



Staff Report
Re-Zoning
Case #: Z-2022-09-00112

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

Public Hearing: Thursday, October 20, 2022
City Council Introduction: Tuesday, October 25, 2022
City Council Final: Tuesday, November 15, 2022

City Council Request (Ordinance): Introduction of an ordinance to approve a request by RE 3 Properties, LLC (owner) to rezone Lots 60, 61, & 62 of Block 3 of Vacarro Park Subdivision, located at 1409 West Church Street from RM-2 to MX-C (Z-2022-09-00112).

Site Information:

Location (Address): 1409 West Church Street
Council District: City Council District 4
Existing Zoning: RM-2
Future Land Use: Mixed Use
Existing Land Use: Residential
Site Description: This site is located at the southeast corner of the intersection of Carter Street and West Church Street.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Commercial, MX-C (formerly The Old School)
South	Single-family, RM-2
West	Single-family, MX-C
East	Single-family, MX-C

Additional Information: This parcel is surrounded on three sides by other parcels that are zoned MX-C. The future land use map also recommends that this parcel become mixed use due to the nature and anticipated commercial and residential (mixed-use) development of West Church Street.

Public Hearing:

For: Nick Gagliano - RE 3 Properties, LLC (owner)
Against: None

Commission Recommendation:

Motion by: Ron Matthews recommended approval of the rezoning request by RE 3 Properties, LLC (owner) to rezone Lots 60, 61, & 62 of Block 3 of Vacarro Park Subdivision, located at 1409 West Church Street from RM-2 to MX-C (Z-2022-09-00112).

Seconded by: Matt Sandifer

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS, on October 20, 2022, the Hammond Zoning Commission held a public hearing and recommended approval of the rezoning request by RE 3 Properties, LLC (owner) to rezone Lots 60, 61, & 62 of Block 3 of Vacarro Park Subdivision, located at 1409 West Church Street from RM-2 to MX-C (Z-2022-09-00112).

NOW, THEREFORE, BE IT ORDAINED, the City Council of Hammond, hereby approves the rezoning request by RE 3 Properties, LLC (owner) to rezone Lots 60, 61, & 62 of Block 3 of Vacarro Park Subdivision, located at 1409 West Church Street from RM-2 to MX-C (Z-2022-09-00112).

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# Z-2022-05-00110

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: [X] 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# 2746672 1005-00
SITE ADDRESS: 712 Magazine St Hammond CA
Legal Description or Survey Lot - A
PROPERTY OWNER NAME: Christopher Jamar Ruffin
Owner Address:
Telephone: 985 662-6730

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Christopher Jamar Ruffin
COMPANY NAME:
Applicant Mailing Address:
Applicant Telephone: () or Cell #: ()

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: RS-3 (circled) RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
REQUESTED ZONING: MX-N (circled) 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 or furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

