



**Staff Report**  
**Rezoning**  
**Case #:Z-2021-07-00093**

**Attachments:** Staff Report, Application,  
Survey, Site Photos, Aerial Map,  
Zoning Map,

**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 5.05 acres from RS-11.A to RM-3 in accordance with a survey by C. Randall Dixon, PLS dated 6/26/21 located on Bauerle Rd. requested by Roberta Joiner Living Trust (owner) Integrity Investors Group, LLC (applicant)

**Site Information:**

**Location (Address):** Bauerle Rd.

**Council District:** City Council District 3

**Existing Zoning:** RS-11.A

**Future Land Use:** Mixed-Use

**Existing Land Use:** Undeveloped

**Site Description:** 5.05 acres of undeveloped vacant land

**Adjacent Land Use and Zoning:**

<b><u>Direction:</u></b>	<b><u>Land Use/Zoning:</u></b>
<b>North</b>	The Waters Development/MX-N
<b>South</b>	Strip Mall /C-H
<b>West</b>	Proposed Apartment Development/RM-3
<b>East</b>	Vacant Land/MX-N

**Additional Information:** Bauerle Rd currently does not extend to this property. It will have to be developed.

The property to the North and East was recently rezoned for a housing development. The City Council approved rezoning from RS-11.A to MX-C on January 28, 2020.

**Public Hearing:**

**For:** Oscar Coronado, Applicant

**Against:** None

**Commission Recommendation:**

**Motion:** Recommend approval to rezone from RS-11.A to RM-3

**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 Roberta Joiner Living Trust (owner) Integrity Investors Group, LLC (applicant) to rezone 5.05 acres from RS-11.A to RM-3 in accordance with a survey by C. Randall Dixon, PLS dated 6/26/21 located on Bauerle Rd. (Z-2021-01-00093)

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Roberta Joiner Living Trust (owner) Integrity Investors Group, LLC (applicant) to rezone 5.05 acres from RS-11.A to RM-3 in accordance with a survey by C. Randall Dixon, PLS dated 6/26/21 located on Bauerle Rd. (Z-2021-01-00093)

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#

The next Zoning Commission Meeting will be held on August 5, 2021, 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# 6100015
SITE ADDRESS: Bauerle Road
Legal Description or Survey 5.05A IN NW1/4 OF SW1/4 OF NW1/4 OF SEC 36 T6SR7E HAMM B920
PROPERTY OWNER NAME: Robert B. Joiner Living Trust
Owner Address: 22059 Hwy 40, Loranger, LA 70446
Telephone: ( ) or Cell #: (985) 330-3073

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Oscar Coronado
COMPANY NAME: Integrity Investors Group, LLC
Applicant Mailing Address: 123 B North Patterson St, Valdosta, GA 31601
Applicant Telephone: (229) 219.67.71 or Cell #: (786) 451.65.12

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: Multifamily development compatible with surrounding properties
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

