



Zoning Public Hearing Thursday, August 8, 2024
City Council Introduction Tuesday, August 27, 2024
City Council Final Tuesday, September 10, 2024

City Council Request (Ordinance): An ordinance of the Hammond City Council amending the Official Zoning Map for the following addresses along Hewitt Road:

- 515 Hewitt Road, amending from MX-N and MX-C to MX-C.
- 0.19 Acres in rear of 515 Hewitt Road, amending from RS11.A to MX-C.
- 515 ½ Hewitt Road, amending from MX-N and MX-C to MX C.
- 513 Hewitt Road, amending from MX-N and MX-C to MX-C.
- 411 Hewitt Road, amending from MX-N and MX- C to MX-C.

Site Information

Location (Address) 515, 515 ½, 513, 511, and 411 Hewitt Rd.
Council District City Council District 3
Existing Zoning MX-N, MX-C, RS-11.A
Future Land Use Low Density Residential
Existing Land Use 3 Lots Residential
2 Lots Wooded Vacant Land
Site Description Total Acreage 9.913

Adjacent Land Use and Zoning

<u>Direction</u>	<u>Land Use/Zoning</u>
North	RS-3, Residential Single-Family Homes
South	MX-N, The Waters Apartments and Commercial Office Park
West	RS-11.A, Residential Single-Family Homes & Vacant Land
East	RS-11.A & MX-C, Residential Single-Family Homes & Vacant Land

Additional Information

Approval by would satisfy one of the conditions for final subdivision approval for SUB-2024-03-00231. This related case would result in one lot of record for the whole property.



Planner Recommendation

The City Planner recommended approval based on the review criteria set forth in the Unified Development Code:

- (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.

Discussion

A majority of these lot areas are presently zoned MX-C with 100-foot street frontages that are MX-N. While having multiple zoning districts overlapping a lot may be appropriate, the circumstances here complicate development. The area of each lot is small, and many of the back portions have no road frontage. Approval to rezone to MX-C is recommended with the understanding that the developer's intent is to use the property so that it complements the residential areas.

According to the UDC:

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 to promote live-work and mixed-use opportunities.

MX-N is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

Commission Recommendation

Motion by: Motion to approve by Monica Perez; seconded by Kylan Douglas. Three for, none against; motion passed.



ORDINANCE OF THE HAMMOND CITY COUNCIL

NO. _____

An ordinance of the Hammond City Council amending the Official Zoning Map for the following addresses along Hewitt Road:

- 515 Hewitt Road, amending from MX-N and MX-C to MX-C.*
- 0.19 Acres in rear of 515 Hewitt Road, amending from RS11.A to MX-C.*
- 515 ½ Hewitt Road, amending from MX-N and MX-C to MX C.*
- 513 Hewitt Road, amending from MX-N and MX-C to MX-C.*
- 411 Hewitt Road, amending from MX-N and MX- C to MX-C.*

BE IT ORDAINED by the Hammond City Council, that:

SECTION 1: The parcels of land described as Tract 1, Tract 2-A, Tract 2-B, Tract 3, and Tract 4 on the survey by Max J. Bodin, P.L.S. entitled “Revision to Lots of Record and Minor Subdivision of Tract 2, Located in Section 36, T6S-R7E, City of Hammond, Greensburg Land District, Parish of Tangipahoa, State of Louisiana” for Silverback Holding LLC, and attached to this ordinance, which are addressed as 515 Hewitt Road, 0.19 Acres in rear of 515 Hewitt Road, 515 ½ Hewitt Road, 513 Hewitt Road, and 411 Hewitt Road are 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 ().

