



# Staff Report

## Rezoning Case#ECU2013-8-1

Zoning Board Public Hearing: Thursday September 5, 2013

City Council: Introduction – 9/17/2013 Final – 10/01/2013

**Attachments:** Property Information Sheet, Zoning Map, Aerial Map, Photos, Mobile Home Land Use Map, 1970 Zoning Map

### CITY COUNCIL REQUEST: (Ordinance)

Approval of Expanded Conditional Use request by Lloyd A. Carlton to allow placement of a mobile home meeting all code requirements on 213 Green St.; Zoned R4 (ECU2013-8-1) recommend denial by Zoning Commission

### SITE INFORMATION:

**Location (Address):** 213 Green St.

**COUNCIL DISTRICT:** 3-Robert “Bobby” Martin

**Site Description:** Approx 100’ x 150’ lot fronting on Hazel Street Canal/Right of Way. Only car access to this lot is located off the corner of Green Street and Mary’s Alley. An existing structure may be located on this parcel. Aerial photos show multi structures, and two structures have been demolition by the city in 2011 & 2013. There may be a small structure that has not been demolished that may or may not be on this site.

**Existing Zoning:** R4

**Existing Land Use:** Vacant Land

**Proposed Zoning:** R4 (with Residential/Mobile Home)

**Future Land Use Map:** Low-Density Residential

### ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
<b>North:</b>	Vacant/R4
<b>South:</b>	Residential/R4
<b>East:</b>	Residential/R4 (across Hazel Street Canal)
<b>West:</b>	Residential/R4

### ADDITIONAL INFORMATION:

- According to the Mobile Home Land Use Plan, this lot is not in a proposed mobile home area.
- According to old assessor maps access to this lot cross another parcel and the ownership has not been able to be verified.
- Demolitions: DM2011-11-5 & DM2013-5-1** were demos on adjacent property on E. Stanley Street.
- Due to the only way to access the property is on Green Street the address has been changed to 213 Green Street instead of 704 S. Hazel Street

### REZONING FINDINGS:

- 1) Will this diminish the value of the surrounding properties? Yes \_\_\_\_\_ No X
- 2) Will this alter the essential character of the neighborhood? Yes \_\_\_\_\_ No X
- 3) Will granting this request be detrimental to the public welfare? Yes \_\_\_\_\_ No X
  - a. Light & Air? Yes \_\_\_\_\_ No X
  - b. Traffic congestion or hazard? Yes \_\_\_\_\_ No X
  - c. Overburden existing drainage or utilities? Yes \_\_\_\_\_ No X
  - d. Emissions of odors, fumes, gasses, dust, smoke? Yes \_\_\_\_\_ No X
  - e. Noise & Vibrations? Yes \_\_\_\_\_ No X

### PUBLIC HEARING:

**For:** Lloyd Carlton (Owner)

**Against:** None

**ZONING COMMISSION RECOMMENDATION:**

**Motion:** Sam McClugage to recommend denial due to not in proposed Mobile Home designated area.

**For:** Ross, Meyer

**Against:** Travis

**Absent:** Stanley Young

**ORDINANCE TO READ: (if approved)**

**WHEREAS,** on September 5, 2013 the Zoning Commission held a public hearing on Case#ECU2013-8-1 request for Expanded Conditional Use by Lloyd Carlton (owner) to allow placement of a mobile home meeting all code requirements on 213 Green Street; Zoned R4