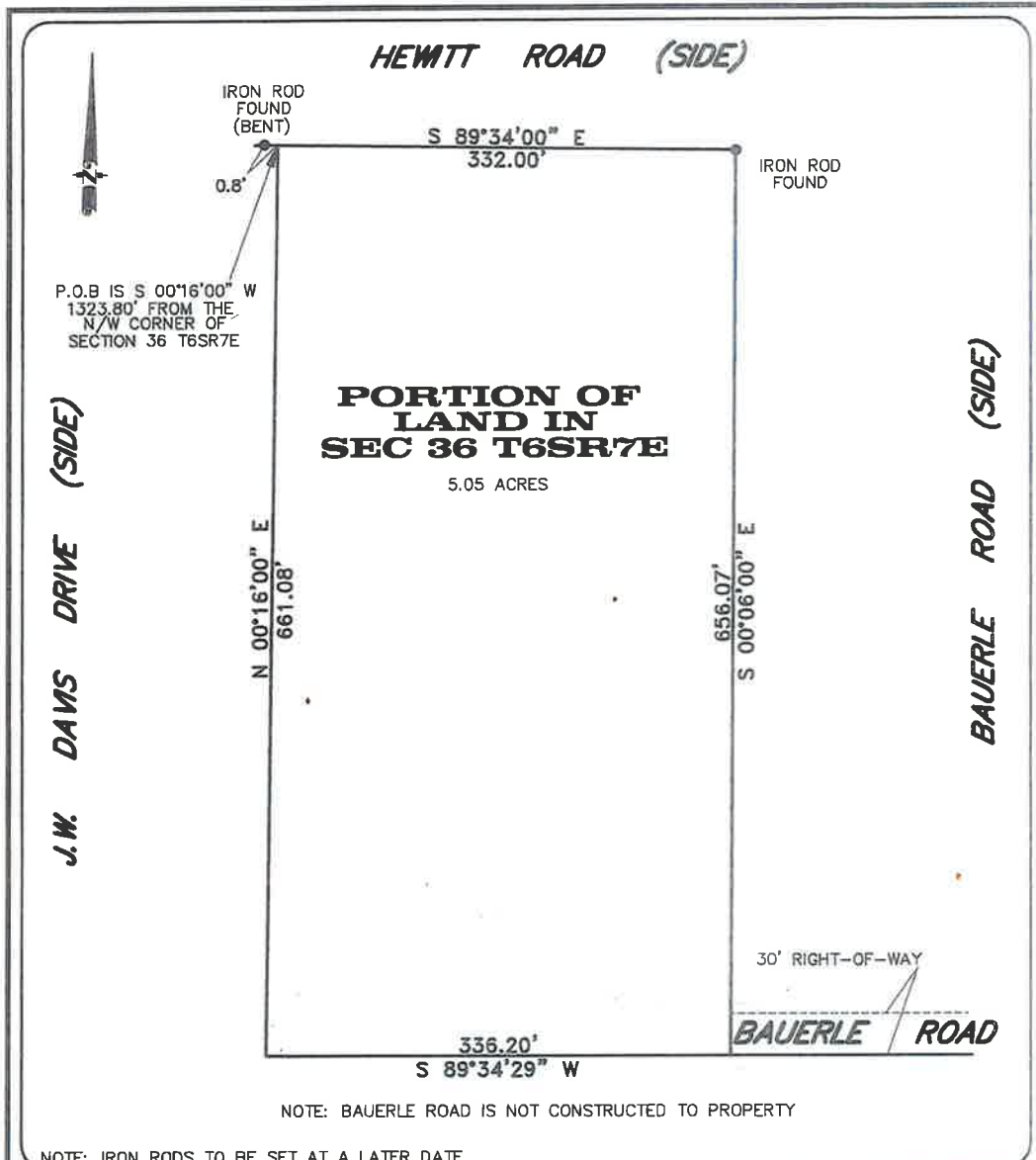
I/We being the legal owner(s) request zoning of my property from a RS-11.A District to a RM-3 District. I/We fully understand and agree to abide by the zoning restrictions for a RM-3 District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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.

APPLICANT SIGNATURE: [Signature] DATE: 7-7-2021
OWNER(S) SIGNATURE: [Signature] DATE:
CITY PLANNER: DATE:

AMOUNT PAID \$ CHECK# CASH [ ] DATE PAID / /



NOTE: BAUERLE ROAD IS NOT CONSTRUCTED TO PROPERTY

NOTE: IRON RODS TO BE SET AT A LATER DATE

**BOUNDARY SURVEY OF:**  
 LOT: PORTION OF LAND IN SECTION 36  
 TOWNSHIP 6 SOUTH  
 RANGE 7 EAST  
 PARISH, LA: TANGIPAHOA

**ELEVATION NOTE:**  
 THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE  
 FOLLOWING FLOOD ZONE, PER:  
 PLEASE CONTACT PARISH FOR BASE FLOOD INFORMATION

**GENERAL NOTES**  
 NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY  
 NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER  
 THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES  
 ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.  
 ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
 REFERENCE PLAN #1: A PLAN OF SURVEY BY GILBERT SULLIVAN DATED  
 OCTOBER 13, 1998.  
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE  
 FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE  
 SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE  
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR  
 THIS 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 THE LEGAL TITLE, AND WAS MADE SOLELY  
 ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THIS IS TO CERTIFY THAT THE PROPERTY  
 BOUNDARY SURVEY RECORDED HEREON WAS  
 MADE ON THE GROUND UNDER MY DIRECT  
 SUPERVISION, AND IS IN ACCORDANCE WITH  
 APPLICABLE STANDARDS OF PRACTICE FOR  
 PROFESSIONAL LAND SURVEYORS AS  
 STIPULATED IN LOUISIANA ADMINISTRATIVE  
 CODE TITLE: 48:LU, CHAPTER 25 FOR A  
 CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF RYAN BATES

BY: *C. Randall Dixon*



**KLS Group Inc.**  
 SURVEYING - CONSTRUCTION LAYOUT  
 3118 STOREY ST., ELMWOOD, LA, 70123  
 P. 504-302-0991 F. 504-539-3712  
 INFO@KLSGROUPINC.COM  
 Certified WBE