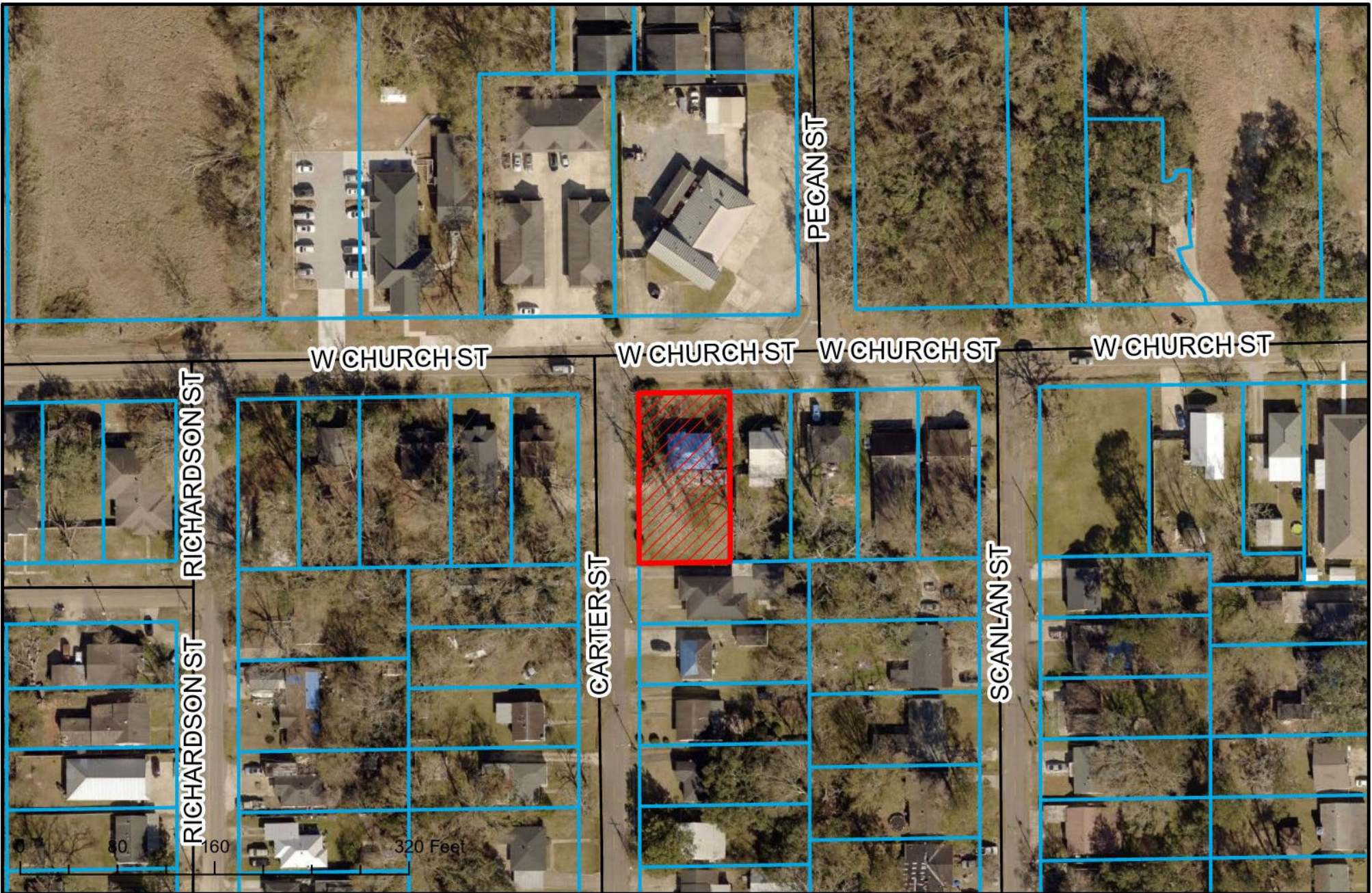
I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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).