**WHEREAS,** the Zoning Commission recommended denial of this Expanded Conditional Use request.

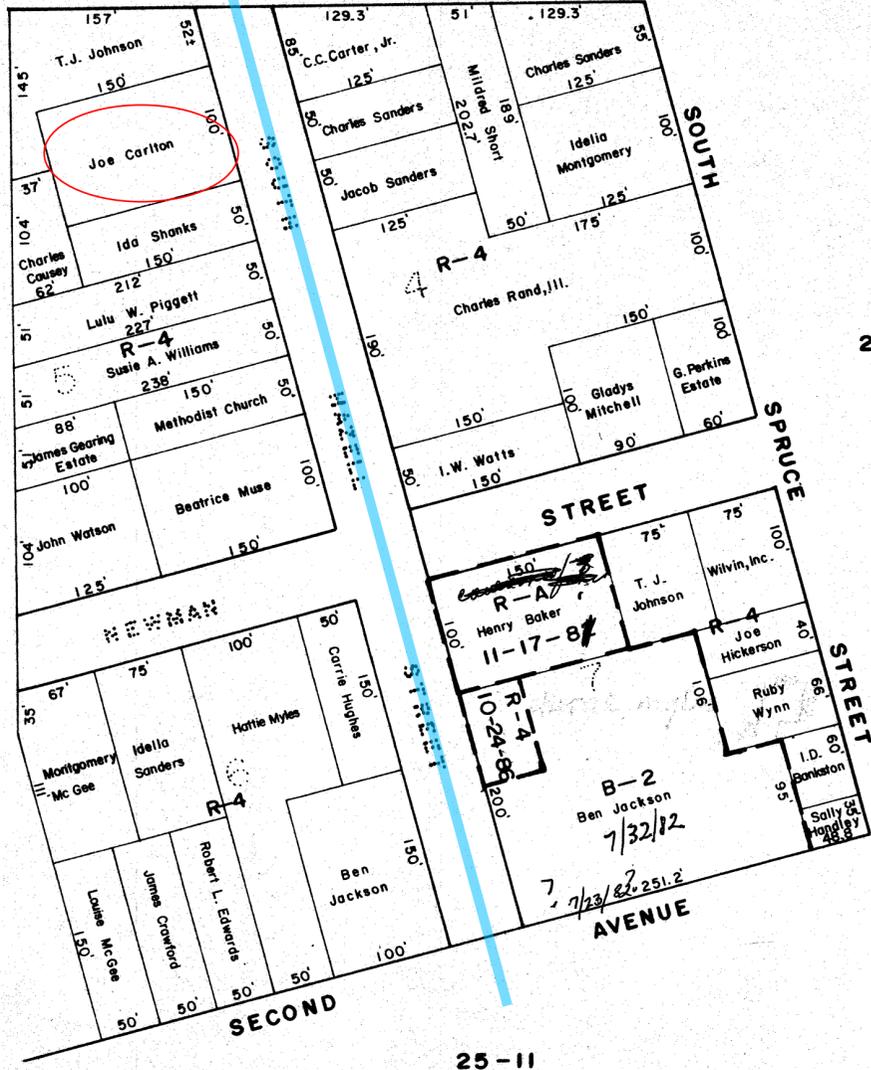
**NOW, THEREFORE, BE TO ORDAINED,** that the City Council of Hammond, Louisiana hereby approves the Expanded Conditional Use request to allow placement of a mobile home meeting all code requirements at 213 Green Street, and this approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy of the property from the owner/occupant being

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

S-2

26-8

STANLY STREET



Green Street

Marys Alley

Unimproved Right of Way being the Hazel Street Canal

25-9

26-15

SECOND AVENUE

25-11

N

Scale: 1" = 100'  
Tom B. Country Planning Services, Inc.





APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING

CITY OF HAMMOND

219 East Robert Street, HAMMOND, LA 70401 / PHONE: (985) 277-5640 - FAX: (985) 277-5637

FILING DATE: 8/2/13

PERMIT# FCU 2013-8-1

The next Zoning Commission Meeting will be held on 9-5-13, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City at least 21 days before the date of the next Public Meeting.

