



Staff Report

Expanded Conditional Use

Case #: Z-2021-01-00089

Attachments:

Staff Report, Application, Ariel Map, Zoning Map, Survey, Site Photos,

Zoning Commission Public Hearing: Thursday, March 3, 2022

City Council Introduction: Tuesday, March 8, 2022

City Council Final: Tuesday, March 22, 2022

City Council Request (Ordinance):

Introduction for an Ordinance to grant an Expanded Conditional Use (ECU) on a lot being 0.407 acres in accordance with a survey by Wm. J. Bodin Jr. dated 2/9/2022 requested by Anthony and Joyce Cox located at 1106 South Pine Street. (Z-2022-02-00098)

Site Information:

Location (Address): 1106 S. Pine St.

Site Description: Property fronts Pine Street approximately 100 feet north of the Phoenix Square intersection.

Council District: City Council District 3

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Storage, Vacant Land

Adjacent Land Use and Zoning:

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

Additional Information:

None

Public Hearing:

For: Joyce Cox (Owner)

Against: None

Commission Recommendation:

Motion: Approve the Expanded Conditional Use by Anthony and Joyce Cox to allow for a duplex and with one unit as residential and another unit as a hair salon located at 1106 South Pine Street.

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: None

Abstain: None

Absent: Matt Sandifer

Ordinance to Read:

WHEREAS on March 3, 2022, the Hammond Zoning Commission held a public hearing and recommended approval of an Expanded Conditional Use request by Joyce and Anthony Cox for a lot being 0.487 acres in accordance with the survey by Wm. J. Bodin Jr. dated 2/9/2022 located at 1106 S. Pine St. (Z-2022-02-00098)

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Joyce and Anthony Cox to allow for an Expanded Conditional Use to allow for a duplex with a residence on one side and a hair salon in the second unit, on a lot being 0.487 acres in accordance with survey by Wm. J. Bodin Jr. dated 2/9/2022 located at 1106 S. Pine St.

CITY OF HAMMOND
219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX: (985) 277-5638

FILING DATE: 2/1/22 PERMIT# 2-2022-02-00098

The next Zoning Commission Meeting will be held on March 3 2022 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# _____

SITE ADDRESS: _____
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Anthony & Joyce COX
First Name MI Last Name

Owner Address: 404 Phoenix Sp Hammond La. 70403
Street Name/Street Number City State Zip

Telephone: (985) 507-3699 or Cell #: () same

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Anthony & Joyce COX
First Name MI Last Name

COMPANY NAME: 404 Phoenix Sp. ☐ Owner ☐ Other

Applicant Mailing Address: 404 Phoenix Sp Hammond La. 70403
Street Name/Street Number City State Zip

Applicant Telephone: () or Cell #: (985) 507-3699

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: Allow a hair Salon & Duplex

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 Mrs & Mr Cox 2/7/22
APPLICANT SIGNATURE DATE

X Mrs & Mr Cox 2/7/22
OWNER(S) SIGNATURE DATE

X [Signature] 2/7/22
CITY PLANNER DATE

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

AMOUNT PAID \$ 120 CHECK# 6315 CASH ☐ DATE PAID 2/7/22

DESCRIPTION OF LOT-1

A 0.185 ACRE PARCEL OF LAND, LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF BLOCK 29 OF THE BARBER ADDITION WHICH IS THE POINT OF BEGINNING;
THENCE N 14°18'01" W A DISTANCE OF 90.81 FEET;
THENCE N 75°30'00" E A DISTANCE OF 88.40 FEET;
THENCE S 14°30'00" E A DISTANCE OF 90.78 FEET;
THENCE S 73°42'39" W A DISTANCE OF 13.73 FEET;
THENCE S 75°48'18" W A DISTANCE OF 75.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 8,068.311 S.F., 0.185 ACRES, ALL LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, 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 12-21-2021.

