



ORDINANCE OF THE HAMMOND CITY COUNCIL

NO. _____

An ordinance of the Hammond City Council amending the Official Zoning Map from RS-3 to MX-C at 516 Magazine Street.

BE IT ORDAINED by the Hammond City Council, that:

SECTION 1: The parcel of land described as beginning at the Northeast corner of the property of Miranda Gillard, run thence South along her East line 277 feet; then run East 100 feet; thence run North 277 feet to the Street; thence run West along said Street 100 feet to the point of beginning, being a parcel of land measuring 100 feet by 277, addressed 516 Magazine Street, is zoned MX-C.

SECTION 2: This amendment is not conditional.

SECTION 3: The Official Zoning Map is hereby amended.

SECTION 4: This amendment shall be recorded with any pertinent documents which are attached hereto and made a part hereof, including one application and staff report, and filed in the Office of the Hammond Clerk of the Council.

SECTION 5: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 6: This ordinance shall become effective upon the signature of the Mayor, the elapse of ten (10) days after receipt by the Mayor without signature or veto, or upon an override of a veto, whichever occurs first.

This ordinance having been submitted to a roll call vote, the vote on behalf of the Hammond City Council thereon was as follows: Kip Andrews (), Carlee Gonzales (), Devon Wells (), Sam DiVittorio (), Steve Leon ().

Yeas:

Nays:

Abstain:

Absent:

AND the above and foregoing was declared adopted on this, the ____ day of _____, 2024.

Kip Andrews
President of Hammond City Council

Pete Panepinto
Mayor of the City of Hammond

Lisa Cockerham
Clerk of Hammond City Council



Staff Report
Rezoning
Z-2024-01-00130

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

Public Hearing: Thursday, February 8, 2024
City Council Introduction: Tuesday, February 27, 2024
City Council Final: Tuesday, March 12, 2024

City Council Request (Ordinance): An ordinance of the Hammond City Council amending the Official Zoning Map from RS-3 to MX-C at 516 Magazine Street.

Site Information

Location (Address): 516 Magazine St

Council District: District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description: 0.646 Acre Lot

Adjacent Land Use and Zoning

<u>Direction</u>	<u>Land Use/Zoning</u>
North	MX-C, C&A Gingerbread House Learning, Daycare
South	I-L, Vacant Land
West	RS-3, Vacant Land
East	RS-3, Blighted Property

Additional Information

Proposed use is a laundromat. As we appreciate Environmental Protection Agency research on the subject, small scale neighborhood focused laundromats do not generate enough point source pollution to warrant conditional approval.



Staff Report
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Staff Recommendation

The City Planner recommends approval of Z-2024-01-00130 based on the review criteria set forth in the City of Hammond Unified Development Code Subsection 2.3.3F:

The City Council shall consider the following criteria in approving or denying a zoning map amendment:

- (1) The proposed zoning map amendment is consistent with the pertinent elements of the City of Hammond comprehensive plan and any other adopted plans;
- (2) The proposed zoning map amendment is consistent with the areas designated context;
- (3) The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood;
- (4) The site is appropriate for the development allowed in the proposed district;
- (5) There are substantial reasons why the property cannot be used according to the existing zoning;
- (6) Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services are adequate for the development allowed in the proposed district; and
- (7) The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

Whereas the case is consistent with this development code; therefore, the applicant is entitled to the zoning map amendment approval.

Commission Recommendation

Motion by: Motion to approve by Ron Matthews; seconded by Trey St. Romain. All for, none against; motion passed.

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: 1/13/2024

PERMIT# 2-2024-01-00130

The next Zoning Commission Meeting will be held on 2/8/24, 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: [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#

SITE ADDRESS: 516 MAGAZINE ST Hammond LA 70401

Legal Description or Survey

PROPERTY OWNER NAME: CARL K MCLARY

Owner Address: 42019 Hwy 445 Ponchartrale LA 70454 Telephone: (985) 400-4122 or Cell #: (985) 400-4122

PLEASE READ AND SIGN BELOW

APPLICANT NAME: CARL K MCLARY

COMPANY NAME: CARLIE D'S LAUNDRY MAT [X] Owner [] Other

Applicant Mailing Address: 42019 Hwy 445 Ponchartrale LA 70454

Applicant Telephone: (985) 400-4122 or Cell #: (985) 400-4122

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: 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 CH 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: For Commercial Use

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

1-3-2024 DATE

X [Signature] OWNER(S) SIGNATURE

1-3-2024 DATE

X CITY PLANNER

DATE

AMOUNT PAID \$ 120.00 CHECK# CASH [X] DATE PAID 1/3/24

SITE DATA:

- 1. No. LOTS: 1
- 2. TOTAL ACREAGE: 0.646
- 3. ZONING: RS-3 RESIDENTIAL

GENERAL NOTES:

- 1. THIS SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND WAS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT; NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF PROPERTY.
- 2. A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY.
- 3. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM.
- 4. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND OR RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE FURNISHED BY THE CLIENT.
- 5. NOT ALL IMPROVEMENTS LOCATED.