This Application for: [X] REZONING [ ] CONDITIONAL USE: [X] EXPANDED --OR-- [ ] RESTRICTED [ ] INITIAL ZONING

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# 01261002 # 2736661024.00 (7025. Hazel)

SITE ADDRESS: 704 S. Hazel St STREET # & STREET NAME

Legal Description or Survey 1 Lot N 1/2 B/R S Barbers Add Ham B184 P464 B263 P273 B557 P730 B116 P531 ACQ 97' Tax B856 P383 B1233 P171

PROPERTY OWNER NAME: LLOYD A. Carlton First Name MI Last Name

Owner Address: 706 Mc. Moore Rd Hammond La. 70401 Telephone: (985) 222-5390 or Cell #: (985) 222-5390

PLEASE READ AND SIGN BELOW

APPLICANT NAME: LLOYD A. Carlton First Name MI Last Name

COMPANY NAME: Thayne Sunbelt INC [ ] Owner [X] Other

Applicant Mailing Address: P.O. Box 3082 Hammond La. 70404 Street Name/Street Number City State Zip

Applicant Telephone: (985) 222-5390 or Cell #: (985) 222-5390

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L (R4) R5 R5S R8 R11 RA RP RS S

REQUESTED ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP (RS) S

REASON FOR REZONING:

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 R4 District to a RS District. I/We fully understand and agree to abide by the zoning restrictions for a 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 AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

X Lloyd A. Carlton APPLICANT SIGNATURE 7-25-13 DATE

X Lloyd A. Carlton OWNER SIGNATURE 7-25-13 DATE

X CITY PLANNER DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\* AMOUNT PAID \$ 20.00 CHECK# CASH [X] DATE PAID 7/31/2013

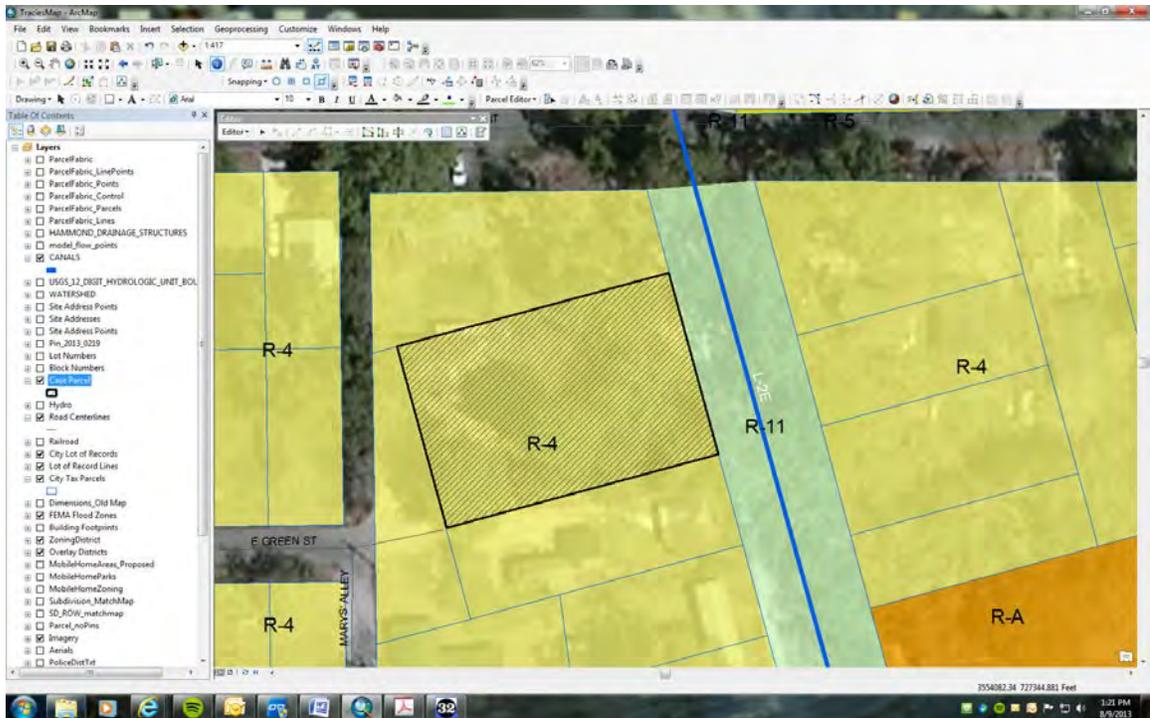
NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED

