



Staff Report
Rezoning
Case #: Z-2021-12-00097
2987

Attachments: Staff Report, Application,
Survey, Site Photos, Aerial Map,
Zoning Map, Ordinance No. 03-2986 & 03-
2987

Zoning Commission Public Hearing: Thursday, January 6, 2022

City Council Introduction: Tuesday, January 25, 2022

City Council Final: Tuesday, February 8, 2022

City Council Request Ordinance: Introduction for an Ordinance by Richard and Deborah Siems & Doris Wingfield (owner) and Humberto Mata (applicant) to rezone a portion of Lot 3A2 to conform with existing zoning of 3A1 & 3A2 as shown on a survey by William J Bodin, PLS dated 7/12/2017 from RS-11.A to MX-C, located at 2405 Old Baton Rouge Hwy; Zoned RS-11.A

Site Information:

Location (Address): 2405 Old Baton Rouge Hwy

Council District: City Council District 4

Existing Zoning: RS-11.A

Future Land Use: Mixed Use

Existing Land Use: Vacant Land

Site Description: Vacant Land

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	MX-C & Outside City Limits
South	MX-C
West	MX-C
East	MX-C

Additional Information: The property to the East and West were rezoned in 2003. 2301 Old Baton Rouge Hwy was rezoned per Ordinance No. 03-2986, and 2407 Old Baton Rouge Hwy was rezoned per Ordinance No. 03-2987. It appears a small lot in between these two was left out, I am not sure if it was intentional or not. The city GIS map does not reflect the accurate way this property is divided due to Chauvin Drive being developed.

Commission Recommendation:

Motion: Recommend approval to rezone a portion of Lot 3A2 to conform with existing zoning of 3A1 & 3A2 as shown on a survey by William J Bodin, PLS dated 7/12/2017 from RS-11.A to MX-C, located at 2405 Old Baton Rouge Hwy; Zoned RS-11.A

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Mathews

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS on January 6, 2022, the Hammond Zoning Commission held a public hearing and recommended approval to rezone a portion of Lot 3A2 to conform with existing zoning of 3A1 & 3A2 as shown on a survey by William J Bodin, PLS dated 7/12/2017 from RS-11.A to MX-C, located at 2405 Old Baton Rouge Hwy; Zoned RS-11.A

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Richard and Deborah Siems & Doris Wingfield (owner) and Humberto Mata (applicant) to rezone a portion of Lot 3A2 to conform with existing zoning of 3A1 & 3A2 as shown on a survey by William J Bodin, PLS dated 7/12/2017 from RS-11.A to MX-C, located at 2405 Old Baton Rouge Hwy; Zoned RS-11.A

**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 _____, 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: REZONING CONDITIONAL USE EXPANDED --OR-- RESTRICTED
 INITIAL ZONING/ANNEXATION

REZONING FEE: 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# 2871807

SITE ADDRESS: 2407 Old Baton Rouge Hwy Hammond, La 70403
STREET # & STREET NAME

Legal Description or Survey: 976 acres Lot 3-A-1^o, 757 acres lot 3-A2 in sec 27 T6S17

PROPERTY OWNER NAME: Deis Wingfield, Deborah Siems, Richard Siems
4213 Birch Street Hammd, La First Name MI Last Name

Owner Address: 31061 Dendinger Mill Rd Springfield, La 70462
Street Name/Street Number City State Zip

Telephone: () _____ or Cell #: (985) 215-6118 Deborah
985-320-0149 Deis

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Humberto Mata
First Name MI Last Name

COMPANY NAME: E1 Agave LLC Owner Other

Applicant Mailing Address: 23962 Sunnyside Ln Zachary LA 70791
Street Name/Street Number City State Zip

Applicant Telephone: () _____ or Cell #: (601) 498-7160

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: _____

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 of 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] 11-10-21 11/10/21
APPLICANT SIGNATURE DATE

X Deis Wingfield [Signature] 11/10/21 11/10/21
OWNER(S) SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

