



# Staff Report

## Rezoning

Case #: Z-2015-07-00010

### Attachments:

Staff Report, Survey, Site Photos, Applications, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, August 6, 2015

City Council Introduction: Tuesday August 18, 2015

City Council Final: Tuesday September 1, 2015

### City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Frank J. Divittorio to rezone the North 1/2 of Lot 11 & Lot 12 of Square 113 of the Mooney Addition located at 200 S. Wilson St. from RM-2 to MX-C in accordance with survey by R.L. Bennett & Associates Inc. dated 2/23/1995 (Z-2015-07-00010) Recommended approval of MX-N by the Zoning Commission

### Site Information:

**Location (Address):** 200 S Wilson St

**Council District:** City Council District 2

**Existing Zoning:** RM-2

**Future Land Use:** Mixed Use

**Existing Land Use:** VACANT

### Site Description:

Undeveloped lot located on the corner of W. Morris Ave. & S. Wilson St. 2-story structure located on the west property line

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family\RM-2 (across W. Morris Ave)
South	Single Family/RM-2
West	Multi-family & Single Family\MX-N & RM-2
East	Single Family/RM-2 (across S. Wilson)

### Additional Information:

**Findings:**

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
  - Light and air?
  - Traffic congestion or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** Frank Divittorio

**Against:** Anthony Chance (204 S. Wilson St)

**Commission Recommendation:**

**Motion:** Sam McClugage recommended MX-N not the requested MX-C also in conjunction with the City Planners recommendation

**For:** Stanley Young, Ralph Ross, Jimmy Meyer, Sam McClugage

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis

**Ordinance to Read:**

WHEREAS, on August 6, 2015 the Hammond Zoning Commission held a public hearing on a rezoning request by Frank J. Divittorio to rezone the North ½ of Lot 11 & Lot 12 of Square 113 of the Mooney Addition located at 200 S. Wilson St. from RM-2 to MX-C in accordance with survey by R.L. Bennett & Associates Inc. dated 2/23/1995 (Z-2015-07-00010);

