



Staff Report
Review a Rezoning Request
2024-08-12-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 Kenneth Crockett to rezone 517 Hewitt Road from RS-11.A to MX-C in accordance with the preliminary plat by Max Bodin, Inc, dated 08/21/2024.

Site Information:

Location (Address): 517 Hewitt Road
Council District: City Council District 3
Existing Zoning: RS-11.A
Future Land Use: Low Density Residential
Existing Land Use: Single Family Residence and Vacant Land
Site Description: 4.448 Acre Tract

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Use/Zoning:</u>
North	RS-3, Single Family Home
South	MX-N, the Waters Apartment Complex
West	RS-11.A, Single Family Home
East	MX-C, Single Family Home

Additional Information:

Zoning Change from RS-11.A to MX-C

Public Hearing:

For: 4
Against: None

Commission Recommendation:

Motion:

Recommend approval of a request by Kenneth Crockett to rezone 517 Hewitt Road from RS-11.A to MX-C in accordance with the preliminary plat by Max Bodin, Inc, dated 08/21/2024.

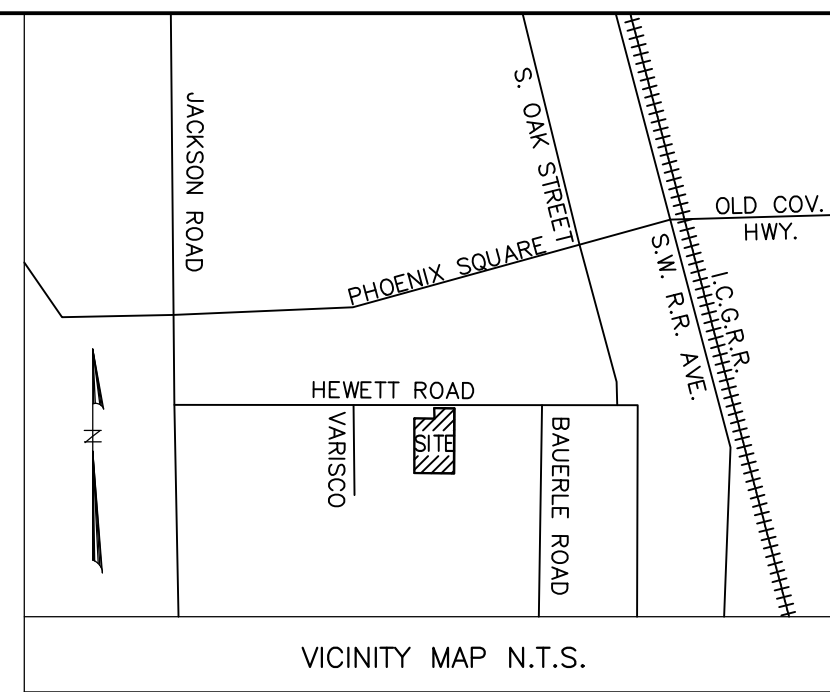
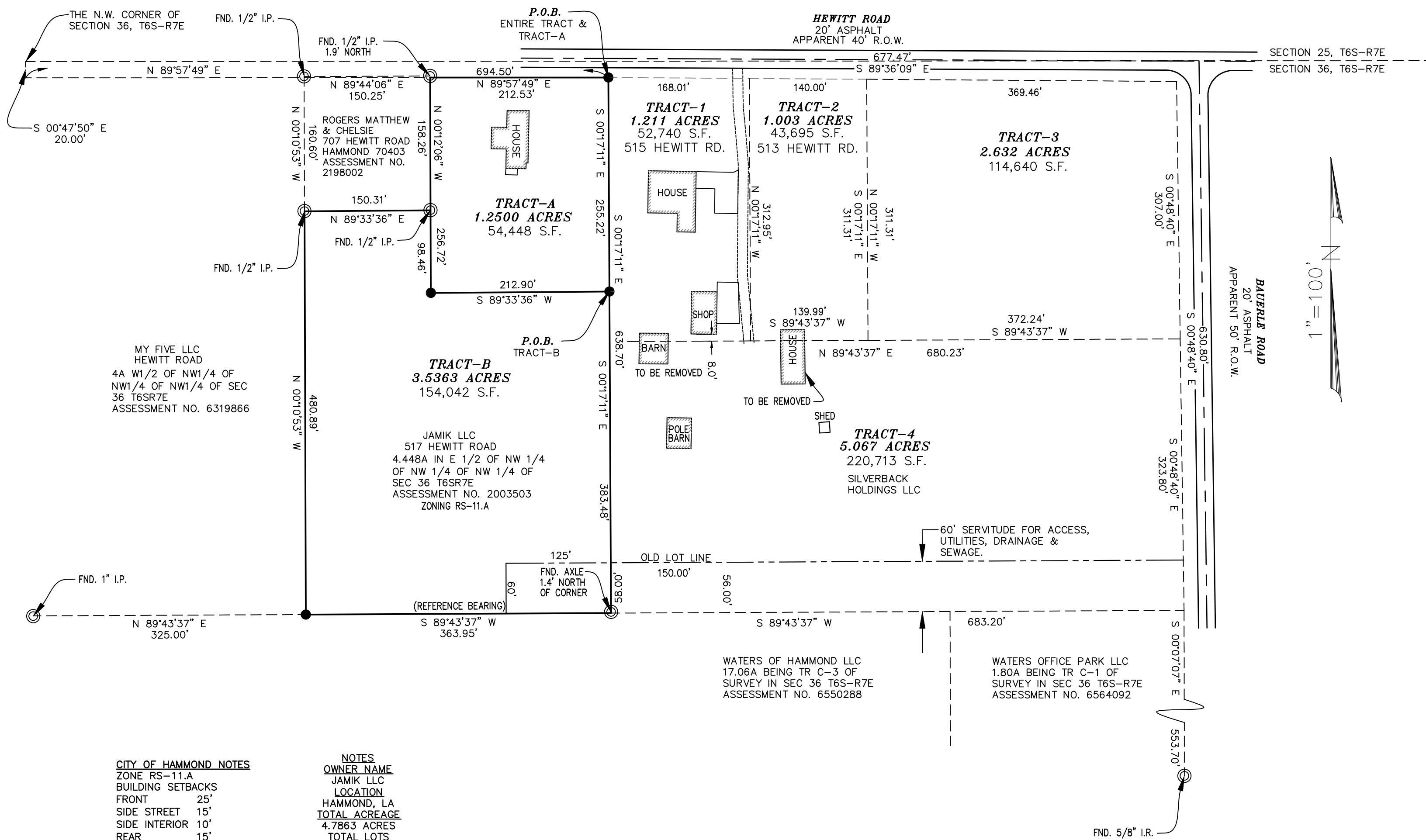
Against: None
Abstain: None
Absent: Trey Tycer