***** FOR OFFICIAL USE *****

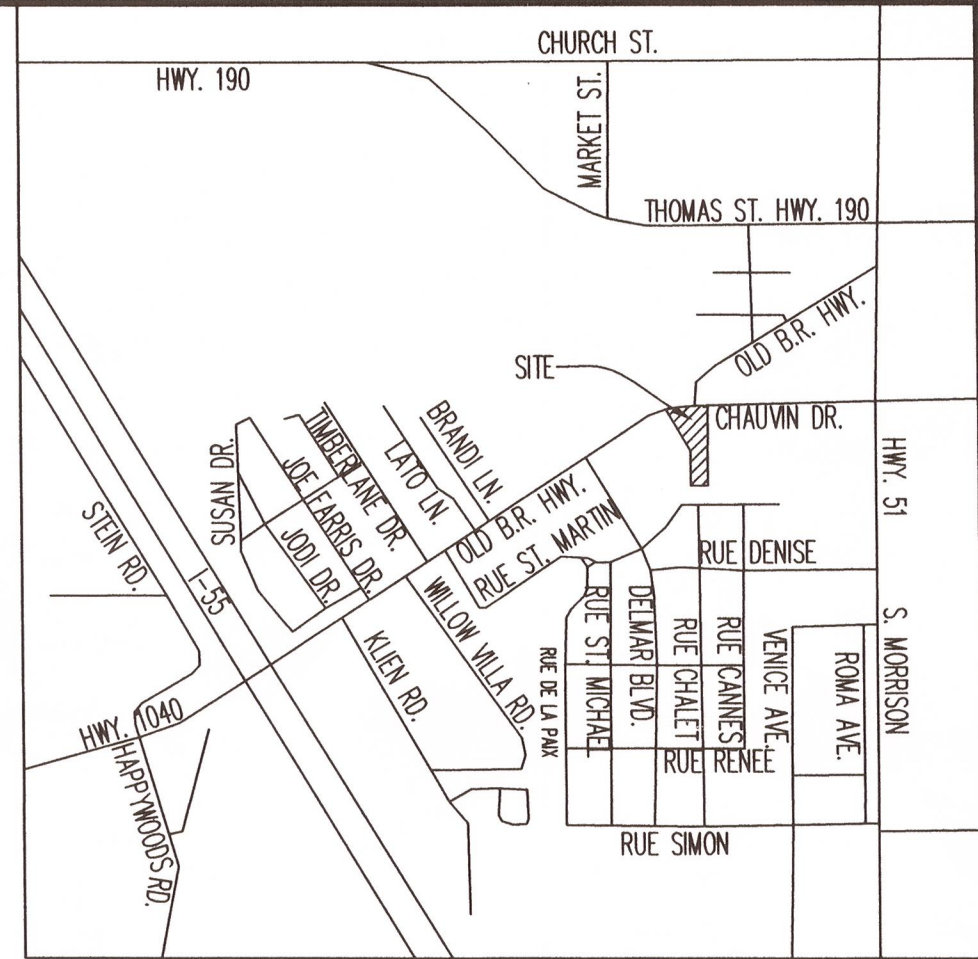
AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID / /

**0.272 ACRES AND A RESUBDIVISION OF 1.731 ACRE DIVIDED
INTO LOTS 2-A, 3-A-1 AND LOT 3-A-2 LOCATED IN SECTION
27, T6S-R7E
GREENSBURG LAND DISTRICT
CITY OF HAMMOND,
PARISH OF TANGIPAHOA,
STATE OF LOUISIANA**