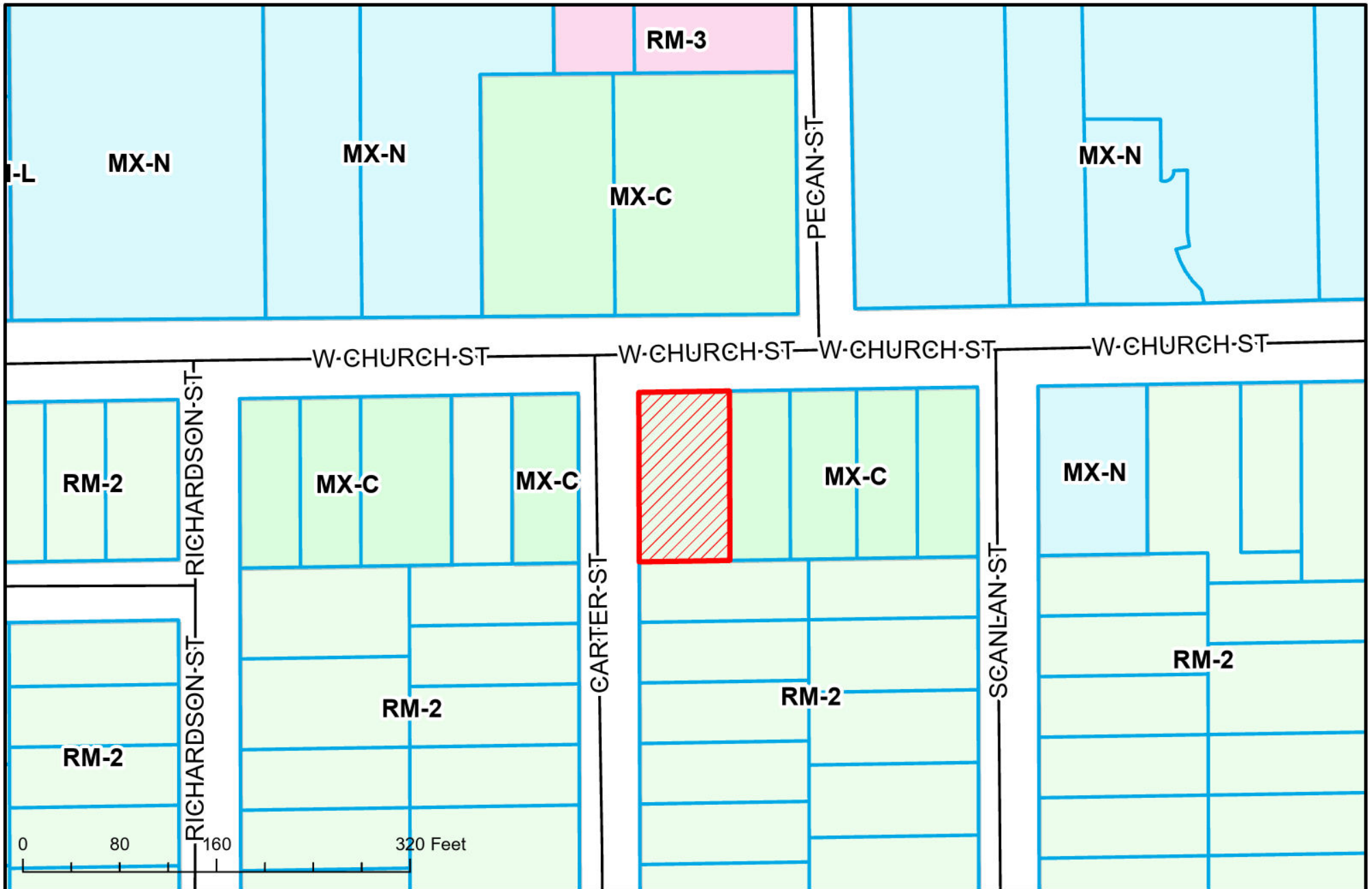
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X [Signature] APPLICANT SIGNATURE DATE
X [Signature] OWNER(S) SIGNATURE DATE
X CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# CASH [] DATE PAID / /



1409 W Church St



1409 W Church St

DESCRIPTION OF THE ENTIRE TRACT

A 2.234 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK-1 OF PINE RIDGE ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 280.00 FEET; THENCE WEST A DISTANCE OF 333.00 FEET; THENCE N 05°55'00" W A DISTANCE OF 281.50 FEET; THENCE EAST A DISTANCE OF 362.02 FEET; BACK TO THE POINT OR PLACE OF BEGINNING CONTAINING 97,302.601 S.F., 2.234 ACRES, ALL LOCATED IN BLOCK-1 OF PINE RIDGE ADDITION, SECTION 24, 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 11-22-2021.

DESCRIPTION OF LOT-A

A 0.644 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK-1 OF PINE RIDGE ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 155.00 FEET; THENCE WEST A DISTANCE OF 181.00 FEET; THENCE NORTH A DISTANCE OF 155.00 FEET; THENCE EAST A DISTANCE OF 181.00 FEET; TO THE POINT OR PLACE OF BEGINNING CONTAINING 28,055.037 S.F., 0.644 ACRES, ALL LOCATED IN BLOCK-1 OF PINE RIDGE ADDITION, SECTION 24, 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 11-22-2021.