DESCRIPTION OF LOT-2

A 0.172 ACRE PARCEL OF LAND, LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF BLOCK 29 OF THE BARBER ADDITION THENCE PROCEED 90.81' N 14°18'01" W TO THE POINT OF BEGINNING;
THENCE N 13°45'48" W A DISTANCE OF 53.47 FEET;
THENCE N 75°30'00" E A DISTANCE OF 140.17 FEET;
THENCE S 13°45'48" E A DISTANCE OF 53.47 FEET;
THENCE S 75°30'00" W A DISTANCE OF 140.17 FEET;
TO THE POINT OR PLACE OF BEGINNING CONTAINING 7,493.785 S.F., 0.172 ACRES, ALL LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, 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 12-21-2021.

DESCRIPTION OF LOT-3

A 0.161 ACRE PARCEL OF LAND, LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF BLOCK 29 OF THE BARBER ADDITION THENCE PROCEED 90.81' N 14°18'01" W AND N 13°45'48" W 53.47' TO THE POINT OF BEGINNING;
THENCE N 13°45'48" W A DISTANCE OF 50.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 140.19 FEET;
THENCE S 13°44'22" E A DISTANCE OF 50.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 140.17 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 7,007.881 S.F., 0.161 ACRES, ALL LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, 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 12-21-2021.

DESCRIPTION OF LOT-4

A 0.161 ACRE PARCEL OF LAND, LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF BLOCK 29 OF THE BARBER ADDITION THENCE PROCEED 90.81' N 14°18'01" W AND N 13°45'48" W 103.47' TO THE POINT OF BEGINNING;
THENCE N 13°45'48" W A DISTANCE OF 50.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 140.21 FEET;
THENCE S 13°44'22" E A DISTANCE OF 50.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 140.19 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 7,009.236 S.F., 0.161 ACRES, ALL LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, 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 12-21-2021.