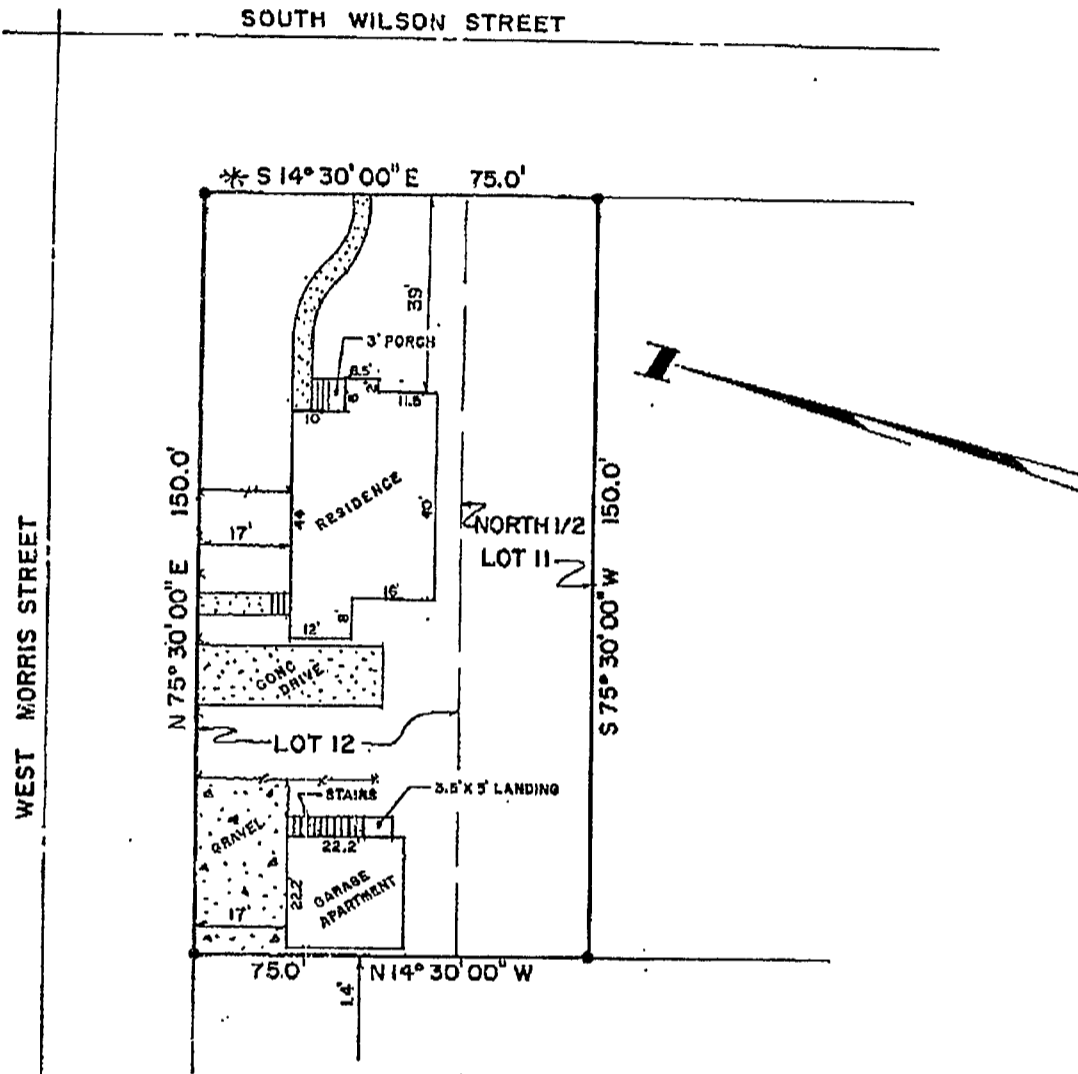
WHEREAS the Zoning Commission recommended rezoning from RM-2 to MX-N to the Hammond City Council.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by Frank J. Divittorio to rezone the North ½ of Lot 11 & Lot 12 of Square 113 of the Mooney Addition located at 200 S. Wilson St. from RM-2 to MX-N in accordance with survey by R.L. Bennett & Associates Inc. dated 2/23/1995; Attached hereto and made a part hereof

**From:** Josh Taylor, City Planner \_\_\_\_\_

REFERENCE MAP: FINAL PLAT, SURVEY PLAT  
BY: JOHN W. LAY, SR. R.L.S. DATED: 12-19-91  
RECORDED COB 730 PAGE 19  
F.B. NO. 411-E-6 PG. 73

FILE NO. 95-0408  
● PROPERTY CORNER FOUND  
○ PROPERTY CORNER SET  
ALL CORNERS ARE 1/2" IRON PIPES  
UNLESS OTHERWISE NOTED.



\* BASE BEARING ALONG SOUTH WILSON ST. AS PER REFERENCE MAP  
MAP SHOWING THE SURVEY OF  
THE NORTH 1/2 OF LOT 11 AND LOT 12, SQUARE 113, MOONEY ADDITION  
OF THE CITY OF HAMMOND  
LOCATED IN SECTION 26, T-6-S, R-7-E, G. L. D  
PARISH OF TANGIPAHOA, LOUISIANA  
FOR

ROBERT N. CHOPIN

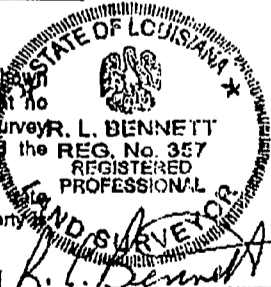
SHOWING IMPROVEMENTS THEREON

To all parties interested in title to premises surveyed, I hereby certify that the above survey was actually made on the ground as per record description and is correct and that no encroachments exist either way across property lines UNLESS NOTED OTHERWISE. This survey was done in accordance with the Minimum Standards of Practice for Land Surveyors and accuracy and positional tolerances are in accordance with CLASS B SURVEYS.

