



Staff Report
Review a Rezoning Request
2024-09-17-Z

Attachments: Staff Report, Survey,
Zoning Map, Aerial Map

Work Session: Thursday, November 7, 2024
Public Hearing: Thursday, November 14, 2024
City Council Introduction: Tuesday, December 10, 2024
City Council Public Hearing: Tuesday, January 14, 2025

Request:

Request by Brian Dozier to recommend approval of a zoning map amendment concerning 1009 C. M. Fagan Drive, Hammond LA 70403.

Site Information:

Location (Address): 1009 C. M. Fagan Drive, Hammond LA 70403
Council District: City Council District 3
Existing Zoning: MX-N
Future Land Use: Mixed Use
Existing Land Use: Undeveloped Land
Site Description: Total Acreage: 2.18

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Use/Zoning:</u>
North	I-L, Commercial (publishing, gym, plumbing supply, medical, notary)
South	C-N, Woodland Park Baptist Church (megachurch)
West	C-N (strip mall), C-H (storage)
East	C-H (AMC Palace, Beauty Clinic, Health Food Store)

Additional Information:

Zoning Change from MX-N to MX-C.

City Planner Recommendation:

The City Planner recommends 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

Zoning District Intent:

MX-N (Neighborhood Mixed Use) District

The MX-N District 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



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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.

MX-C (Commercial Mixed Use) District

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.

Discussion:

Transitioning the property's zoning designation from MX-N (Neighborhood Mixed Use) to MX-C (Commercial Mixed Use) aligns with the prevailing commercial and institutional character of the surrounding area, as evidenced by the current usage patterns to the North, South, West, and East of the proposed site. This proposed use adds to existing mix of commercial, recreational, and institutional services available in the area. A zoning change will not alter or impinge on the prevailing development pattern, nor would it be detrimental to surrounding uses which are primarily commercial/institutional.

Public Hearing:

For: 4

Against: None

Commission Recommendation:

Motion:

Recommend approval of a rezoning request by Brian Dozier to rezone 1009 C M Fagan Drive from MX-N to MX-C in accordance with the preliminary plat by Martin Surveying Solutions, LLC dated 06/27/2024.

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

Against: None

Abstain: None

Absent: Trey Tycer

Ordinance to Read:

WHEREAS, on November 14, 2024, the Hammond Zoning Commission held a public hearing and recommended approval of a rezoning request by Brian Dozier to rezone 1009 C. M. Fagan Drive from MX-N to MX-C in accordance with the preliminary plat by Martin Surveying Solutions, LLC dated 06/27/2024.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 14, 2025 and approved the rezoning of 1009 C. M. Fagan Drive from MX-N to MX-C in accordance with the preliminary plat by Martin Surveying Solutions, LLC dated 06/27/2024.

60 0 60 120 180



GRAPHIC SCALE - FEET



NOTES:

- 1. A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY.
- 2. ZONING: MX-N (MIXED USE NEIGHBORHOOD)
- 3. COUNCIL DISTRICT: 3
- 4. BUILDING SETBACKS: FRONT - 0'
BACK - 0'
SIDE - 0'

REFERENCES:

- 1. A PLAT OF A SURVEY OF A 2.12 ACRES OF LAND LOCATED IN SECTION 35, T6S-R7E,... BY GEORGE D. SULLIVAN, P.L.S., DATED 5-15-1996
- 2. SUBDIVISION OF A 14.076 ACRE PARCEL OF LAND INTO TRACTS 1 & 2 OF THE A.H. LLC SUBDIVISION,... BY ANDREW N. FALLER, P.L.S., DATED 8-28-15
- 3. MAP SHOWING SURVEY OF A 2.188 ACRE TRACT LOCATED IN SECTION 35, T6S-R7E,... BY BRETT J. MARTIN, P.L.S., DATED 6-2-2022
- 4. MAP SHOWING SURVEY AND DIVISION OF A 2.188 ACRE TRACT INTO TRACTS H-1 & H-2,... BY BRETT J. MARTIN, P.L.S., DATED 10-18-2023

BASE BEARING:

GPS-C4GNET-RTN (LA SOUTH - NAD 83)

FLOOD INFORMATION:

FLOOD ZONE - "X"
 BASE FLOOD ELEVATION - N/A
 FEMA FIRM PANEL NO. - 220208 0430 F
 FEMA FIRM PANEL DATE - 7/22/2010

POINT OF BEGINNING:

P.O.B. IS LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF FAGAN DRIVE AND EASTERN RIGHT OF WAY LINE OF JACKSON STREET

APPROVED:

CITY PLANNER / BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
OWNER	DATE

MAP SHOWING SURVEY & DIVISION OF TRACTS H-1 & H-2 INTO TRACTS H-1-A & H-2-A
 LOCATED IN SECTION 35, T6S-R7E, GREENSBURG LAND DISTRICT TANGIPAHOA PARISH, LOUISIANA FOR **CROWN STORAGE, LLC**

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

CROWN STORAGE, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

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 FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

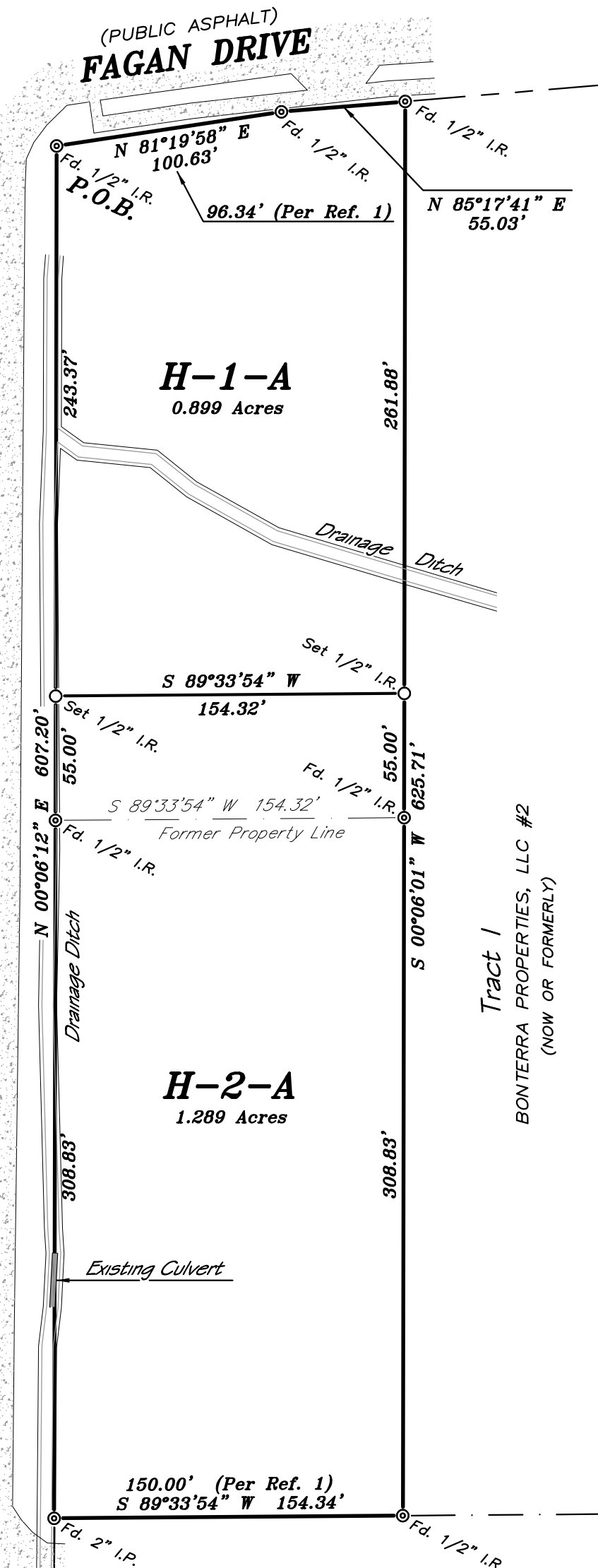
PRELIMINARY

6/27/2024

BRETT J. MARTIN
 PROFESSIONAL LAND SURVEYOR
 LICENSE # 5135
 MARTIN SURVEYING SOLUTIONS, LLC

DATE

(PUBLIC ASPHALT) JW DAVIS DRIVE



Tract 1
BONTERRA PROPERTIES, LLC #2
(NOW OR FORMERLY)

