



**Staff Report
Review a Rezoning Request
2024-10-20-Z**

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

Work Session: Thursday, January 2, 2025
Public Hearing: Thursday, January 9, 2025
City Council Introduction: Tuesday, January 28, 2025
City Council Public Hearing: Tuesday, February 11, 2025

Request:

Request for Rezoning by Gemetri Carter for rezoning of RM-2 to MX-C in accordance with the preliminary plat by Bodin and Webb Inc, dated 12/13/2019, concerning 508 S. Range Road.

Site Information:

Location (Address): 508 S. Range Road Hammond LA 70403
Council District: City Council District 1
Existing Zoning: R M - 2
Future Land Use: Mixed Use
Existing Land Use: Vacant lot
Site Description: Total Acreage: 0.42

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Use/Zoning:</u>
North	RM-2
South	RM-2
West	RM-2
East	n/a

City Planner Recommendation:

Approval of zoning change based on the following criteria

F. Review Criteria

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 area's 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.



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Public Hearing:

For: 4

Against: None

Commission Recommendation:

Motion:

Recommend approval for Rezoning by Gemetri Carter from RM-2 to MX-C in accordance with the preliminary plat by Bodin and Webb Inc, dated 12/13/2019, concerning 508 S. Range Road.

For: Kylan Douglas, Monica Perez, Ron Matthews, Trey Tycer

Against: None

Abstain: None

Absent: Trey St. Romain



Ordinance to Read:

WHEREAS, on January 9, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for Rezoning by Gemetri Carter from RM-2 to MX-C in accordance with the preliminary plat by Bodin and Webb Inc, dated 12/13/2019, concerning 508 S. Range Road.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on February 11, 2025 and approved the request for Rezoning by Gemetri Carter from RM-2 to MX-C in accordance with the preliminary plat by Bodin and Webb Inc, dated 12/13/2019, concerning 508 S. Range Road.



508 S Range Rd
2024-10-20-Z

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



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2024-10-20-Z

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- Case Parcel
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DESCRIPTION OF 0.424 ACRES

A 0.424 ACRE PARCEL OF LAND, LOCATED IN BLOCK 25 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, SECTION 25, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF BLOCK 25 OF THE IOWA ADDITION TO THE CITY OF HAMMOND, WHICH POINT IS THE POINT OF BEGINNING; THENCE S 75°30'00" W A DISTANCE OF 106.20 FEET; THENCE N 14°30'00" W A DISTANCE OF 150.00 FEET; THENCE N 75°30'00" E A DISTANCE OF 139.90 FEET; THENCE S 01°50'18" E A DISTANCE OF 153.74 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.424 ACRES, ALL LOCATED IN BLOCK 25 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 WILLIAM J. BOON, JR., PROFESSIONAL LAND SURVEYOR DATED 12-11-2019.

0.424 ACRES LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

REFERENCE PLAT #1
PLAT OF 0.517 ACRES
BY BOON AND WEBB, INC.
DATED 9-25-2018

REFERENCE PLAT #2
PLAT OF S.E. 1/4 OF
BLOCK 25
BY CLIFFORD G. WEBB
DATED 3-6-1988

REFERENCE BEARING
N 75°30'00" E AS PER
REFERENCE PLAT #1

LEGEND:
● = 1" IRON PIPE SET
○ = FOUND CORNER

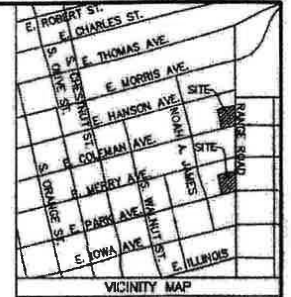
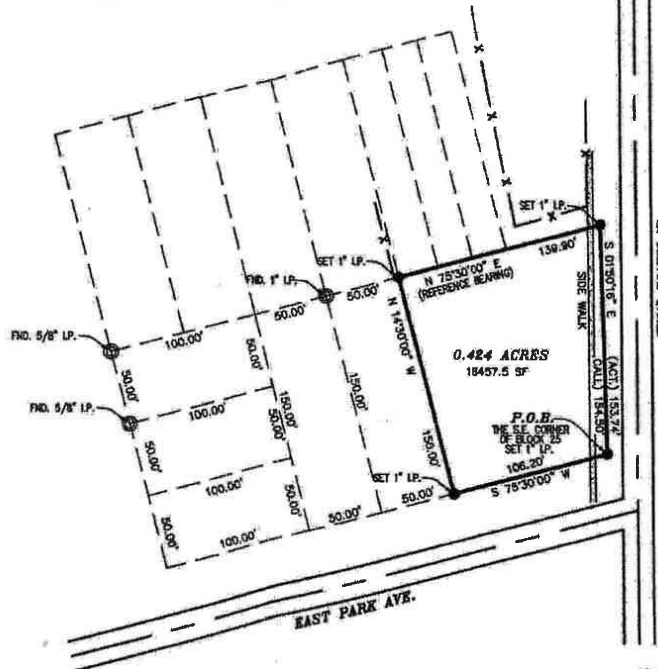
THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.424 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 25, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

NOVEMBER 11, 2019
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 OPTION 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 GIDEON CARTER.

SURVEY FOR:
GEMETRI CARTER
508 S. RANGE ROAD
HAMMOND, LOUISIANA

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 221208
MAP NO. 2210SC0340F
DATED: 7-22-2010



William J. Boon, Jr.
BOON & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4283
PH # (985)345-3947 FAX # (985)345-0213

12/13/19
DATE