



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: 1/1/12

PERMIT# Z-2012-09-00112

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# 2676681069

SITE ADDRESS: 1409 W. Church Street
STREET # & STREET NAME

Legal Description or Survey Vacarro Park Subdivision - Lots 60, 61 and 62 of Block Three. The said lot measuring 75 feet along Church Street by depth of 140 feet

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PROPERTY OWNER NAME: RE3 Properties, LLC
First Name MI Last Name

Owner Address: P.O. Box 2396 Hammond LA 70404
Street Name/Street Number City State Zip

Telephone: () or Cell #: (985) 507-0084

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Nick A. Gagliano
First Name MI Last Name

COMPANY NAME: RE 3 Properties ☐ Owner ☐ Other

Applicant Mailing Address: P.O. Box 2396 Hammond LA 70401
Street Name/Street Number City State Zip

Applicant Telephone: () or Cell #: (985) 507-7457

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: Keep the property consistent with the adjoining 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 _____ 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 _____
 APPLICANT SIGNATURE

X _____
 OWNER(S) SIGNATURE

X _____
 CITY PLANNER

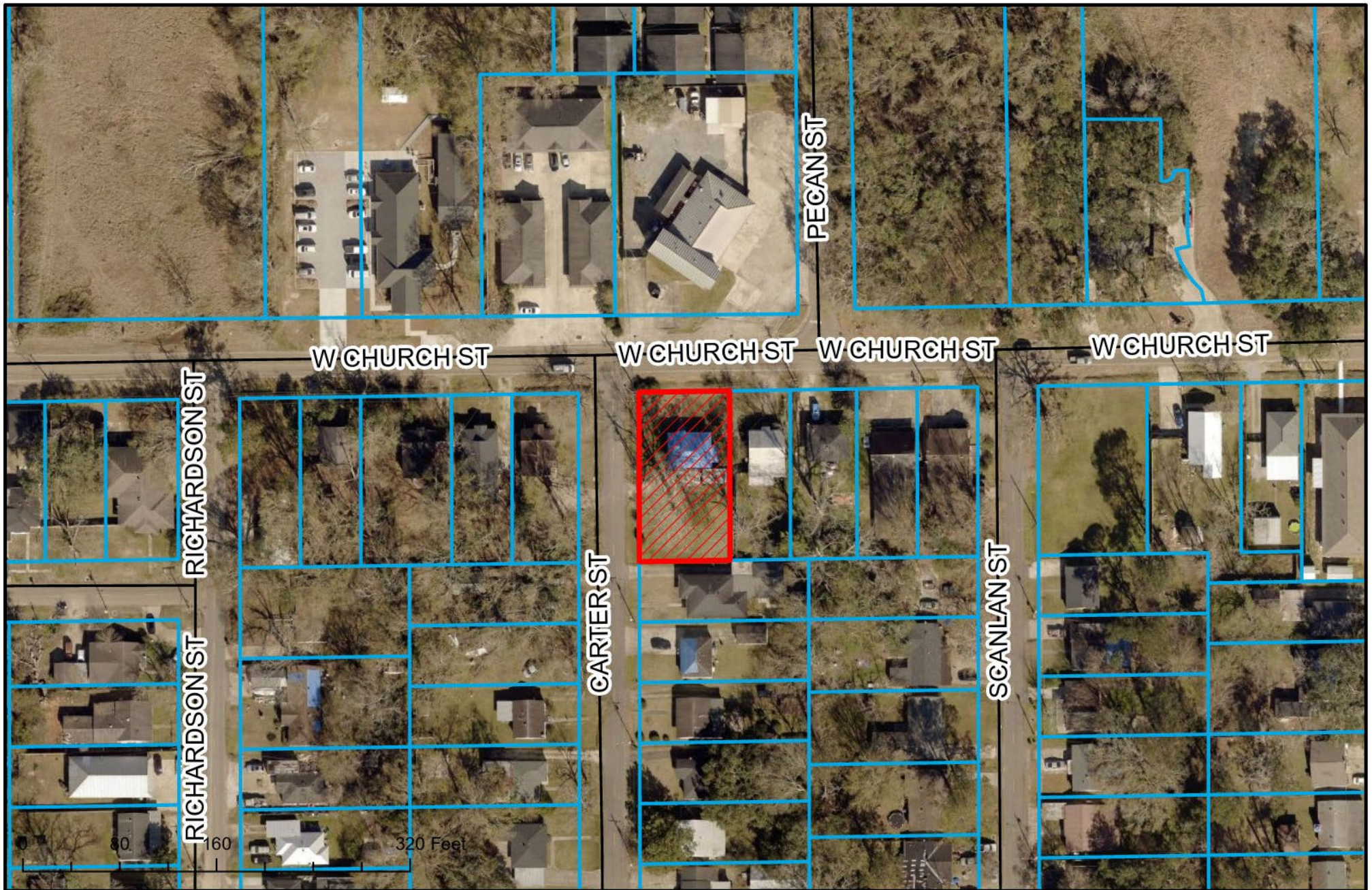
8-9-12
 DATE

1-1-12
 DATE

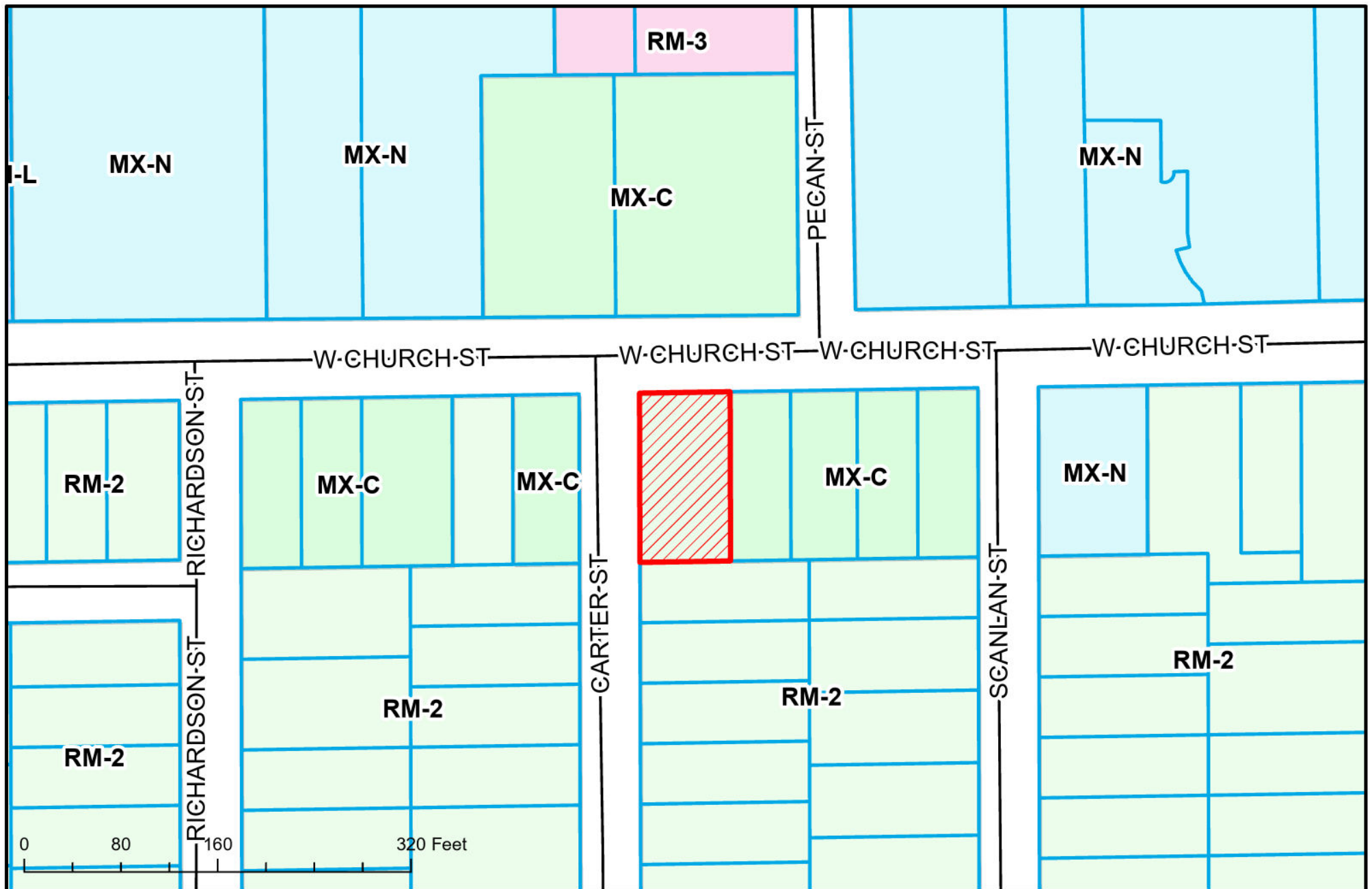
 DATE

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

AMOUNT PAID \$ 120.00 CHECK# 12604 CASH ☐ DATE PAID 1/1/12



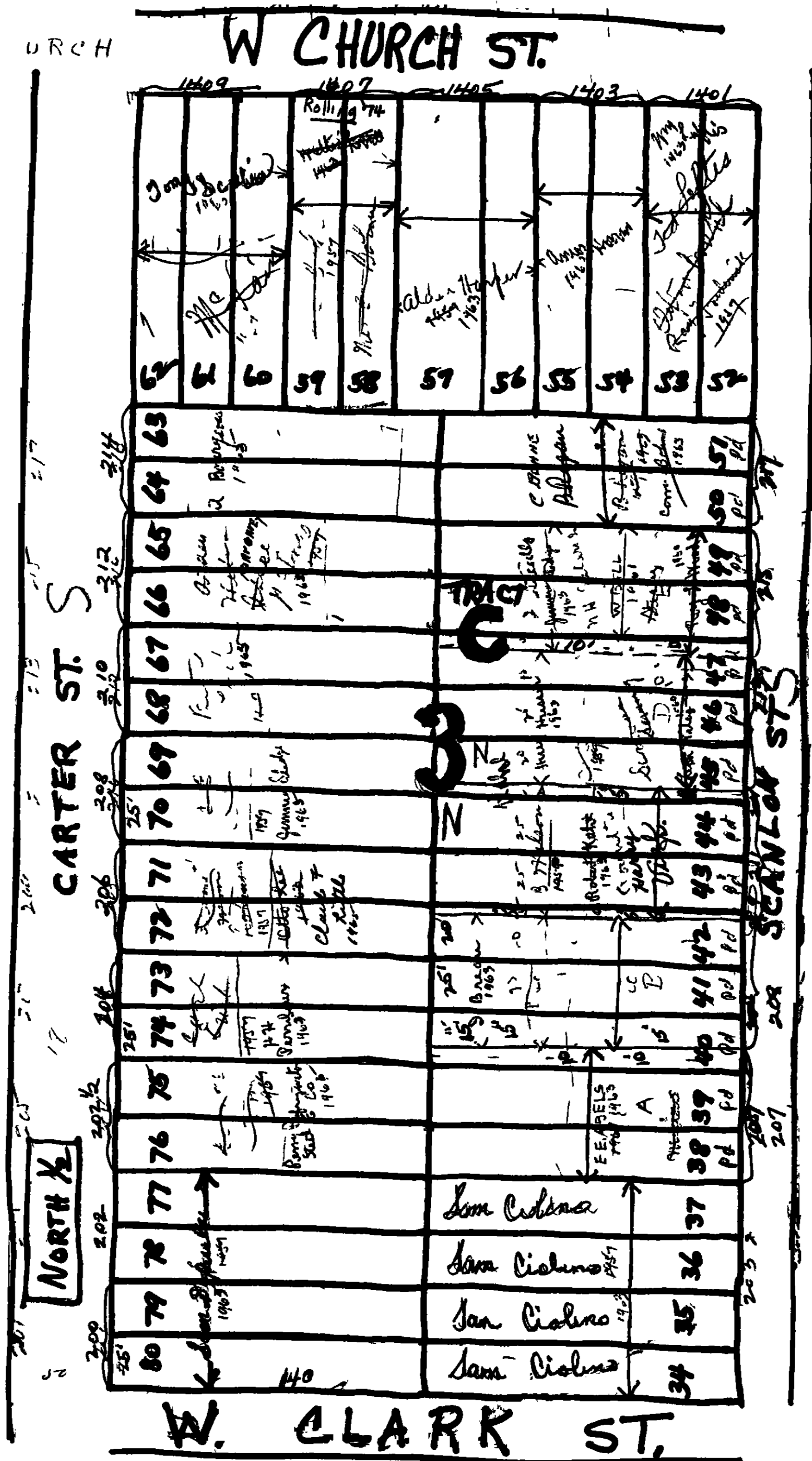
1409 W Church St



1409 W Church St

VACCARD PARK

N 1/2 BLK 3 or TRACT "C"





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