- ⊕ DENOTES "Fd. 1/2" I.R." (UNLESS OTHERWISE NOTED)
- ⊙ DENOTES "Fd. 1/2" I.P." (UNLESS OTHERWISE NOTED)
- DENOTES "Set 1/2" I.P." (UNLESS OTHERWISE NOTED)

FLOOD CERTIFICATION:

ACCORDING TO FEMA F.I.R.M. PANEL ID 22105C0340F EFFECTIVE DATE 07/22/2010; THIS PROPERTY LIES IN FLOOD ZONE "AE"

REFERENCES:

- 1. DEED FILED AT COB 1551 PG 740.
- 2. MAP SHOWING SURVEY OF A 7.3884-AC & 20.1776-AC TRACT LOCATED IN SECTION 24, T6S-R7E, PARISH OF TANGIPAHOA, LA BY ANSIL M. BICKFORD, P.L.S., DATED 6-14-1994.

BASE BEARING:

GPS-C4GNET-RTN (LA SOUTH ZONE - NAD83)

POINT OF BEGINNING:

THE POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE PROPERTY OF MIRANDA GILLIARD (NOW LULA BARNEY). (REF. #1)

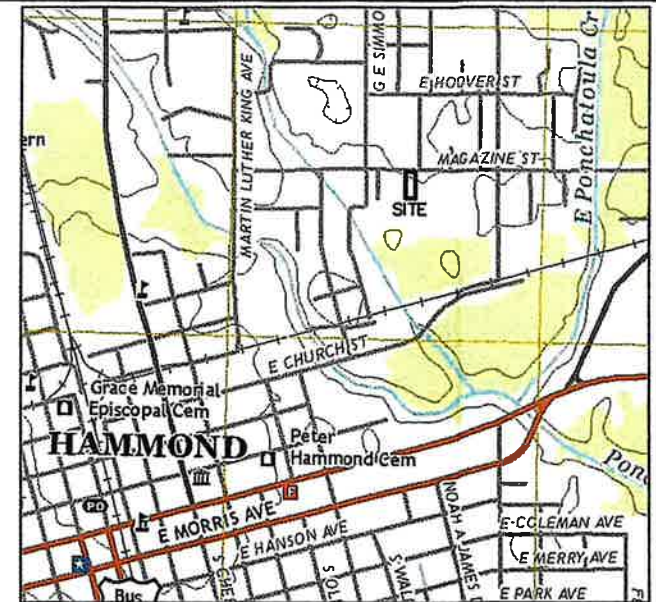
SETBACKS (RS-3):