REFERENCE DOCUMENT
C.O.B. 1591 PAGE 519

REFERENCE BEARING
WEST AS PER
REFERENCE DOCUMENT

LEGEND:

- = 1" IRON PIPE SET
- ⊙ = FOUND CORNER

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 2.234 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

NOVEMBER 22, 2021

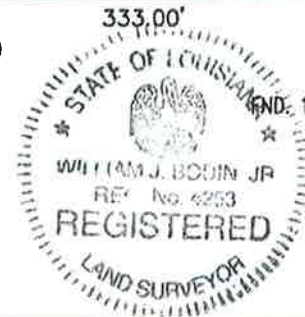
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

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 CHRIS RUFFIN.

SURVEY FOR:
CHRIS RUFFIN
712 MAGAZINE STREET
HAMMOND, LOUISIANA

FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0340F
DATED: 7-22-2010

Recorded 2-9-2022
COB 1602 Page 587
SUB 2022-02-00174



Wm. 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

01/31/22
DATE

DESCRIPTION OF LOT-B

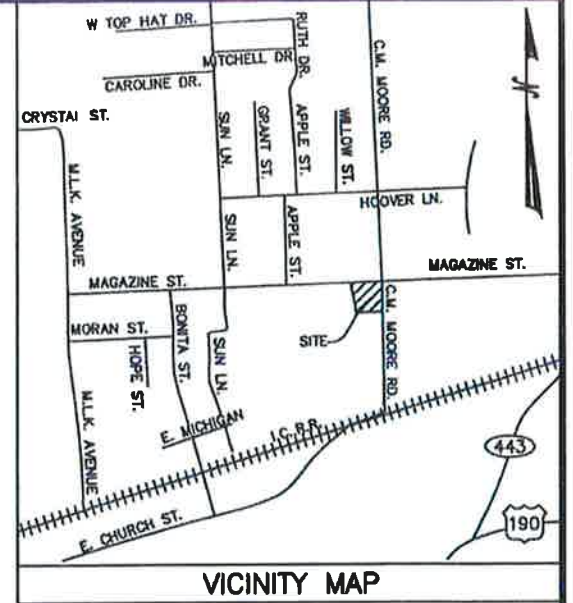
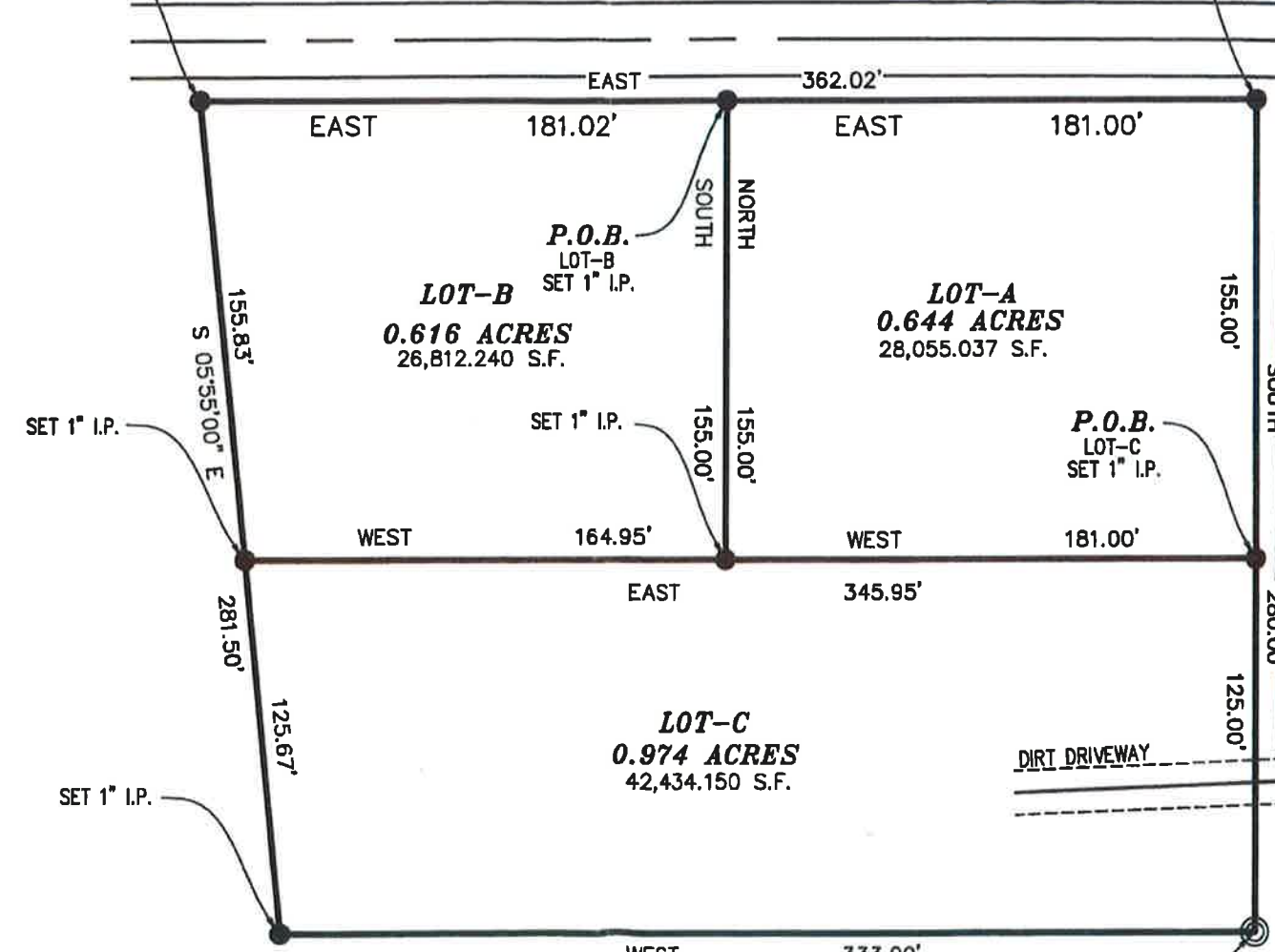
A 0.616 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK-1 OF PINE RIDGE ADDITION TO THE CITY OF HAMMOND, THENCE PROCEED 181.00' WEST TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 155.00 FEET; THENCE WEST A DISTANCE OF 164.95 FEET; THENCE N 05°55'10" W A DISTANCE OF 155.83 FEET; THENCE EAST A DISTANCE OF 181.02 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 26,812.240 S.F., 0.616 ACRES, ALL LOCATED IN BLOCK-1 OF PINE RIDGE ADDITION, SECTION 24, 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 11-22-2021.