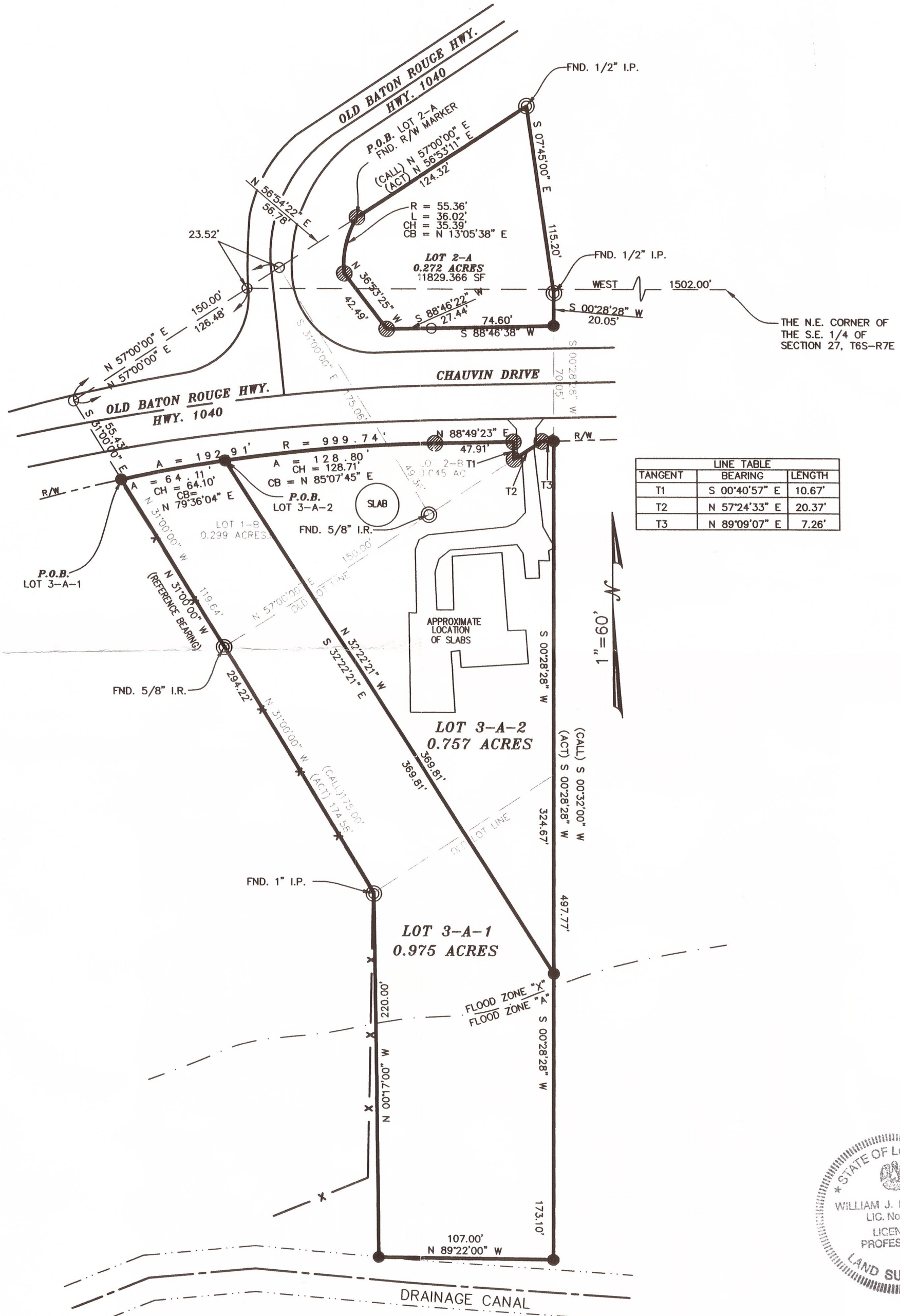
DESCRIPTION OF LOT 2-A
A 0.272 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 27, T6S-R7E, THENCE PROCEED 1502.00' WEST, 23.52' N 57°00'00" E AND 56.90' N 56°54'22" E, TO THE POINT OF BEGINNING; THENCE N 56°53'11" E A DISTANCE OF 124.32 FEET; THENCE S 07°45'00" E A DISTANCE OF 115.20 FEET; THENCE S 00°28'28" W A DISTANCE OF 20.05 FEET; THENCE S 88°46'38" W A DISTANCE OF 74.60 FEET; THENCE S 88°46'22" W A DISTANCE OF 27.44 FEET; THENCE N 36°53'25" W A DISTANCE OF 42.49 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 55.36' AND A LENGTH OF 36.02' WITH A CHORD BEARING OF N 13°05'38" E AND A CHORD DISTANCE OF 35.39 FEET, BACK TO THE POINT OF BEGINNING CONTAINING, 0.272 ACRES, ALL LOCATED IN SECTION 27, 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 3-20-2017.