- FRONT - 10 FEET
- REAR - 10 FEET
- SIDE, STREET - 8 FEET
- SIDE, INTERIOR - 5 FEET

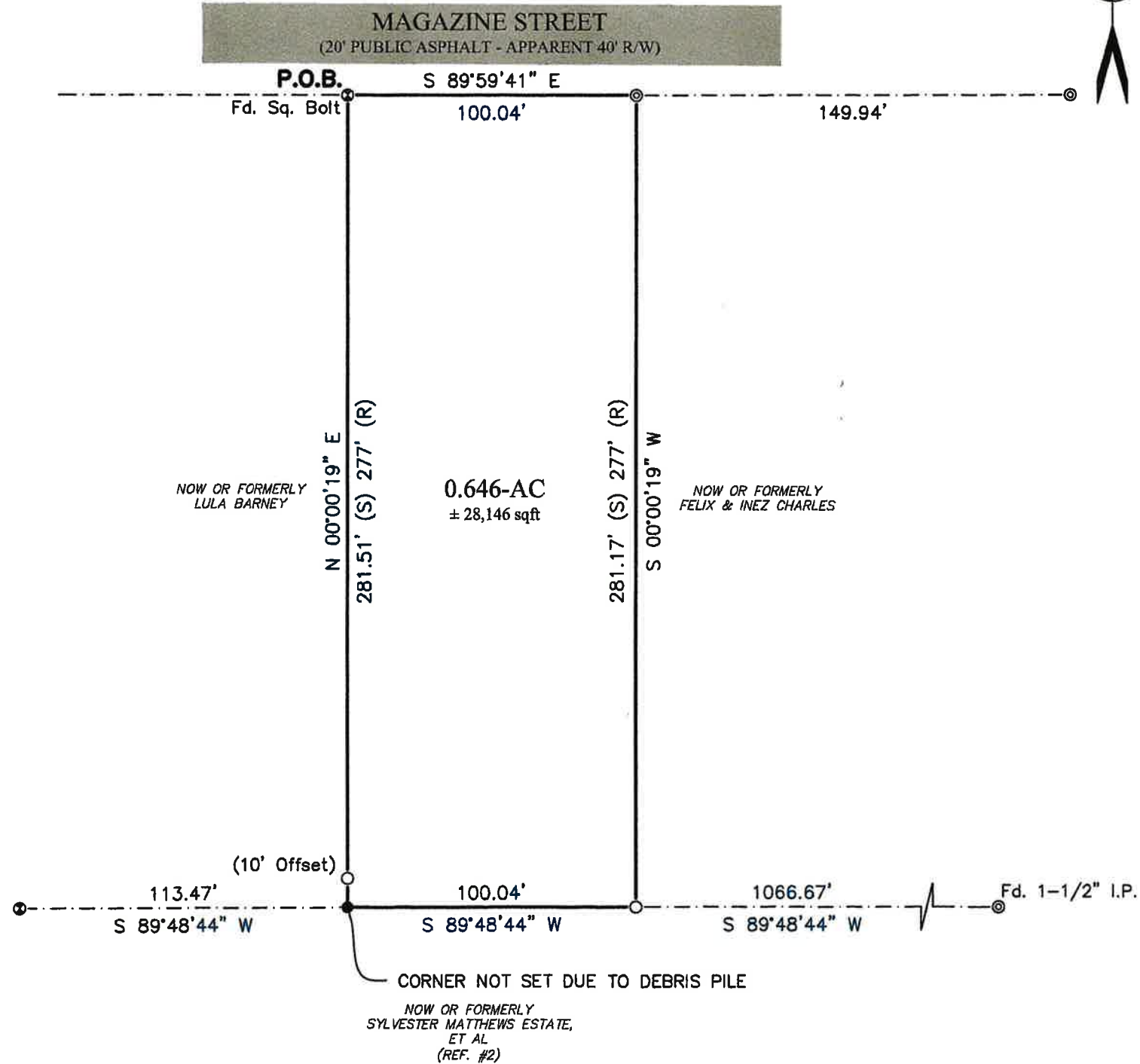
CERTIFICATION:

THIS MAP IS MADE IN ACCORDANCE WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES AND LAWS AT THE TIME OF THIS SURVEY. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A CLASS "C" BOUNDARY SURVEY. THE CERTIFICATE HEREON IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THIS REQUIRED SUBDIVISION OF PROPERTY ONLY. IT DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER.

MAP SHOWING BOUNDARY SURVEY OF A 0.646-AC TRACT OF LAND
 LOCATED IN SECTION 24 OF T6S-R7E - EAST OF ST. HELENA MERIDIAN - GREENSBURG LAND DISTRICT
 CITY OF HAMMOND - PARISH OF TANGIPAHOA - STATE OF LOUISIANA
 SURVEY MADE AT THE REQUEST OF CARL MCGARY



VICINITY MAP



FORESIGHT SURVEYING & MAPPING LLC
 19144 FLORIDA BLVD. ALBANY, LA 70711
 (225) 567-6202



ROSS C. KINCHEN
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 5210
 DATE: JANUARY 2, 2024
 FILE: 2024.0001

Site Location: 516 Magazine Street



North of Site:



West of Site:




East of Site:

