



Staff Report
Re-Zoning
Case #: Z-2023-05-00122

Attachments: Staff Report, Application,
Survey, Site Photos, Aerial Map,
Zoning Map, UDC Allowed Uses

Public Hearing: Thursday, June 8, 2023
City Council Introduction: Tuesday, June 27, 2023
City Council Final: Tuesday, July 11, 2023

City Council Request (Ordinance): Introduction of an ordinance to approve a request by Hammond's Best LLC (owner) and Jady Klein (applicant) to rezone 207 South Cherry Street per survey by Max Bodin, Inc. dated 4/25/23 from RM-2 to MX-CBD. (District 2)

Site Information:

Location (Address): 207 South Cherry Street
Council District: City Council District 2
Existing Zoning: RM-2
Future Land Use: Low Density Residential
Existing Land Use: Single Family Residence
Site Description: 75 X 100 lot located in the Iowa Addition Overlay District

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	MX-CBD/Business Emery & James Ltd. Gohres Insurance
South	RM-2/Duplex
West	MX-CBD & C-N/Apartment, parking lot, office space
East	MX-C & RM-2/Businesses and Single Family Homes

Additional Information:

Located in the Iowa Addition Overlay District.

Public Hearing:

For: Jady Klein, Applicant

Against: Donna Spiza, Barbara Roberts, Michelle Kendall, Carol Aikman

Commission Recommendation:

Motion by: Monica Perez to recommend approval of the rezoning request by Hammond's Best LLC (owner) and Jady Klein (applicant) to rezone 207 South Cherry Street per survey by Max Bodin, Inc. dated 4/25/23 from RM-2 to MX-CBD. (District 2)

Seconded by: Kylan Douglas

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Abstain: None

Absent: Ron Matthews

Ordinance to Read:

WHEREAS, on June 8, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of the rezoning request by Hammond's Best LLC (owner) and Jady Klein (applicant) to rezone 207 South Cherry Street per survey by Max Bodin, Inc. dated 4/25/23 from RM-2 to MX-CBD. (District 2)

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Hammond's Best LLC (owner) and Jady Klein (applicant) to rezone 207 South Cherry Street per survey by Max Bodin, Inc. dated 4/25/23 from RM-2 to MX-CBD. (District 2)

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

Flathandadans@yahoo.com

FILING DATE: 5/9/23

PERMIT#

The next Zoning Commission Meeting will be held on June 01, 2023, 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

2-2023-05-00122

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# 2736681007.00
SITE ADDRESS: 207 South Cherry Street
Legal Description or Survey 75 BY 100 FT THE W2/3 OF N1/2 OF SW1/4 OF BLK 1 IOWA ADD TO HAM LA
PROPERTY OWNER NAME: Hammond's Best LLC
Owner Address: 42336 Ott Lane Hammond LA 70403
Telephone: (985) 222-5147 or Cell #: (985) 974-3470

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Jady R Klein
COMPANY NAME: Hammond's Best LLC
Applicant Mailing Address: 42336 Ott Lane Hammond LA 70403
Applicant Telephone: (985) 222-5147 or Cell #: (985) 974-3470

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
REASON FOR REZONING: Changing property from residential to commercial to rehabilitate and repurpose current structure for a commercial rental.

I/We being the legal owner(s) request zoning of my property from a RM-2 District to a MX-CBD District. I/We fully understand and agree to abide by the zoning restrictions for a MX-CBD 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 05/08/2023 DATE
X [Signature] OWNER(S) SIGNATURE 05/08/2023 DATE
X CITY PLANNER DATE

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

**SURVEY OF THE WEST 2/3 OF LOT-7 & AND THE NORTH 1/2 OF THE WEST 2/3 OF LOT-9
OF BLOCK 1 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E,
GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.**

ALTERNATE DESCRIPTIONS

1. THE WEST 2/3 OF LOT 7, & THE WEST 2/3 OF THE NORTH HALF OF LOT 9, BLOCK 1, IOWA ADDITION TO THE CITY OF HAMMOND, LA
2. THE WEST 2/3 OF THE NORTH HALF OF THE S.W. 1/4 OF BLOCK 1, IOWA ADDITION TO THE CITY OF HAMMOND, LA