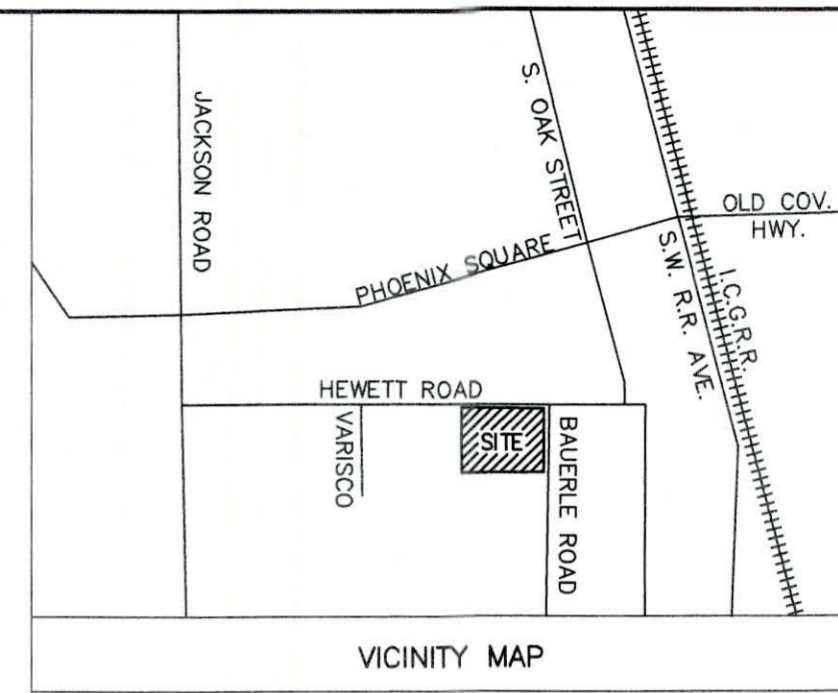
AND the above and foregoing was declared adopted on this, the ____ day of _____, 2024.

Kip Andrews
President of Hammond City Council

Pete Panepinto
Mayor of the City of Hammond

Lisa Cockerham
Clerk of Hammond City Council

REVISION TO LOTS OF RECORD AND MINOR SUBDIVISION OF TRACT 2, LOCATED IN SECTION 36, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