# PROPERTY INFORMATION SHEET

- |                          |                  |   |                          |       |                   |
|--------------------------|------------------|---|--------------------------|-------|-------------------|
| <input type="checkbox"/> | Type of Permit   | <b>ECU</b>  | <input type="checkbox"/> | Date: | <b>08/09/2013</b> |
| <input type="checkbox"/> | Permit/Case #    | <b>ECU2013-8-1</b>                                      |                          |       |                   |
| <input type="checkbox"/> | Parcel #         | <b>2736661024.00</b>                                    |                          |       |                   |
| <input type="checkbox"/> | Address          | <b>702/704 S. HAZEL (TO BE CHANGED TO 213 GREEN ST)</b> |                          |       |                   |
| <input type="checkbox"/> | Owner            | <b>LLOYD A. CARLTON</b>                                 |                          |       |                   |
| <input type="checkbox"/> | Assessment #     | <b>01261002</b>   |                          |       |                   |
| <input type="checkbox"/> | Zoning           | <b>R4</b>   |                          |       |                   |
| <input type="checkbox"/> | Overlay District | <b>NONE</b>   |                          |       |                   |
| <input type="checkbox"/> | Flood Zone       | <b>X</b>  |                          |       |                   |
| <input type="checkbox"/> | Flood Way        | <b>NO</b>   |                          |       |                   |
| <input type="checkbox"/> | Holdings/Taxes   | <b>ADDRESS ISSUE/NONE</b>                               |                          |       |                   |
| <input type="checkbox"/> | Bldg Tax Value   | (x 10% Res/15% Cml)                                     |                          | 50% = |                   |

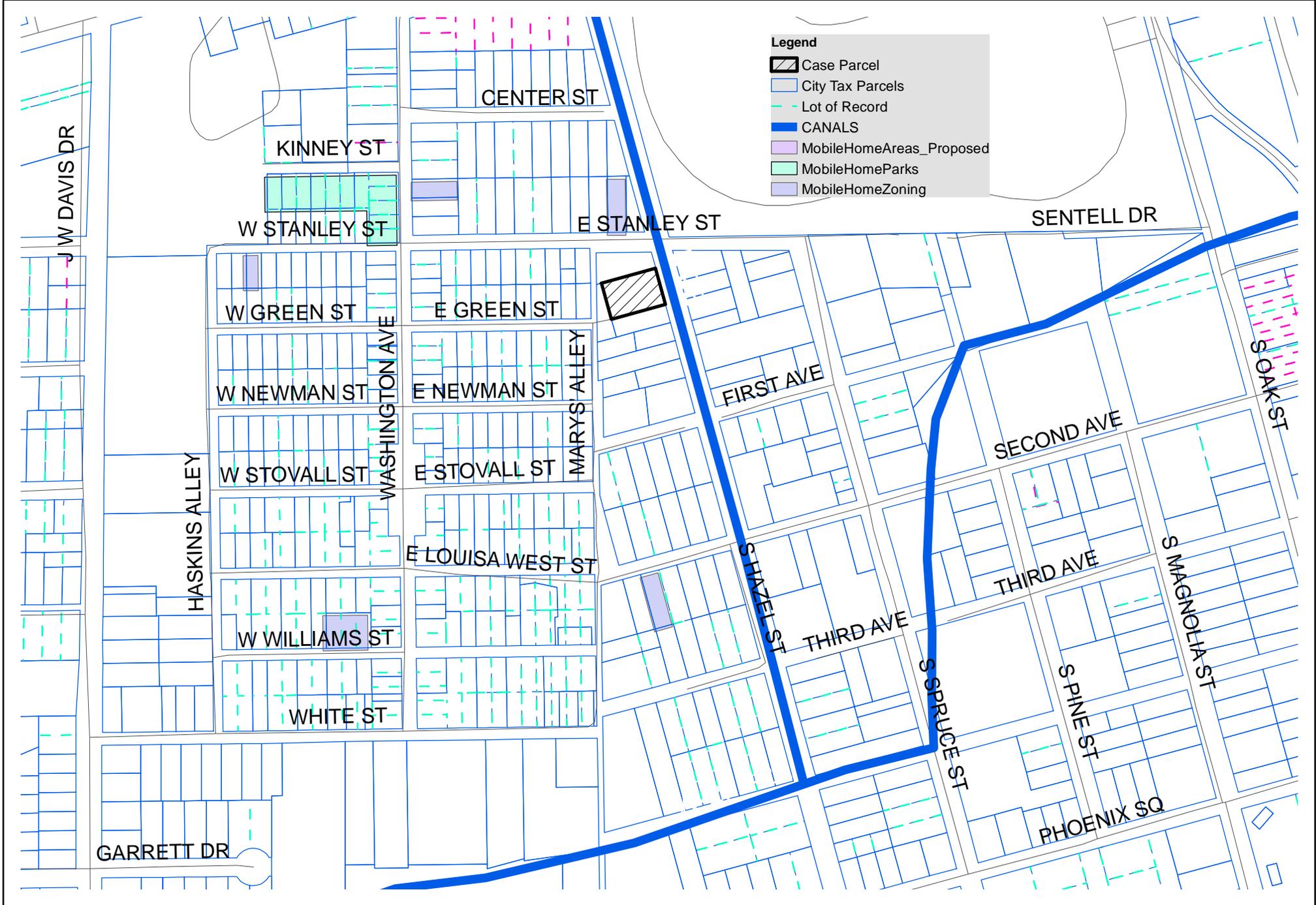
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