DESCRIPTION 0.172 ACRES

A 0.172 ACRE PARCEL OF LAND, LOCATED IN BLOCK 1 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER BLOCK 1 OF THE IOWA ADDITION TO THE CITY OF HAMMOND THENCE PROCEED S 14°30'00" E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE N 75°13'44" E A DISTANCE OF 150.00 FEET; THENCE S 14°30'00" E A DISTANCE OF 75.00 FEET; THENCE S 75°13'44" W A DISTANCE OF 150.00 FEET; THENCE N 14°30'00" W A DISTANCE OF 75.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.172 ACRES, ALL LOCATED IN BLOCK 1 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 4-25-2023.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.172 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN BLOCK 1 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

APRIL 25, 2023

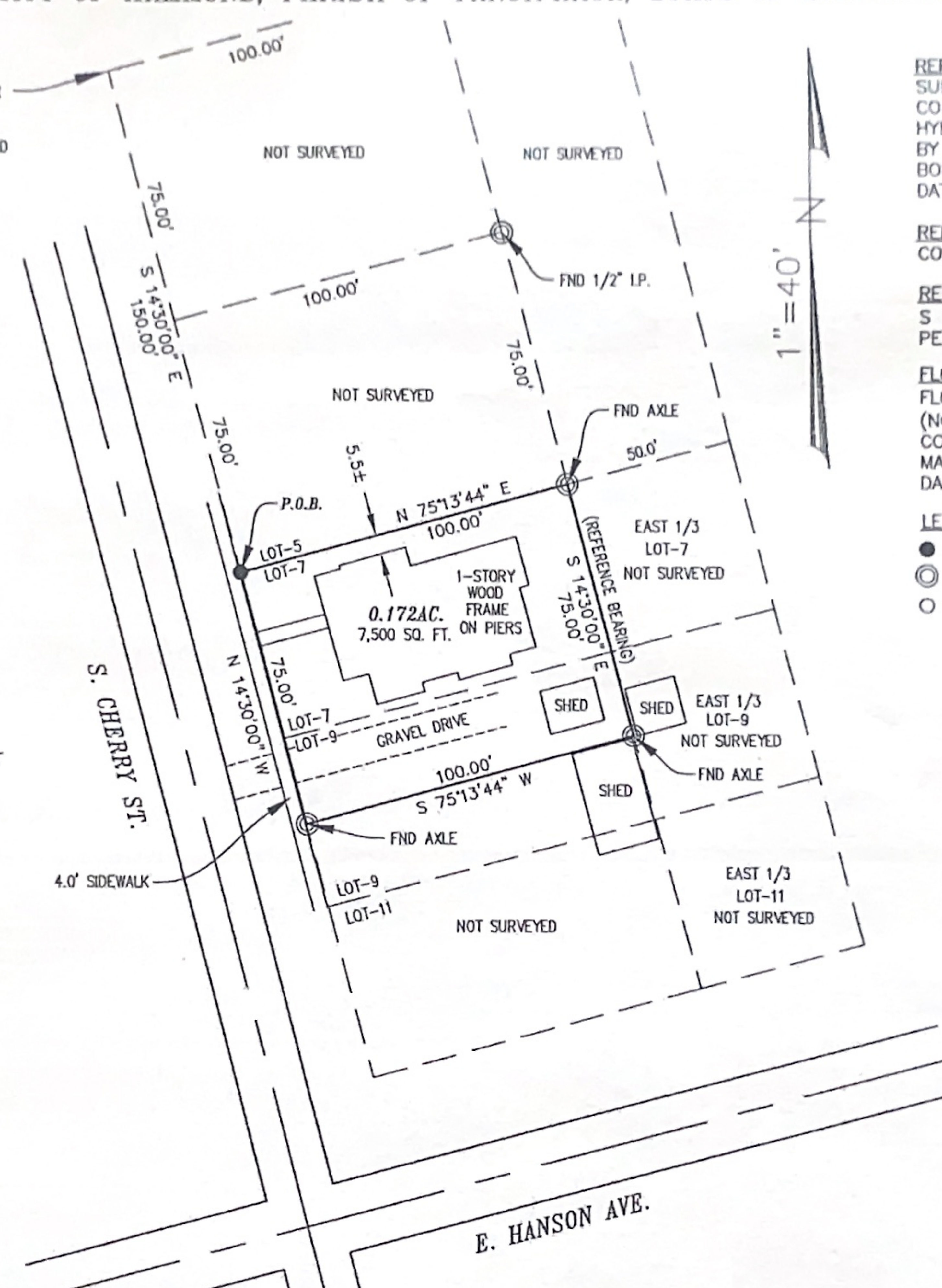
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