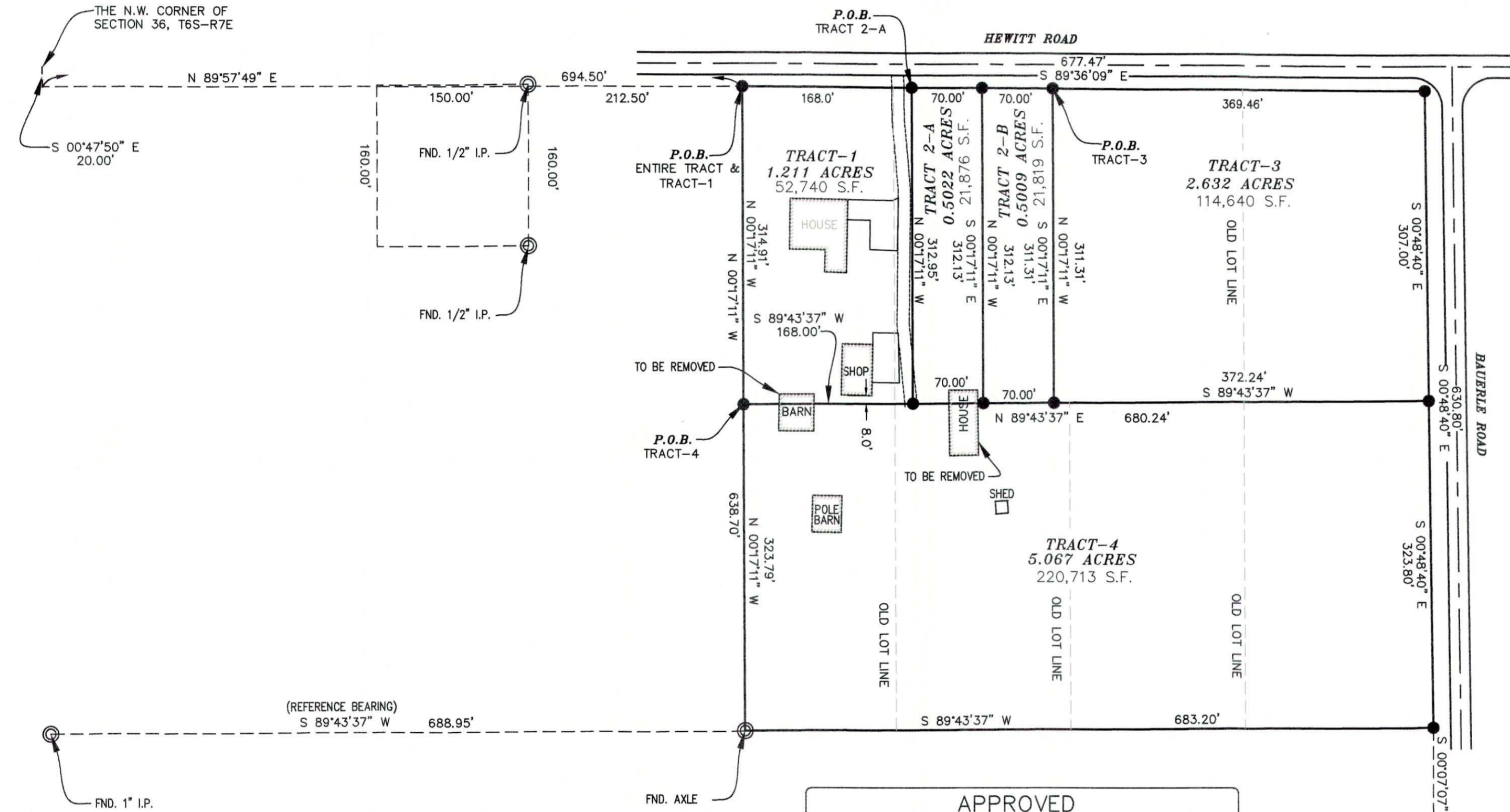


DESCRIPTION TRACT-1
A 1.211 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 168.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 312.95 FEET; THENCE N 89°43'37" W A DISTANCE OF 168.00 FEET; THENCE N 00°17'11" W A DISTANCE OF 314.91 FEET; 1.211 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, 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 12-13-2023.

DESCRIPTION TRACT 2-A
A 0.502 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 168.00' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 70.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 312.13 FEET; THENCE N 89°43'37" W A DISTANCE OF 70.00 FEET; THENCE N 00°17'11" W A DISTANCE OF 312.95 FEET; 0.502 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, 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 12-13-2023.

DESCRIPTION TRACT 2-B
A 0.501 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 238.00' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 70.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 311.31 FEET; THENCE N 89°43'37" W A DISTANCE OF 70.00 FEET; THENCE N 00°17'11" W A DISTANCE OF 312.13 FEET; 0.501 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, 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 12-13-2023.

DESCRIPTION TRACT-3
A 2.362 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 308.00' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 369.46 FEET; THENCE S 00°48'40" E A DISTANCE OF 307.00 FEET; THENCE N 89°43'37" W A DISTANCE OF 372.24 FEET; THENCE N 00°17'11" W A DISTANCE OF 311.31 FEET; 2.362 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, 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 12-13-2023.



DESCRIPTION TRACT-4
A 5.067 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 314.91' S 00°17'11" E, TO THE POINT OF BEGINNING; THENCE S 89°43'37" E A DISTANCE OF 680.24 FEET; THENCE S 00°48'40" E A DISTANCE OF 323.80 FEET; THENCE N 89°43'37" W A DISTANCE OF 683.20 FEET; THENCE N 00°17'11" W A DISTANCE OF 323.79 FEET; 5.067 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 26, 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 12-13-2023.

- REFERENCE PLAT #1**
PLAT OF N.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 BY O.C. HOLLISTER DATED 4-13-1976
- REFERENCE DOCUMENTS**
1. C.O.B. 1586 PG. 690
 2. C.O.B. 966 PG. 539
 3. C.O.B. 575 PG. 362
 4. C.O.B. 368 PG. 638

REFERENCE PLAT #2
PLAT OF 25.64 & 4.05 ACRES BY LESTER A. MCLIN JR. DATED 5-8-2020

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

BEARING REFERENCE
S 89°43'37" W AS PER REFERENCE PLAT #2

CITY OF HAMMOND NOTES
ZONE MX-C & MX-N
BUILDING SETBACKS
FRONT/REAR 15'
SIDE STREET 8'
SIDE INTERIOR 5'

LEGEND:
● = 1/2" I.R. SET
⊙ = FOUND CORNER

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY AND REVISION OF A 9.913 ACRE TRACT OF LAND, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 36, T6S-R7E, CITY OF HAMMOND GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

DECEMBER 13, 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 SILVERBACK HOLDINGS LLC.

NOTES
OWNER NAME
SILVERBACK HOLDINGS LLC
LOCATION
HAMMOND, LA
TOTAL ACREAGE
9.913 ACRES
TOTAL LOTS
4 EXISTING LOTS
5 NEW LOTS

APPROVED
CITY OF HAMMOND

CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
COUNCIL PRESIDENT	DATE
OWNER SILVERBACK HOLDINGS LLC CHARLES WALKER, JR AGENT	DATE

PRELIMINARY
FOR CITY REVIEW

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

DATE

#	DATE	REVISION	BY

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

DESIGNED: M.J.B.	DATE: 12-13-23
DRAWN: C.D.B.	SCALE: 1"=100'
CHECKED: M.J.B.	APPROVED: M.J.B.