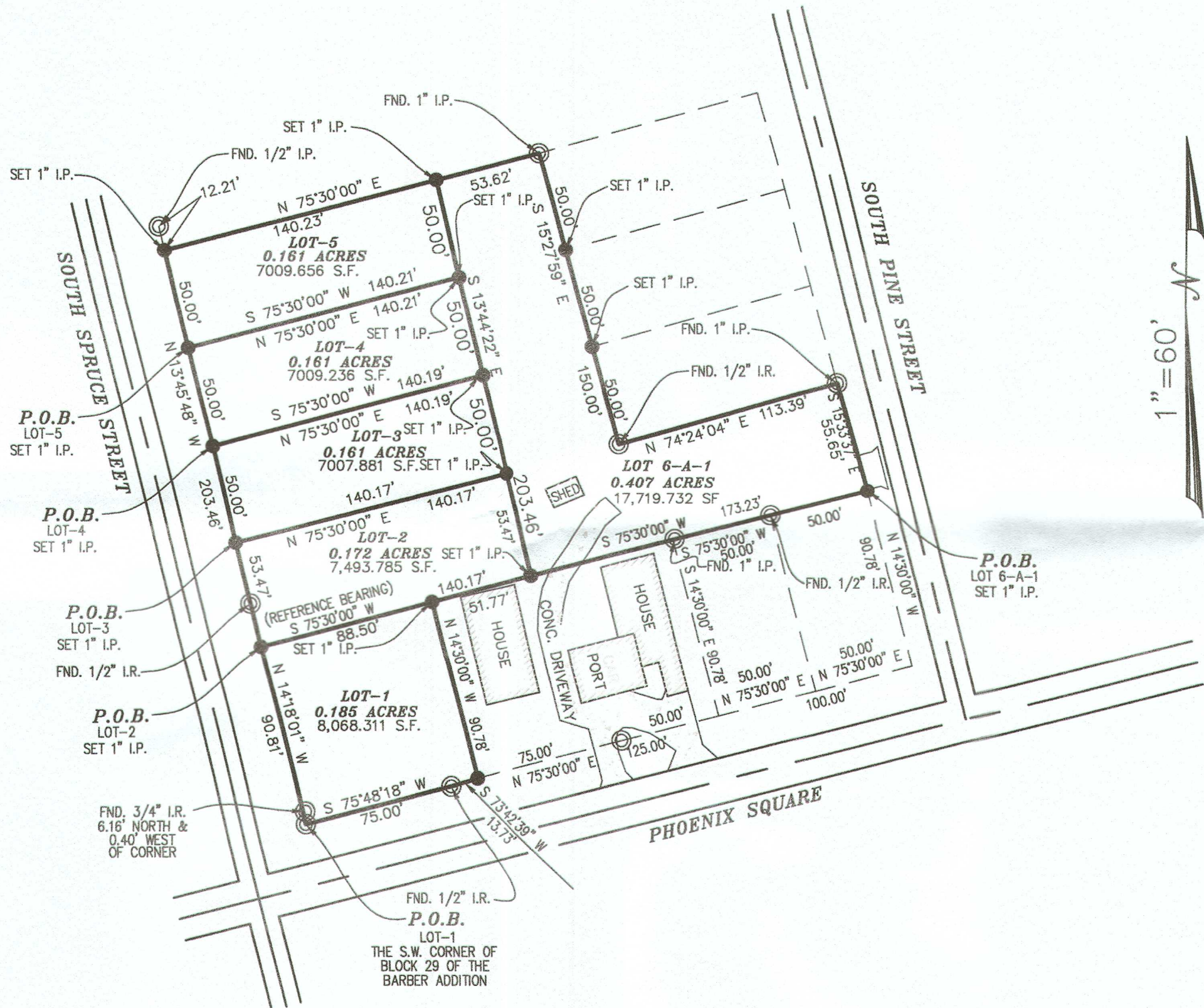
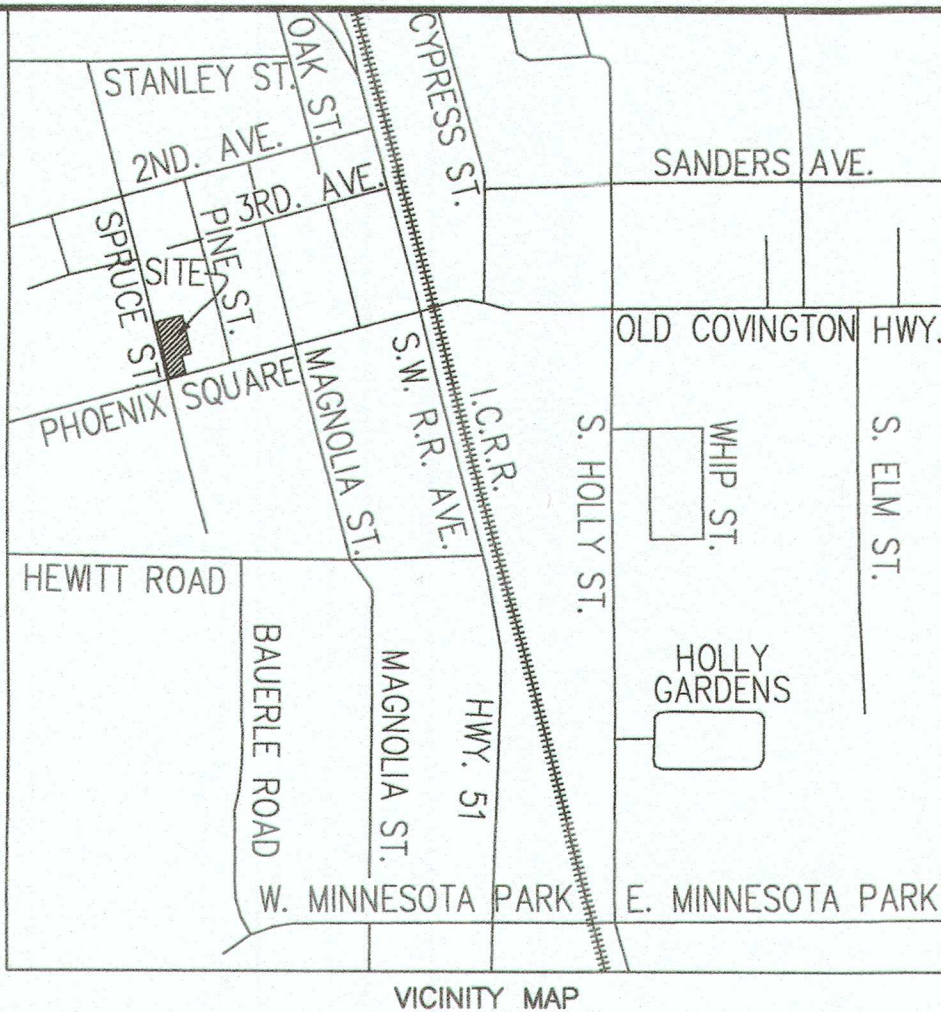
DESCRIPTION OF LOT-5