DATE: JUNE 28, 2021	DRAWN BY: SKB
SCALE: 1" = 100'	CHECKED BY: CRD
JOB #: 9729-21	SHEET 01 OF 1







Facing East from the Property



Facing West towards Property








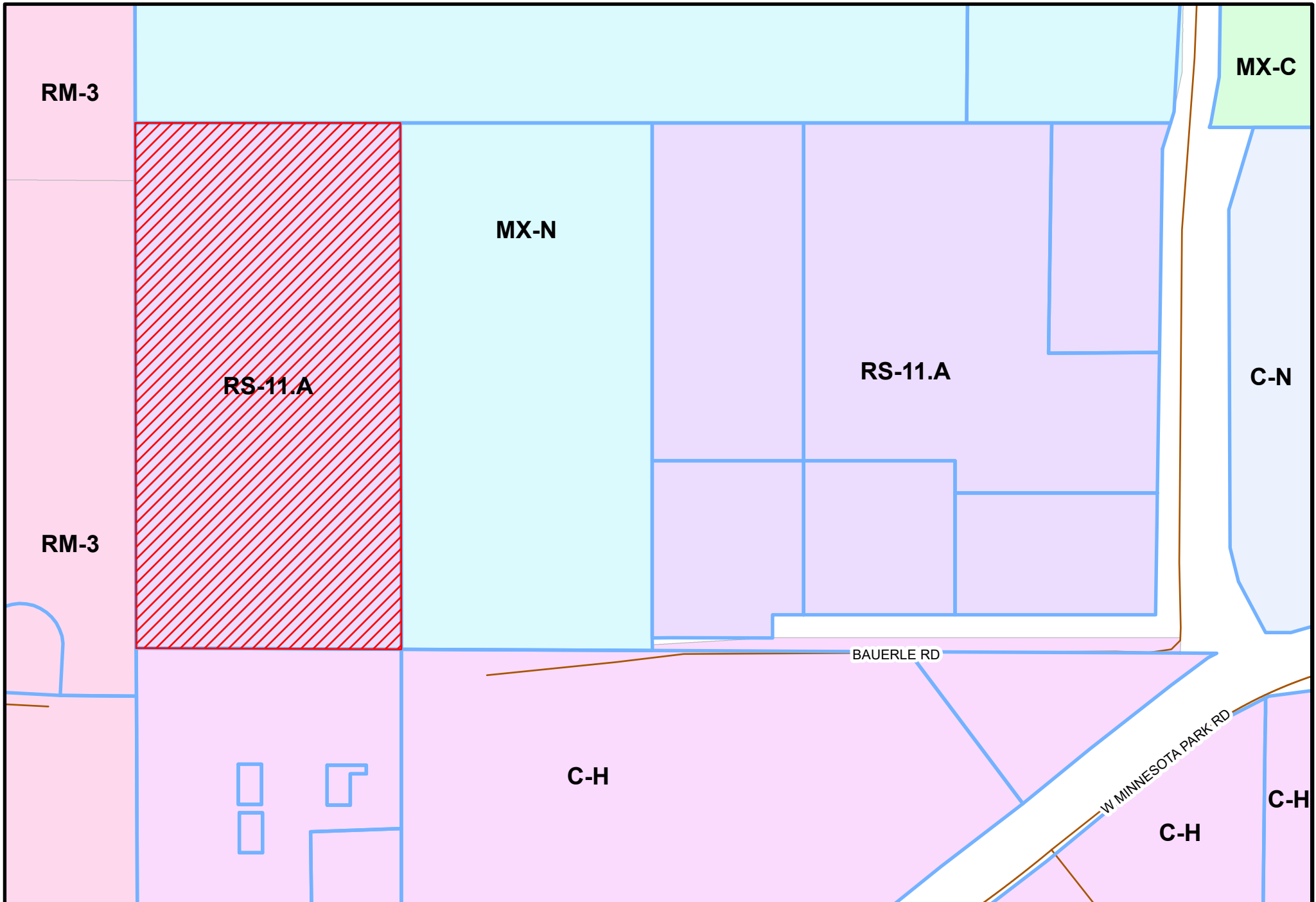
Parcel: 0HM000000622



**Legend**

 Case Parcel





RM-3

MX-C

MX-N

RS-11.A

RS-11.A

C-N

RM-3

BAUERLE RD

C-H

C-H


C-H

W MINNESOTA PARK RD

Parcel: 0HM000000622



Legend

 Case Parcel