DESCRIPTION OF LOT 3-A-1
A 0.974 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 27, T6S-R7E, THENCE PROCEED 1502.00' WEST, 126.48' S 57°00'00" W AND 55.43' S 31°00'00" E, TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 999.74' AND A LENGTH OF 64.11' WITH A CHORD BEARING OF N 79°36'04" E AND A CHORD DISTANCE OF 64.10 FEET; THENCE S 32°22'21" E A DISTANCE OF 369.81 FEET; THENCE S 00°28'28" W A DISTANCE OF 173.10 FEET; THENCE N 89°22'00" W A DISTANCE OF 107.00 FEET; THENCE N 00°17'00" W A DISTANCE OF 220.49 FEET; THENCE N 31°00'00" W A DISTANCE OF 294.22 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.974 ACRES, ALL LOCATED IN SECTION 27, 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 3-20-2017.

DESCRIPTION OF LOT 3-A-2
A 0.753 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 27, T6S-R7E, THENCE PROCEED 1502.00' WEST, 126.48' S 57°00'00" W, 55.43' S 31°00'00" E AND 64.10' N 79°36'04" E, TO THE POINT OF BEGINNING; THENCE N 85°07'45" E A DISTANCE OF 128.71 FEET; THENCE N 88°49'23" E A DISTANCE OF 47.91 FEET; THENCE S 00°40'57" E A DISTANCE OF 10.67 FEET; THENCE N 57°24'33" E A DISTANCE OF 20.37 FEET; THENCE N 89°09'07" E A DISTANCE OF 7.26 FEET; THENCE S 00°28'28" W A DISTANCE OF 324.67 FEET; THENCE N 32°22'21" W A DISTANCE OF 369.81 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.753 ACRES, ALL LOCATED IN SECTION 27, 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 3-20-2017.



VICINITY MAP
(1"=2000')



TANGENT	BEARING	LENGTH
T1	S 00°40'57" E	10.67'
T2	N 57°24'33" E	20.37'
T3	N 89°09'07" E	7.26'

OWNER: DEBORAH SIEMS 7/12/17 DATE

OWNER: DORIS WINGFIELD 7/12/17 DATE

CITY PLANNER/BUILDING OFFICIAL 8/15/17 DATE

DISTRICT CITY COUNCILMAN DATE

PLANNING COMMISSION CHAIRMAN 8-16-17 DATE

Recorded 8-25-17
COB 1456, Page 355
SUB 2017-08-00067

REFERENCE PLAT #1
PLAT OF LOTS 1, 2, 3 AND 4
BY GILBERT SULLIVAN
DATED 1-12-1970

REFERENCE BEARING
N 31°00'00" W AS PER
REFERENCE PLAT #1

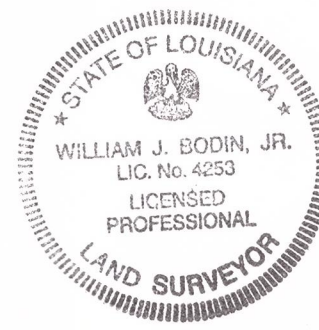
REFERENCE PLAT #2
PLAT OF SHEET NO. 43 OF
STATE PROJECT NO. 853-10-0017
BY MICHAEL P. MAILLETT
DATED 11-15-2007

REFERENCE DOCUMENTS
C.O.B. 1425 PG. 611 (2)
C.O.B. 1425 PG. 611 (3)
C.O.B. 395 PG. 141
C.O.B. 726 PG. 217
C.O.B. 326 PG. 234
C.O.B. 400 PG. 584

FLOOD ZONE "X"
(NOT FLOOD PRONE)
FLOOD ZONE "A"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0430F
DATED: 7-22-2010

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.272 ACRE PARCEL OF LAND AND LOT 3-A-1 AND LOT 3-A-2, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

MARCH 20, 2017
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 DORIS WINGFIELD & DEBRA SIEMS.