A 0.161 ACRE PARCEL OF LAND, LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF BLOCK 29 OF THE BARBER ADDITION THENCE PROCEED 90.81' N 14°18'01" W AND N 13°45'48" W 153.47' TO THE POINT OF BEGINNING;
THENCE N 13°45'48" W A DISTANCE OF 50.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 140.23 FEET;
THENCE S 13°44'22" E A DISTANCE OF 50.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 140.21 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 7,009.656 S.F., 0.161 ACRES, ALL LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, 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 12-21-2021.

DESCRIPTION OF LOT-6-A-1

A 0.407 ACRE PARCEL OF LAND, LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF BLOCK 29 OF THE BARBER ADDITION THENCE PROCEED 75.00' N 75°48'18" E, 13.73' S 73°42'39" E, 225.00' N 75°30'00" E AND 90.78' N 14°30'00" W TO THE POINT OF BEGINNING;
THENCE S 75°30'00" W A DISTANCE OF 173.23 FEET;
THENCE N 13°44'45" W A DISTANCE OF 203.46 FEET;
THENCE N 75°30'00" E A DISTANCE OF 53.62 FEET;
THENCE S 15°27'59" E A DISTANCE OF 150.00 FEET;
THENCE N 74°24'04" E A DISTANCE OF 113.39 FEET;
THENCE S 15°33'37" E A DISTANCE OF 55.65 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 17,719.732 S.F., 0.407 ACRES, ALL LOCATED IN BLOCK 29 OF THE BARBER ADDITION TO THE CITY OF HAMMOND, 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 1-4-2021.

LOT LINE REVISION, LOCATED IN
BLOCK 29 OF THE BARBER ADDITION
TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E,
GREENSBURG LAND DISTRICT, CITY OF HAMMOND,
PARISH OF TANGIPAHOA, STATE OF LOUISIANA.



APPROVAL

PLANNING COMMISSION DATE

CITY COUNCIL PRESIDENT DATE

BUILDING OFFICIAL CITY PLANNER DATE

OWNERS SIGNATURE

JOYCE COX DATE

REFERENCE PLAT #1

PLAT OF 0.1563 ACRES
BY ROY C. EDWARDS
DATED 1-16-2003

REFERENCE PLAT #2

PLAT OF 0.195 ACRES
BY G.L. LESSARD
DATED 3-5-2009

REFERENCE PLAT #3

PLAT OF LOTS 1 THRU 5
BY BODIN AND WEBB, INC.
DATED 1-5-2021

REFERENCE BEARING

S 75°30'00" W AS PER
REFERENCE PLAT #1 & #3

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

LEGEND:

● = 1" IRON PIPE SET

○ = FOUND CORNER

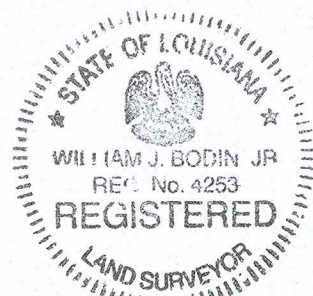
— = OLD LOT LINE

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF LOTS 1 THRU 5, 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.

DECEMBER 21, 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 JOYCE COX.



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

2/09/22
DATE

JOYCE COX
SECTION 25, T6S-R7E

PROJECT NO.
PROJ
SHEET NO.
SHEET

#	DATE	REVISION
1.	5-11-21	REVISED TO CREATE LOT 6-A
2.	10-4-21	REVISED TO SHOW PROPOSED HOUSE ON LOT-1
3.	12-21-21	REVISED TO MAKE LOT LINE REVISION ON LOTS 3 THRU 5
4.	2-8-22	REVISED TO CREATE LOT 6-A-1

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

DESIGNED: M.J.B.
DRAWN: C.D.B.
CHECKED: M.J.B.
APPROVED: M.J.B.
DATE: 12-21-2021
SCALE: 1"=60'