According to the U.S. Department of Housing and Urban Development flood insurance map Panel No. 220208 0002 B Dated: DECEMBER 15, 1981 (Revised), this property located in Zone C, OUTSIDE the 100 Year flood zone area.

HAMMOND, LA.  
MUNICIPAL NO: 200 SOUTH WILSON STREET  
DATE: FEBRUARY 23, 1995

SCALE 1" = 30' PAGE



R. L. BENNETT & ASSOC., INC.  
CIVIL ENGINEER & SURVEYOR

BOOK 0789 PAGE 889







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: 7.13.15

PERMIT# 7-2015-07-0010

The next Zoning Commission Meeting will be held on Aug 6, 2015, 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# 01231302 # 2700081004
SITE ADDRESS: 703 W Morris St 1/2 200 S.W. / corner
Legal Description or Survey see attached
PROPERTY OWNER NAME: Frank J D. Vittorio
Owner Address: 1 Norbrook Cir. Hammond LA 70401
Telephone: ( ) or Cell #: (985) 969 1196

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Frank J D. Vittorio
COMPANY NAME:
Applicant Mailing Address: 1 Norbrook Cir Hammond LA 70401
Applicant Telephone: ( ) or Cell #: (985) 969 1196

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H 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
REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H 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: office space
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 RM-2 District to a MX-C District. I/We fully understand and agree to abide by the zoning restrictions for a MX-C 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] 6/19/15
APPLICANT SIGNATURE DATE
X [Signature] 6/19/15
OWNER(S) SIGNATURE DATE
X CITY PLANNER DATE

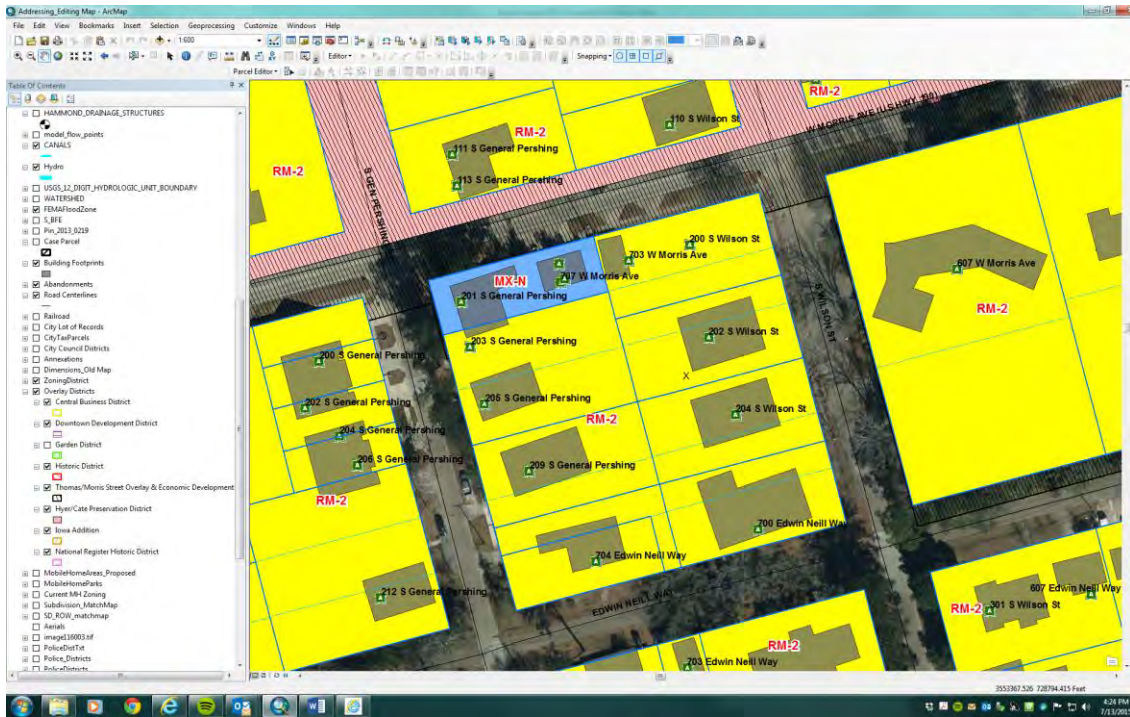
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*
AMOUNT PAID \$ 620.00 CHECK# 2009 CASH [ ] DATE PAID 7.13.15