Wm. J. Bodin, Jr.
WILLIAM J. BODIN, JR. C.E., P.L.S.
LA. REG. NO. 8193 & NO. 4253

7/12/17
DATE

LEGEND:
● = 1" IRON PIPE SET
○ = FOUND CORNER
⊙ = FOUND R/W MARKER

#	DATE	REVISION	BY	PH# (985) 345-3947	FAX# (985) 345-0213	DESIGNED: W.J.B.	DATE: 3-20-17	PROJECT NO.
						DRAWN: C.D.B.	SCALE: 1"=60'	
						CHECKED: W.J.B.		SECTION 27, T6S-R7E
						APPROVED: W.J.B.		
				BODIN AND WEBB, INC. CONSULTING ENGINEERS 1024 S. CYPRESS HAMMOND, LOUISIANA 70403		DORIS WINGFIELD & DEBORAH SIEMS		



Facing North where property was split to create Chauvin Dr.



Facing East



Facing West



ORDINANCE NO. 03-2986, C.S.

**AN ORDINANCE TO REZONE PROPERTY FOR DORIS WINGFIELD FOR
PROPERTY LOCATED AT 2301 OLD BATON ROUGE HIGHWAY, TO BE
REZONED FROM R-S TO B-2**

BE IT ORDAINED by the City of Hammond that:

TO REZONE THE FOLLOWING PROPERTY

Name of Property owner(s): DORIS WINGFIELD

Property bounded: Subject property bounded or belonging to:

On the north by City limits and Old Baton Rouge Highway

On the south by Doris Smith

On the west by Deborah Siems

On the east by Larry Blomquist

Property address or description: 2301 OLD BATON ROUGE HIGHWAY

The property is presently zoned "R-S" and the request is for "B-2" zoning.

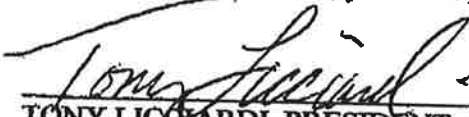
The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting of the Hammond City Council discussed at the said public meeting; after motion and second was submitted to the official vote of the Hammond City Council. The vote thereon was as follows:

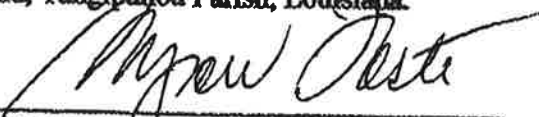
YEAS: MUSCARELLO, WILSON, LICCIARDI, JACKSON AND MONTECINO.


NAYS: NONE.

ABSENT: NONE.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 4th day of November, year 2003, at Hammond, Tangiparola Parish, Louisiana.


TONY LICCIARDI, PRESIDENT
HAMMOND CITY COUNCIL


HONORABLE MAYSON H. FOSTER
MAYOR, CITY OF HAMMOND


LANITA JOHNSON, CLERK
HAMMOND CITY COUNCIL

ORDINANCE NO. 03-2987, C. S.

AN ORDINANCE TO REZONE PROPERTY FOR DORIS SMITH FOR PROPERTY LOCATED AT 2407 OLD BATON ROUGE HIGHWAY FROM R-S TO B-2

BE IT ORDAINED by the City of Hammond that:

TO REZONE THE FOLLOWING PROPERTY

Name of Property owner(s): DORIS SMITH

Property bounded: Subject property bounded or belonging to:

On the north by City limits

On the south by Doris Smith

On the west by Leonard Bignar

On the east by Doris Smith

Property address or description: 2407 OLD BATON ROUGE HIGHWAY

The property is presently zoned "R-S" and the request is for "B-2" zoning.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting of the Hammond City Council discussed at the said public meeting; after motion and second was submitted to the official vote of the Hammond City Council. The vote thereon was as follows:


YEAS: MUSCARELLO, WILSON, LICCIARDI, JACKSON AND MONTECINO.


NAYS: NONE.