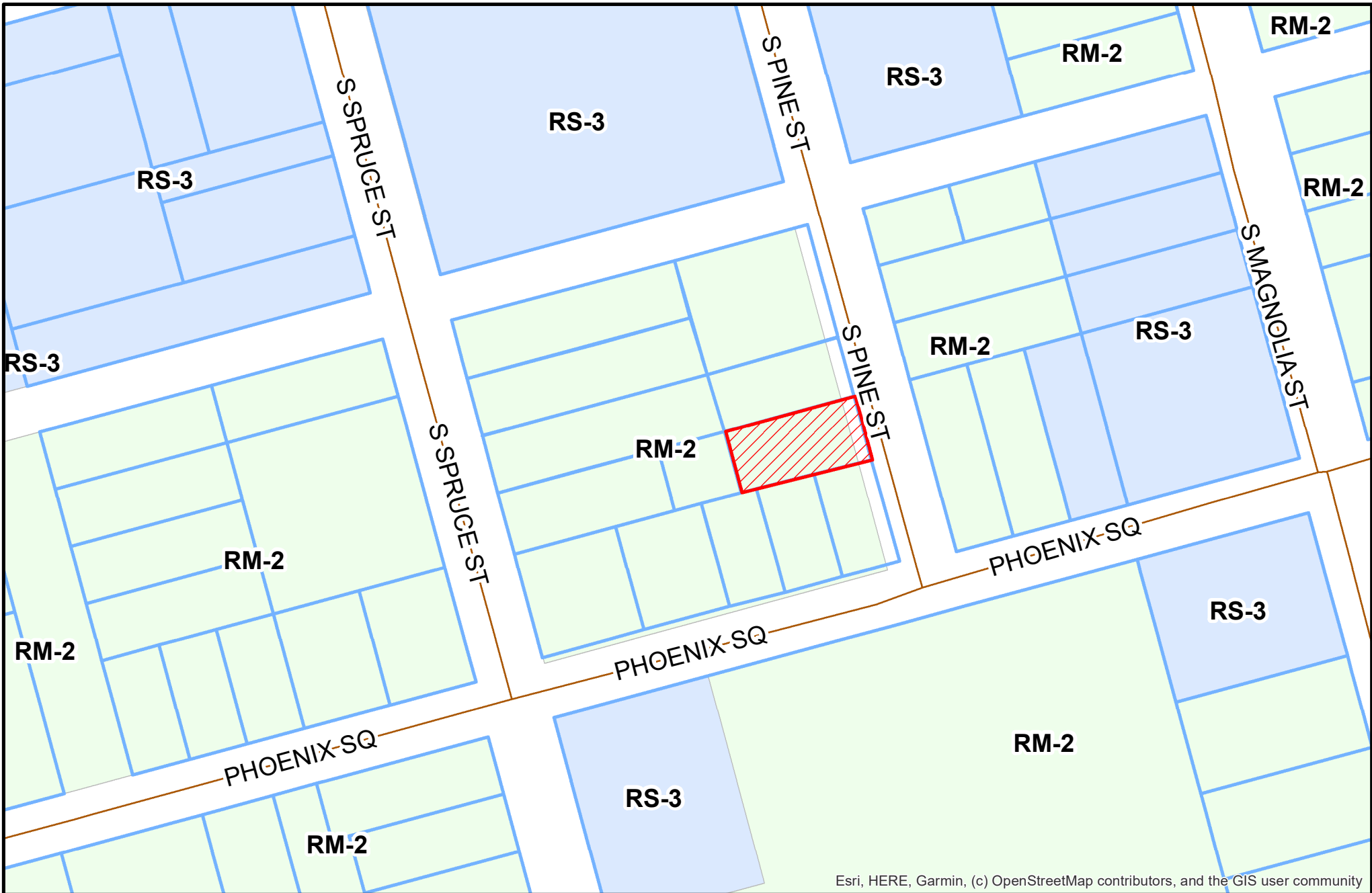


Z-2022-02-00098 - Expanded Conditional Use
Anthony and Joyce Cox

0 25 50 100 Feet
|-----|

Legend

 Case Parcel



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Z-2022-02-00098 - Expanded Conditional Use
Anthony and Joyce Cox

0 25 50 100 Feet
| | | | |

Legend
 Case Parcel