SILVERBACK HOLDING LLC
SECTION 36, T6S-R7E

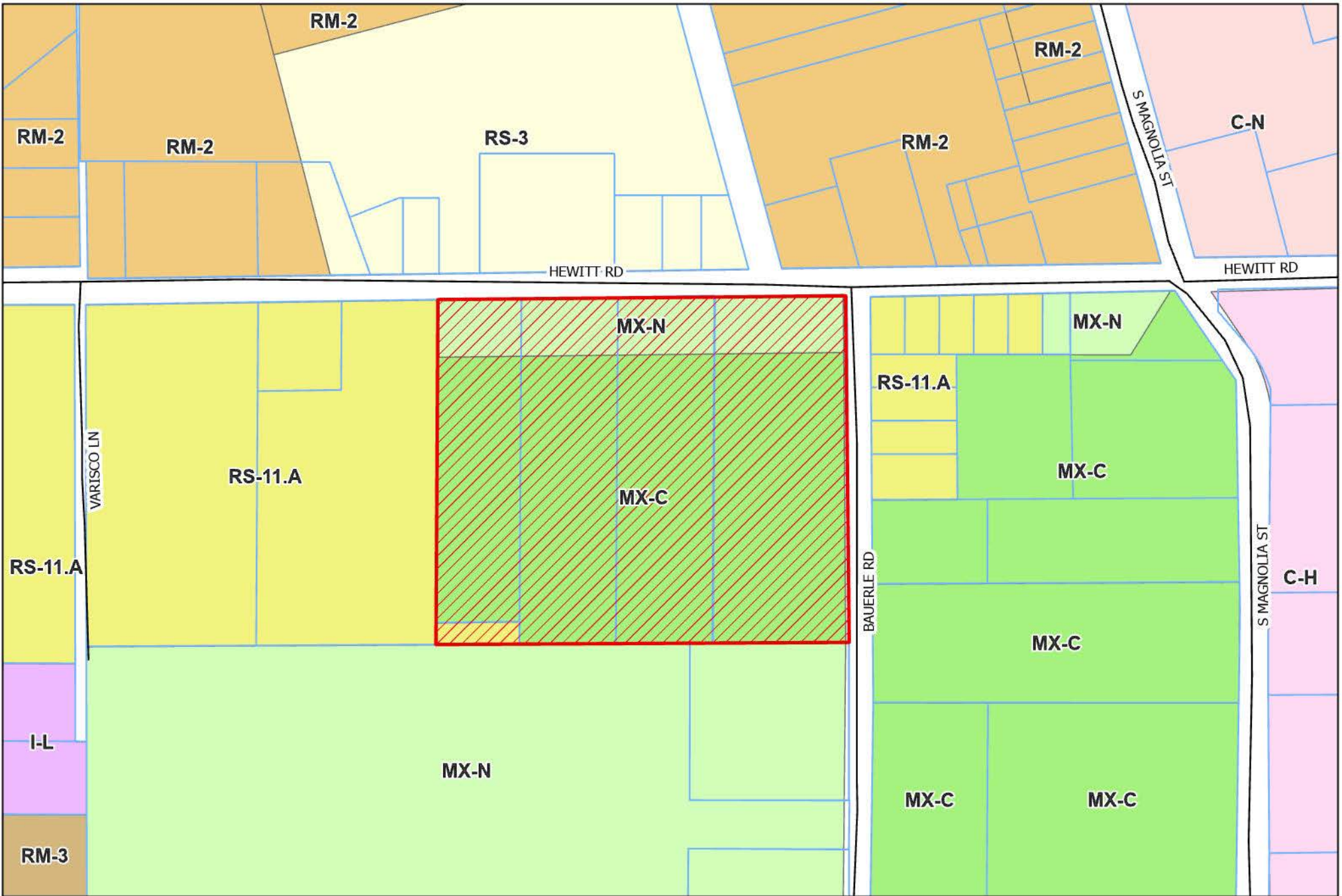
PROJECT NO.	23160
SHEET NO.	1 OF 1

23160/SILVERBACK



Hewitt Rd
2024-07-5-Z

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



Hewitt Rd
2024-07-5-Z

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