# PROPERTY INFORMATION SHEET

- |                          |                  |                            |                          |       |           |
|--------------------------|------------------|----------------------------|--------------------------|-------|-----------|
| <input type="checkbox"/> | Type of Permit   | <b>Rezoning</b>            | <input type="checkbox"/> | Date: | 7/13/2015 |
| <input type="checkbox"/> | Permit/Case #    | <b>Z2015-07-00010</b>      |                          |       |           |
| <input type="checkbox"/> | Parcel #         | <b>2706681004.00</b>       |                          |       |           |
| <input type="checkbox"/> | Address          | <b>200 S. Wilson St.</b>   |                          |       |           |
| <input type="checkbox"/> | Owner            | <b>Frank J. Divittorio</b> |                          |       |           |
| <input type="checkbox"/> | Assessment #     | <b>1231502</b>             |                          |       |           |
| <input type="checkbox"/> | Zoning           | <b>RM-2</b>                |                          |       |           |
| <input type="checkbox"/> | Overlay District | <b>NONE</b>                |                          |       |           |
| <input type="checkbox"/> | Flood Zone       | <b>X</b>                   |                          |       |           |
| <input type="checkbox"/> | Flood Way        | <b>NONE</b>                |                          |       |           |
| <input type="checkbox"/> | Holdings/Taxes   | <b>NONE/NONE</b>           |                          |       |           |
| <input type="checkbox"/> | Bldg Tax Value   |                            | (x 10% Res/15% Cml)      | 50% = |           |