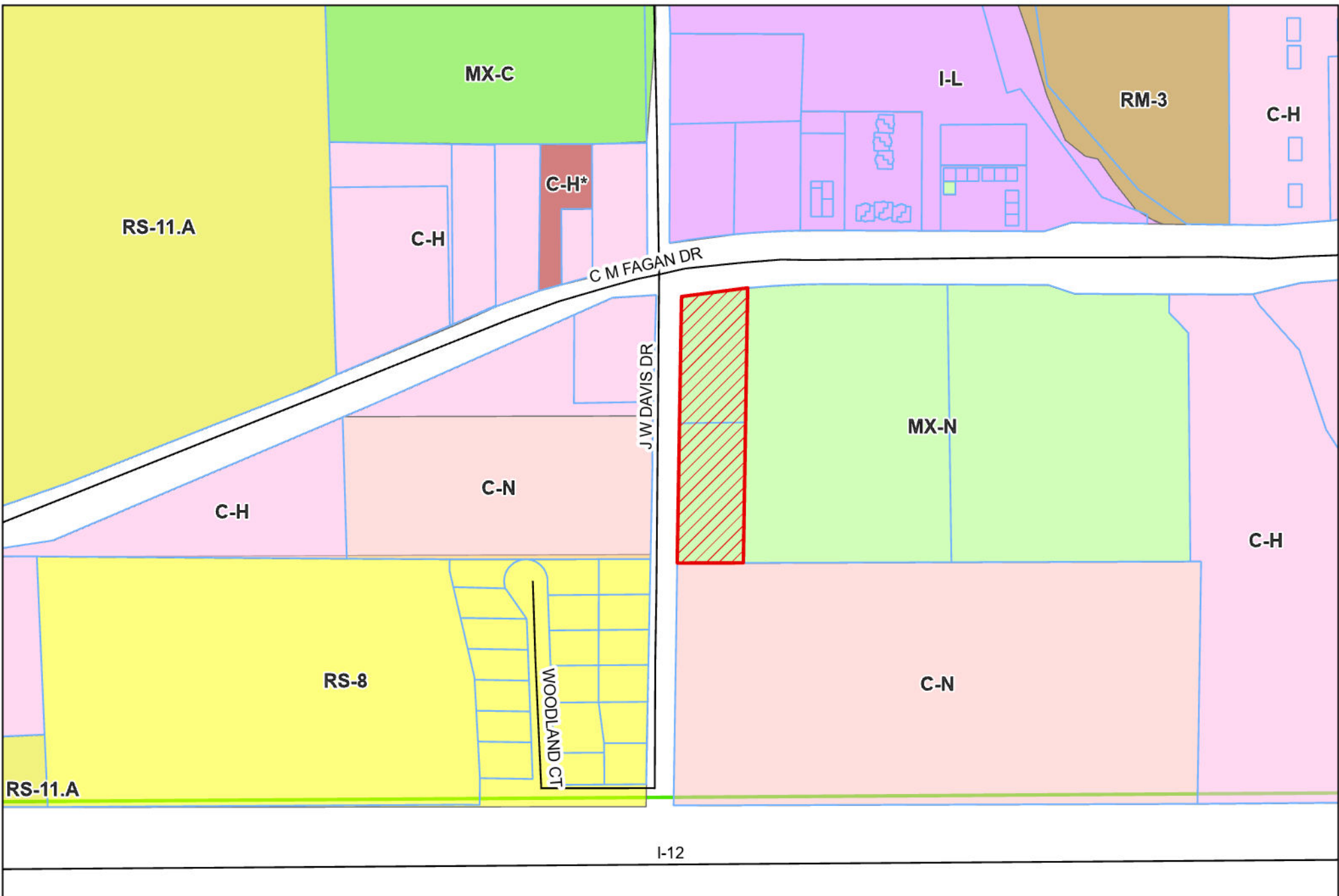
WOODLAND PARK BAPTIST CHURCH
(NOW OR FORMERLY)



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT



MARTIN SURVEYING SOLUTIONS
 P.O. BOX 2102 PONCHATOULA, LA. 70454 (985) 320-1309



1009 CM Fagan Dr
2024-09-17-Z

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



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