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 HAMMONDS BEST LLC.

SURVEY FOR: **HAMMONDS BEST, LLC.**

207 S CHERRY STREET
HAMMOND, LOUISIANA

THE N.W. CORNER
OF BLOCK 1
IOWA ADDITION
CITY OF HAMMOND



REFERENCE PLAT

SURVEY OF PORTION OF N.E. CORNER OF BLOCK 86 THE HYER SURVEY TO HAMMOND BY WILLIAM J. BODIN JR. BODIN AND WEBB INC DATED 10-9-1985

REFERENCE DOCUMENTS
COB 968 PAGE 284

REFERENCE BEARING
S 14°30'00" E AS PER REFERENCE PLAT

FLOOD NOTES:

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010

LEGEND:

- = 1/2" I.R. SET
- ⊙ = FOUND CORNER
- = NOT FOUND OR SET



We hereby take cognizance of any encroachments, servitudes and boundaries shown hereon and relieve and release Crescent Title, LLC and Bergeron, Douglass, Froesch & Mack and its attorney and notary from any and all liability or responsibility in connection with the measurements, servitudes and encroachments.

Buyer: *[Signature]*
Seller: *[Signature]*



[Signature]
MAX J. BODIN, P.L.S.
LA. REG. NO. NO. 5237

4/25/23
DATE



Max Bodin, Inc.

Land Surveying & Consulting Engineers
44052 W. Pleasant Ridge Rd. Hammond, LA 70403
Phone: 225-368-7698