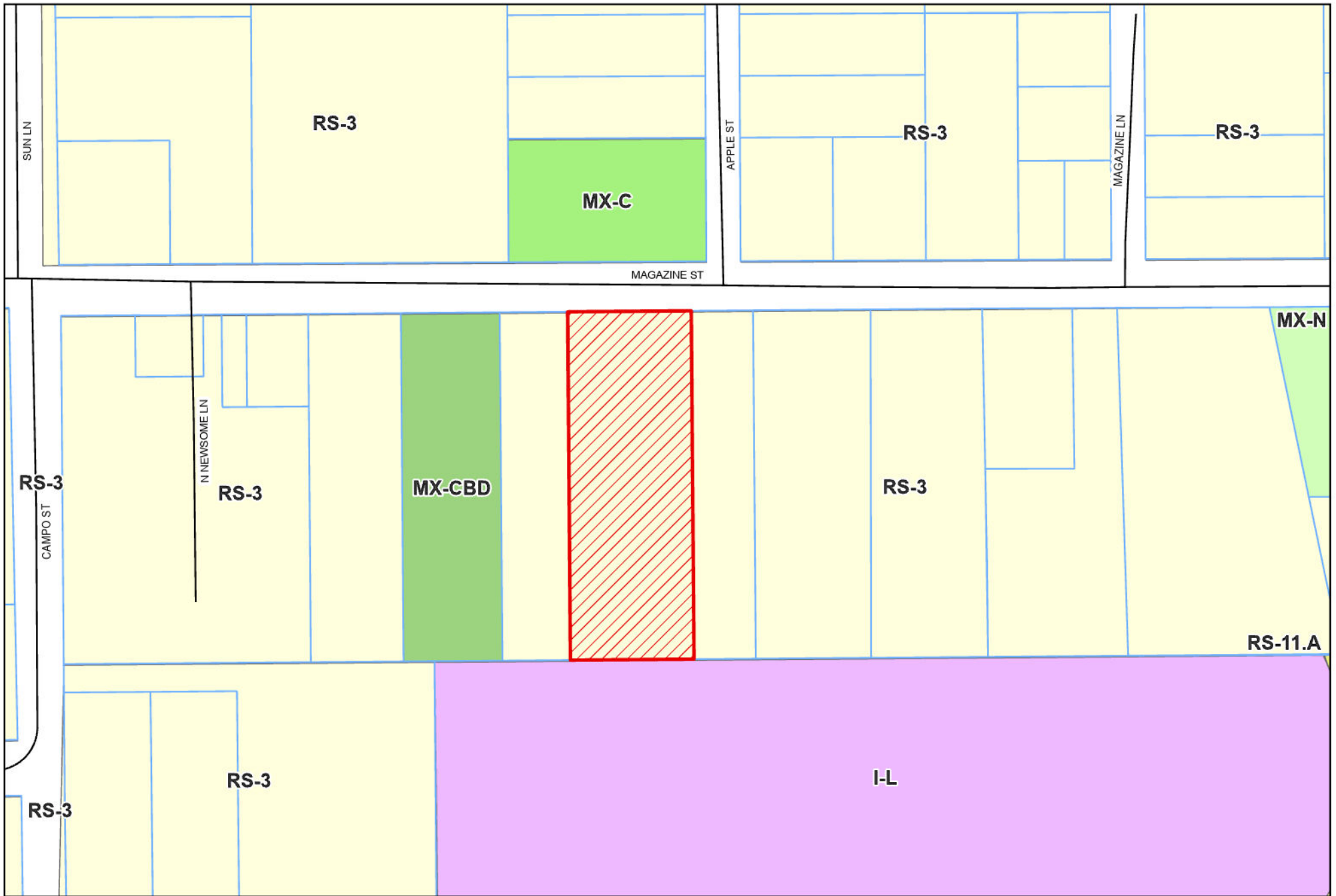




519 Magazine St
Z-2024-01-00130




Legend

-  Road Centerlines
-  Case Parcel
-  City Lots
-  City Limits



519 Magazine St
Z-2024-01-00130

Legend

- Road Centerlines
-  Case Parcel
-  City Lots
-  City Limits

12. Country Club
 13. All indoor recreation except sexually oriented business
 14. All medical
 15. All office
 16. Overnight lodging
 - a. Bed and Breakfast
 17. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 18. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 19. All restaurant
 20. All retail sales
 21. Art Studio/gallery, no including tattoo parlors
 22. Convenience store without gas
 23. Convenience store with gas
 24. All vehicle sales and services
 25. All water oriented sales and services
 26. All research and development
 27. All vehicle services
 28. Off street parking
 29. Reception/Banquet Hall
 30. Cemeteries and/or Memorial Gardens
- B. Conditional Uses
1. Tattoo parlor
 2. Major utilities
 3. Commercial parking lots and garages
 4. All outdoor recreation
 5. Sweet Shop
- C. Accessory Uses
1. Gardens for non-commercial purposes
 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 3. Tennis courts, swimming pools
 4. Radio and television towers incidental to a permitted use
 5. Incidental storage not to exceed 40 percent of the floor area
 6. Home occupations

C. MX-C Commercial Mixed Use

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

B. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House

3. Modular without chassis
 4. Row Houses
 5. Apartments (multi-family dwelling)
 6. Group living
 7. Social Services
 8. Civic Uses
 9. Parks and open space
 10. Minor utilities
 11. Day Care
 12. Country Club
 13. All indoor recreation except sexually oriented business
 14. All medical
 15. All office
 16. All overnight lodging
 - a. Bed and Breakfast
 17. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 18. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 19. All restaurant
 20. All retail sales
 21. Art Studio/gallery, no including tattoo parlors
 22. Convenience store without gas
 23. Convenience store with gas
 24. All vehicle sales and rentals
 25. All water oriented sales and services
 26. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 27. All research and development
 28. All self-storage
 29. All vehicle services
 30. Off street parking
 31. Reception/Banquet Hall
 32. Cemeteries and/or Memorial Gardens
- D. Accessory Uses
1. Gardens for non-commercial purposes
 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 3. Tennis courts, swimming pools