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

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



This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

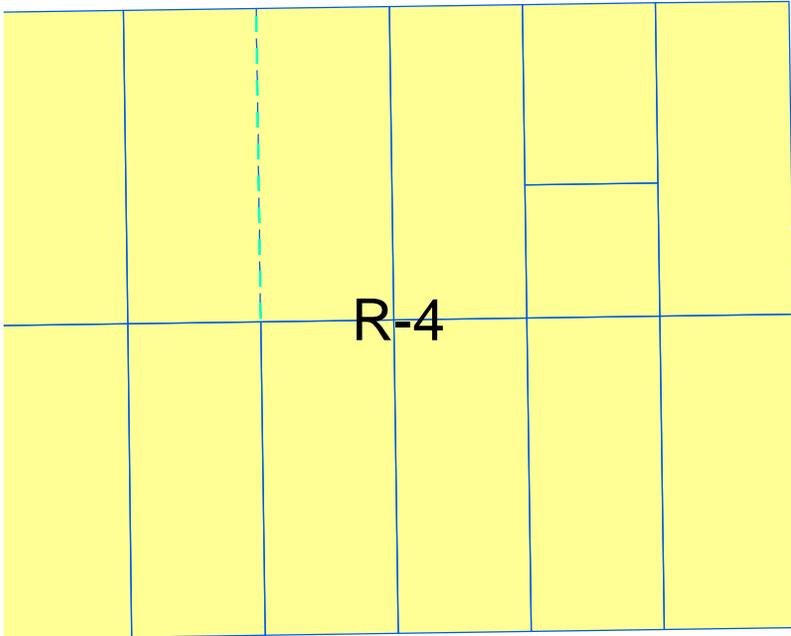
213 Green St.