23043/HAMMONDS BEST LLC



North of Site



207 S Cherry St



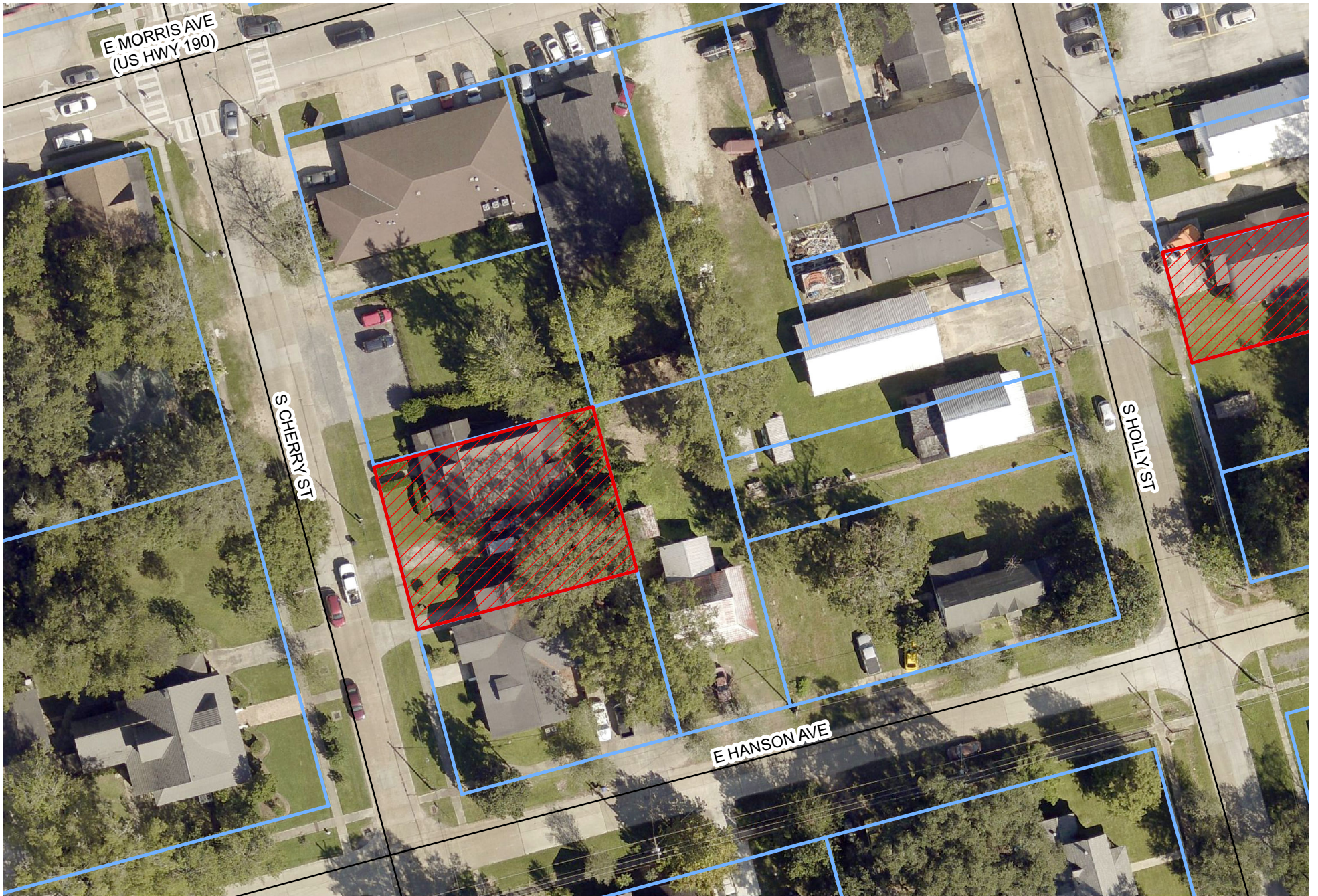
South of Site



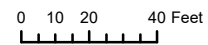
West of Site




West of Site

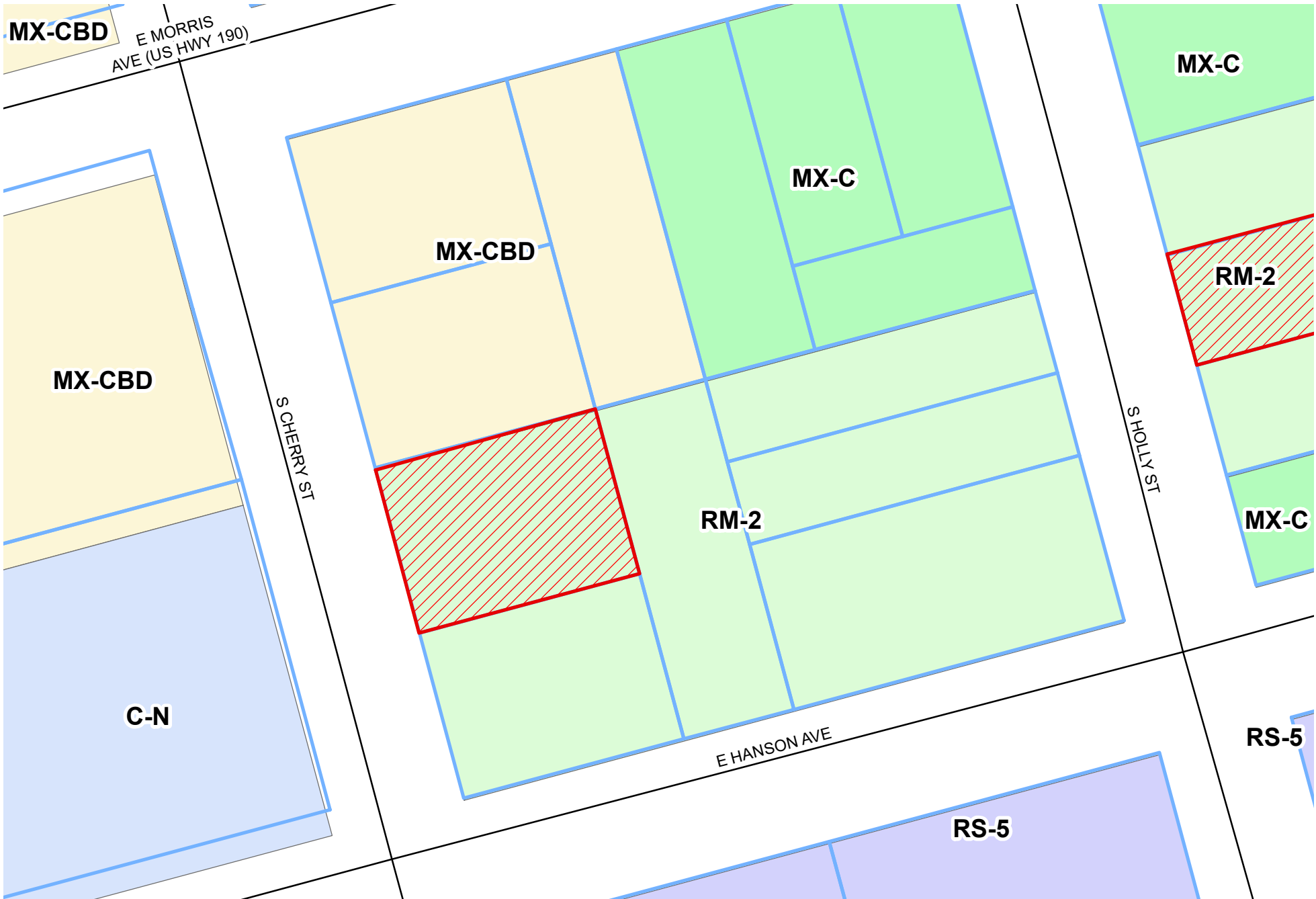


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207 South Cherry St

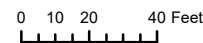


Legend


 Case Parcel



Z-2023-05-00122
 207 South Cherry St



Legend

 Case Parcel

6.1.2 Residential Multi-Family

RM-2

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House
8. Cemeteries and/or Memorial Gardens

B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

6.1.3 Mixed Use

MX-CBD Central Business District

A. Allowed Uses

1. Upper-story living
2. Multi-family living
3. Modular without chassis
4. Office
5. Medical office
6. Civic Use
7. Parks and Open Space
8. Indoor recreational uses except sexually oriented business
9. Overnight lodging
10. All personal service
11. Animal Care (indoor only)
12. All Restaurant
13. All retail sales
14. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
15. Bank, finance and loan companies
16. Food Store but excluding the dressing or killing of any flesh or fowl
17. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.
18. Publishing establishment, printing plant
19. Art studio/gallery
20. Convenience store without gas
21. Dry Cleaning
22. Taxi stand limited to five taxis
23. Wholesale business included within a building – not including warehouse
24. Reception/Banquet Hall
25. Cemeteries and/or Memorial Gardens

B. Accessory Uses

1. Home Occupations
2. Private Garages
3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
6. Gardens for noncommercial uses
7. Incidental storage not to exceed 40% of the floor area
8. Sale of alcohol in conjunction with a full-service restaurant

C. Conditional Uses

1. Day Care Facility
2. Home occupations
3. Commercial Parking
4. Off street parking facility
5. Social services
6. Convenience store with gas
7. All vehicle sales and rentals
8. All water-oriented sales and services
9. Minor utilities