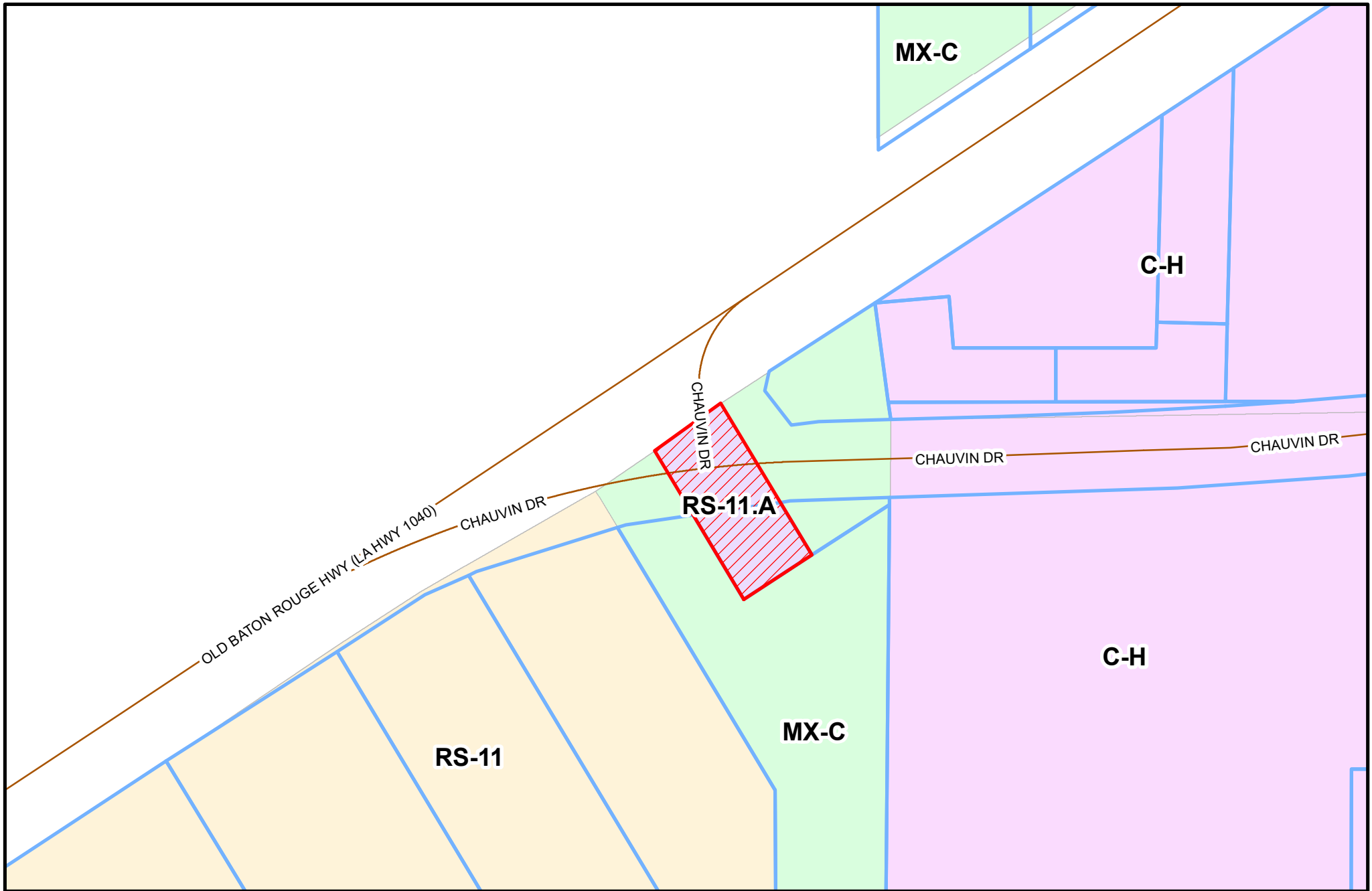
ABSENT: NONE.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 4th day of November, year 2003, at Hammond, Tangipahoa Parish, Louisiana.

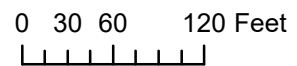

TONY LICCIARDI, PRESIDENT
HAMMOND CITY COUNCIL


HONORABLE MAYSON H. FOSTER
MAYOR, CITY OF HAMMOND


LANITA JOHNSON, CLERK
HAMMOND CITY COUNCIL



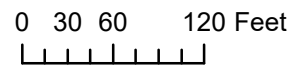
2405 Old Baton Rouge Hwy.



Legend
 Case Parcel



2405 Old Baton Rouge Hwy.



Legend

 Case Parcel