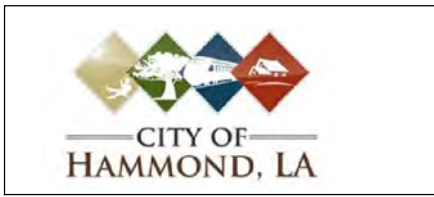
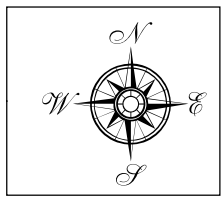
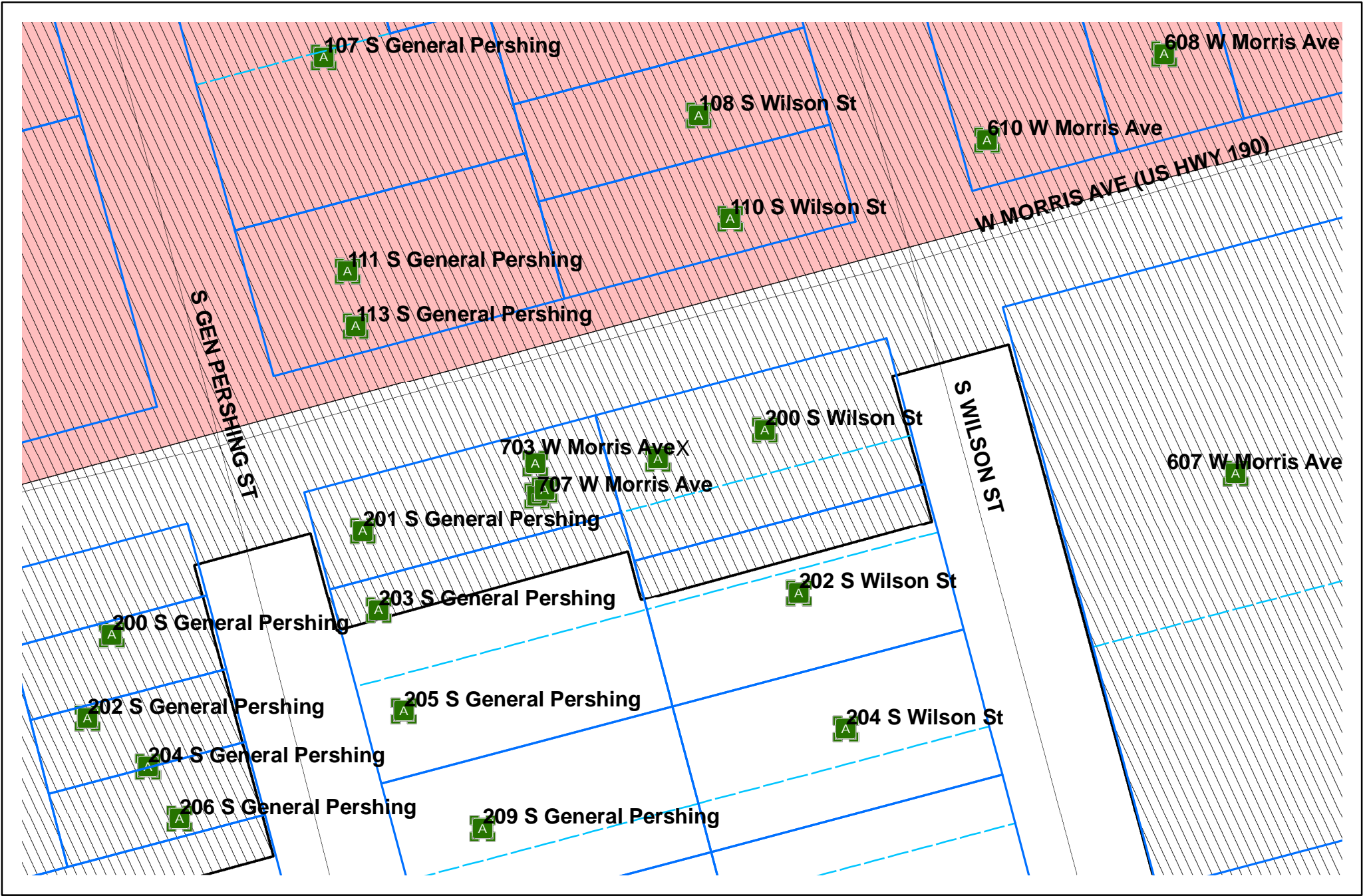
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