**A 2.234 ACRE PARCEL OF LAND,
DIVIDED INTO LOT-A, B AND C,
LOCATED IN BLOCK-1 OF PINE RIDGE
ADDITION, SECTION 24, T6S-R7E,
GREENSBURG LAND DISTRICT,
CITY OF HAMMOND,
PARISH OF TANGIPAHOA,
STATE OF LOUISIANA.**

P.O.B.
THE ENTIRE TRACT &
LOT-A
THE N.E. CORNER OF
BLOCK-1 OF THE PINE RIDGE
ADDITION
SET 1" I.P.

SET 1" I.P.

MAGAZINE STREET



DESCRIPTION OF LOT-C

A 0.974 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF BLOCK-1 OF PINE RIDGE ADDITION TO THE CITY OF HAMMOND, THENCE PROCEED 155.00' SOUTH TO THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 125.00 FEET; THENCE WEST A DISTANCE OF 333.00 FEET; THENCE N 05°54'47" W A DISTANCE OF 125.67 FEET; THENCE EAST A DISTANCE OF 345.95 FEET; TO THE POINT OR PLACE OF BEGINNING CONTAINING 42,434.150 S.F., 0.974 ACRES, ALL LOCATED IN BLOCK-1 OF PINE RIDGE ADDITION, SECTION 24, 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 11-22-2021.

M.C. MOORE ROAD

Chris Ruffin 1-31-22
OWNER: CHRIS RUFFIN DATE
Chris Ruffin 2/1/22
CITY PLANNER/BUILDING OFFICIAL DATE
NA
CITY COUNCIL PRESIDENT DATE
M. J. Bodin, Jr. 2-3-22
PLANNING COMMISSION CHAIRMAN DATE



Facing 1409 West Church



North of 1409 West Church



West of 1409 West Church



Northwest of 1409 West Church



East of 1409 West Church



South of 1409 West Church