Ordinance to Read:

WHEREAS, on November 14, 2024, the Hammond Zoning Commission held a public hearing and recommended approval of a request by Kenneth Crockett to rezone 517 Hewitt Road from RS-11.A to MX-C in accordance with the preliminary plat by Max Bodin, Inc, dated 08/21/2024.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 14, 2025 and approved the rezoning of 517 Hewitt Road from RS-11.A to MX-C in accordance with the preliminary plat by Max Bodin, Inc, dated 08/21/2024.

PRELIMINARY PLAT OF JAMIK LLC REVISION TO LOTS OF RECORD, LOCATED IN SECTION 36, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.



- REFERENCE PLAT #1**
SILVERBACK HOLDINGS
REVISION TO LOTS OF RECORD
BY MAX J. BODIN
DATED 12-13-2023
- REFERENCE PLAT #2**
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 PLAT #3**
PLAT OF 25.64 & 4.05 ACRES
BY LESTER A. MCCLIN JR.
DATED 5-8-2020
- BEARING REFERENCE**
S 89°43'37" W AS PER
REFERENCE PLAT 1 & 3
- 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
- FLOOD ZONE "X"**
(NOT FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0430F
DATED: 7-22-2010

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

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY AND REVISION OF A 4.7863 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.

AUGUST 21, 2024
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.

CITY OF HAMMOND NOTES	
ZONE RS-11.A	
BUILDING SETBACKS	
FRONT 25'	
SIDE STREET 15'	
SIDE INTERIOR 10'	
REAR 15'	