Preparer Initials \_\_\_\_\_

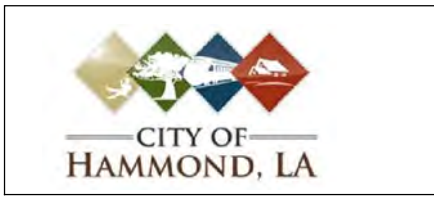
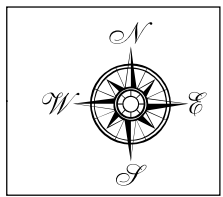
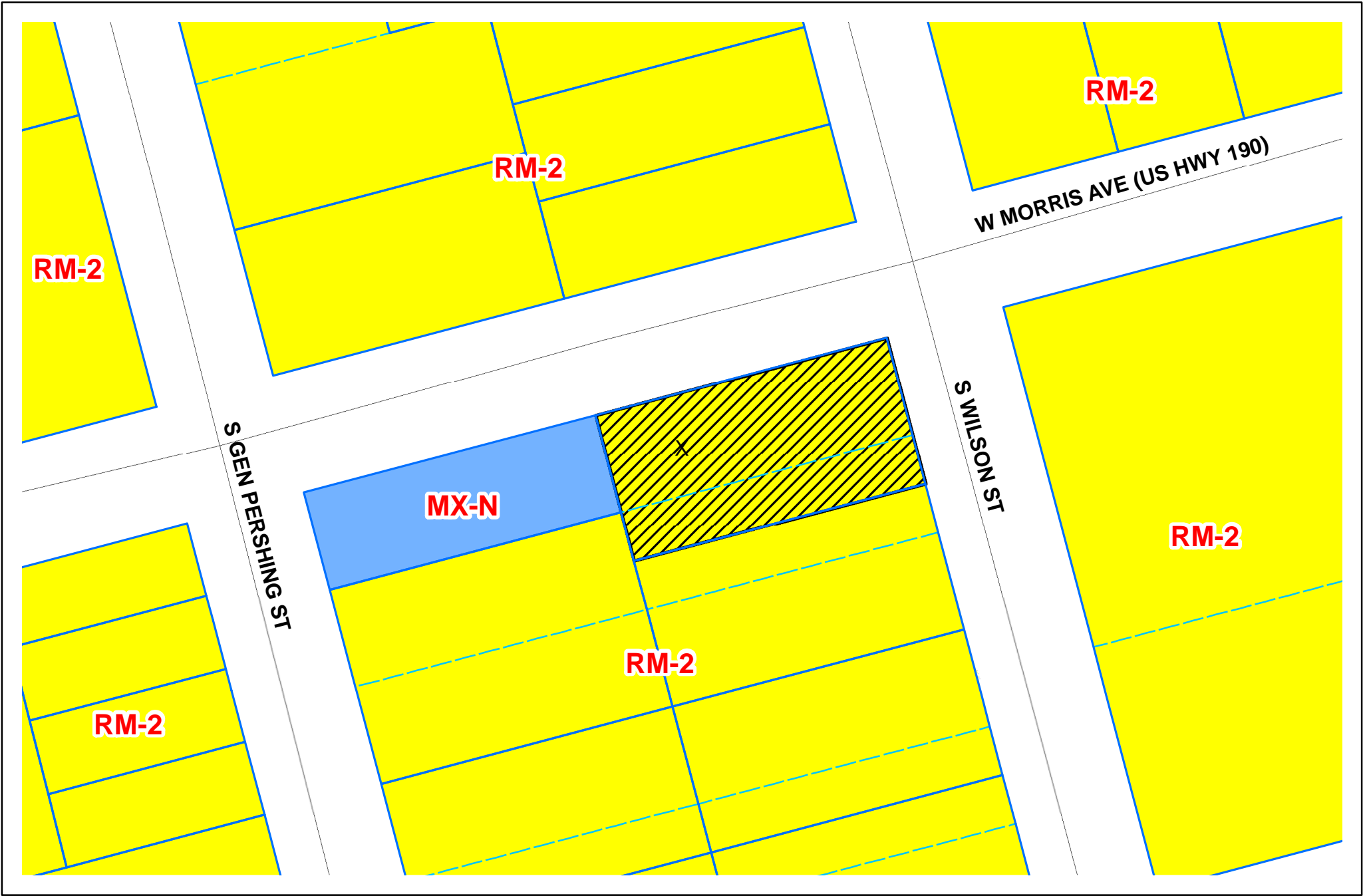
Reviewer Initials \_\_\_\_\_



**200 S. Wilson St  
& 703 W. Morris Ave  
Z-2015-07-0010**

**Legend**

- Tax Parcels
- Thomas/Morris Street Overlay & Economic Development
- Hyer/Cate Preservation District
- LotOfRecordLines



200 S. Wilson St. & 703 W. Morris Ave  
**Z-2015-07-0010**

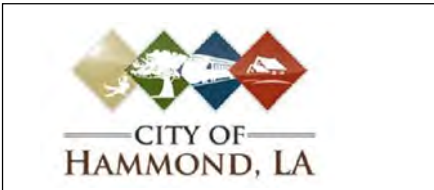
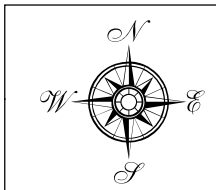
**Legend**

- Tax Parcels
- Case Parcel
- LotOfRecordLines





Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



**200 S. Wilson St. & 703 W. Morris Ave**  
**Z-2015-07-0010**

**Legend**

- Tax Parcels
- Case Parcel
- LotOfRecordLines