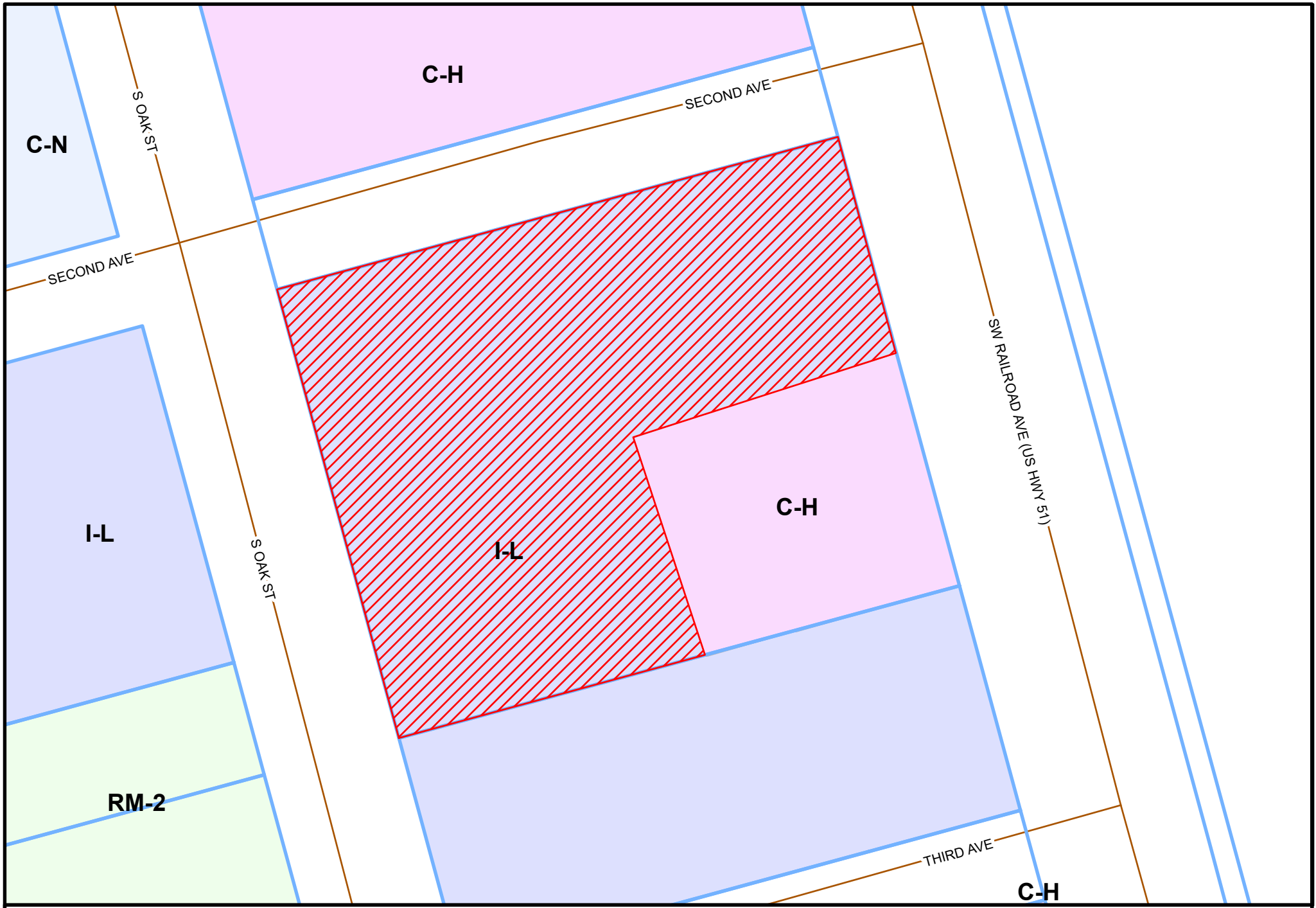


Parcel: 2736661062




Legend

 Case Parcel



Parcel: 2736661062

Legend

 Case Parcel

Tangipahoa Parish Recording Page

Julian E. Dufreche
Clerk of Court
P. O. Box 667
110 North Bay Street, Suite 100
Amite, LA 70422
(985) 748-4146

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HAMMOND, LA 70404

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Index Type : CONVEYANCES

Instrument # : 968409

Type of Document : ORDINANCE - CONVEYANCE BOOK

Book : 1423 **Page :** 244

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Tangipahoa Parish, Louisiana


Deputy Clerk

On (Recorded Date) : 08/26/2016

At (Recorded Time) : 11:40:09AM



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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:

Votes: 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

Tonia Banks, Clerk
Hammond City Council

THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY

CLERK OF COUNCIL