NOTES	
OWNER NAME	JAMIK LLC
LOCATION	HAMMOND, LA
TOTAL ACREAGE	4.7863 ACRES
TOTAL LOTS	2 LOTS

APPROVED
CITY OF HAMMOND

CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
COUNCIL PRESIDENT	DATE
OWNER KEN CROCKETT	DATE

PRELIMINARY
 LAND SURVEYOR

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

8/21/24
DATE

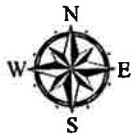
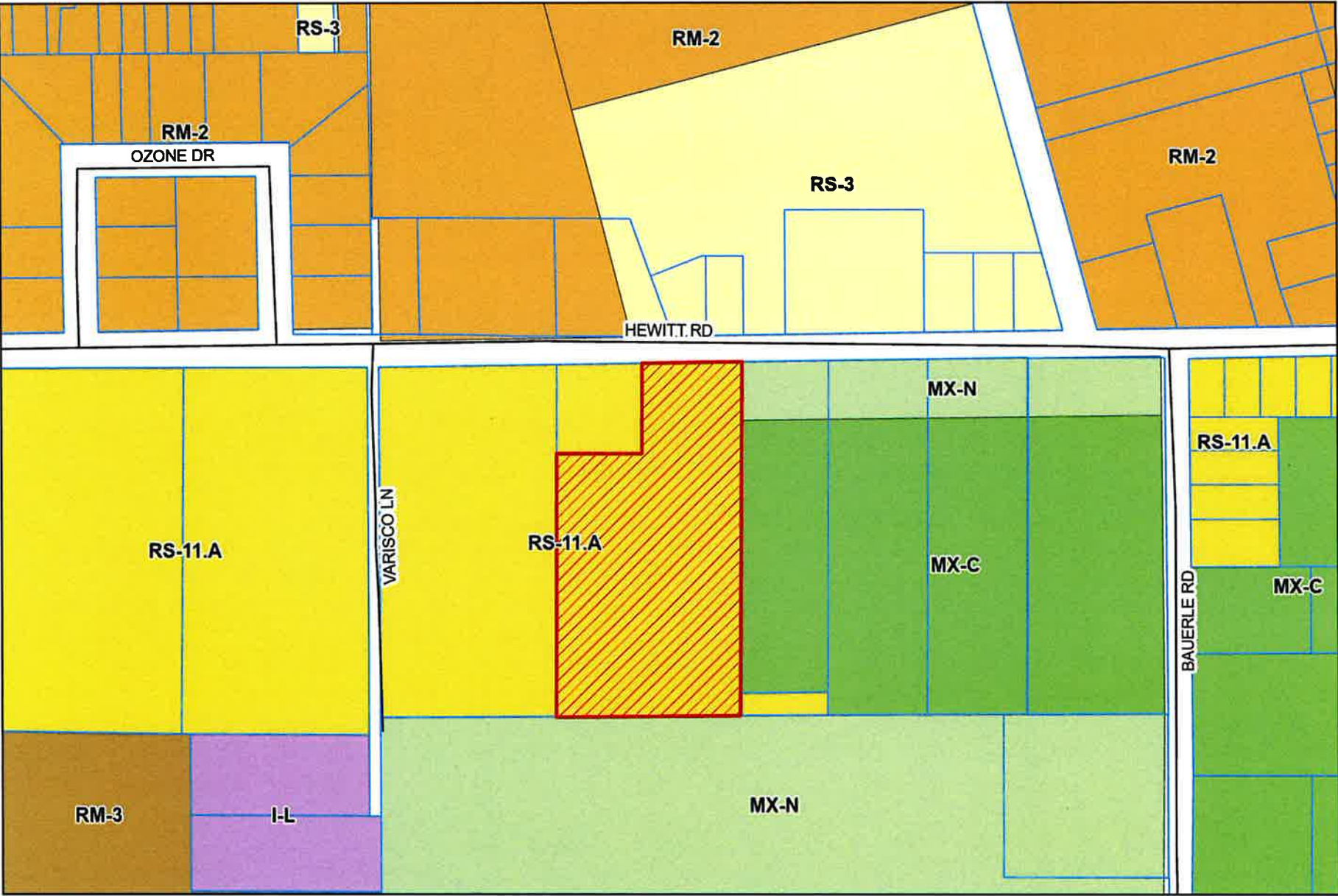
#	DATE	REVISION	BY	 Max Bodin, Inc.	Land Surveying & Consulting Engineers 44052 W. Pleasant Ridge Rd. Hammond, LA 70403 Phone: 225-368-7698	DESIGNED: M.J.B. DRAWN: C.D.B. CHECKED: M.J.B. APPROVED: M.J.B.	DATE: 8-21-24 SCALE: 1"=100'	KEN CROCKETT SECTION 36, T6S-R7E	PROJECT NO. 24101 SHEET NO. 1 OF 1
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24101/JAMIK LLC



517 Hewitt Rd
2024-08-12-Z

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



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