Expanded Conditional Use - ECU2013-8-1

E STANLEY ST

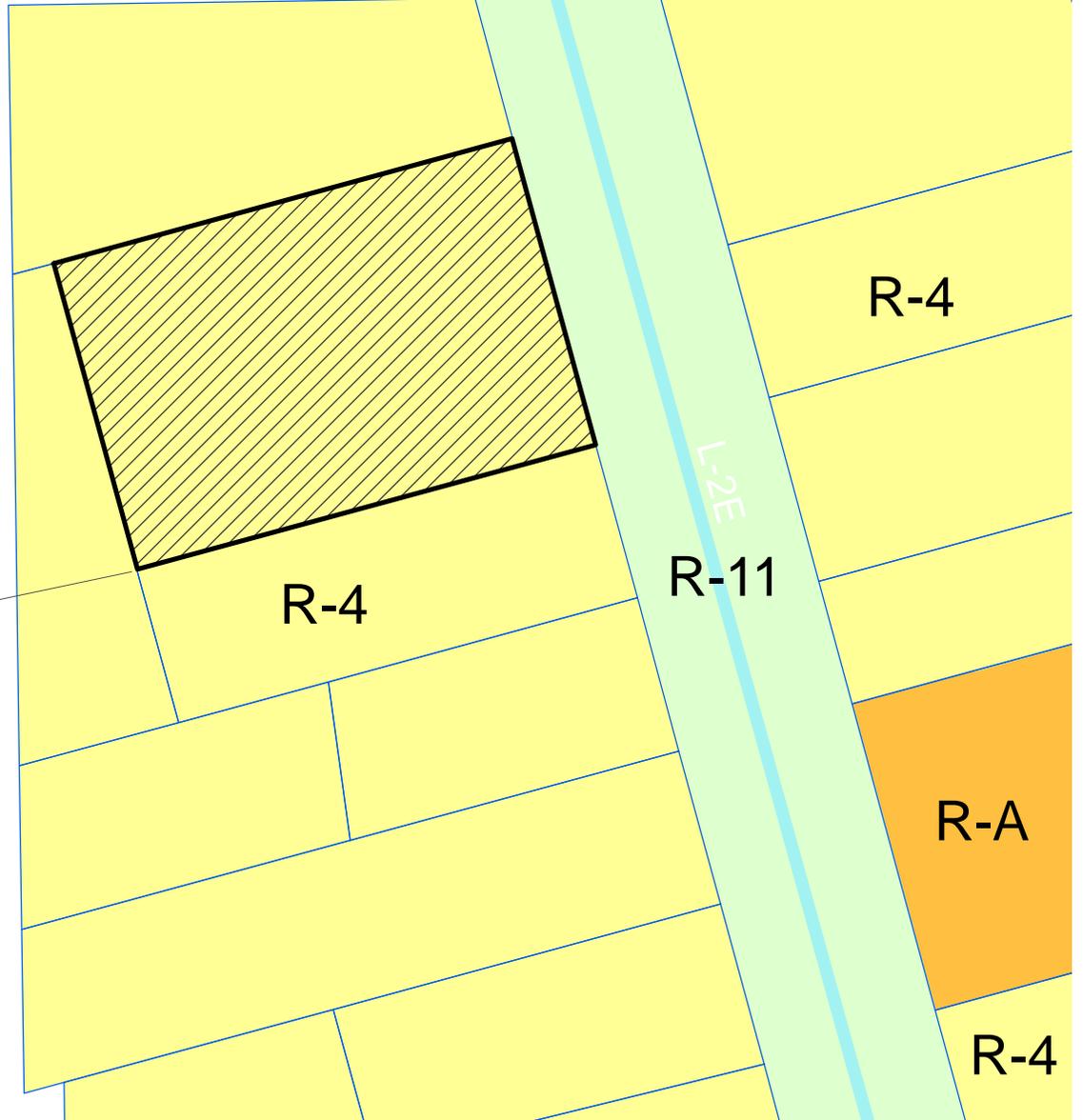
R-11

R-5



R-4

E GREEN ST



R-4

R-4

R-11

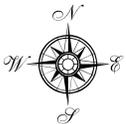
L-2E

R-A

R-4

MARYS' ALLEY

R-4



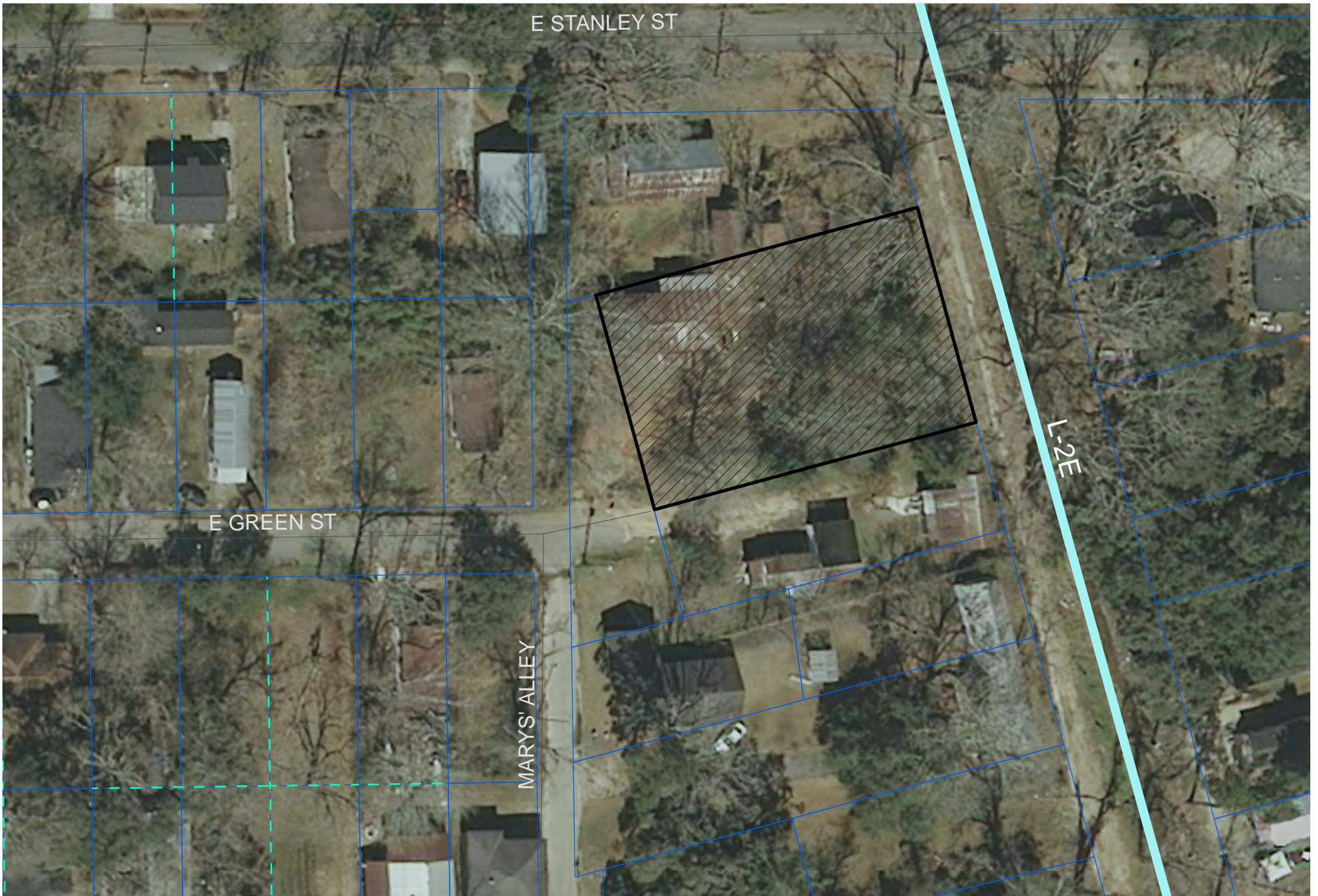
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213 Green St.

Expanded Conditional Use - ECU2013-8-1

Legend

-  Case Parcel
-  City Tax Parcels
-  Lot of Record
-  CANALS



E STANLEY ST

E GREEN ST

MARYS' ALLEY

L-2E

213 Green St.

Expanded Conditional Use - ECU2013-8-1



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- Legend**
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  -  City Tax Parcels
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