



# Staff Report

## Expanded Conditional Use

Case #: Z-2015-02-00004

**Attachments:**

Staff Report, Survey, Application, Property Information Sheet, MH Proposed Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, March 5, 2015

City Council Introduction: Tuesday, March 17, 2015

City Council Final: Tuesday, April 7, 2015

**City Council Request (Ordinance):**

Approval of Expanded Conditional Use by Sherika L. Franklin (applicant) and Ernest L. Jackson (owner) to allow placement of a mobile home meeting all code requirements on Lot J-4 of Oakridge Addition located at 510 Mississippi St; Zoned RS-3 (Z-2015-02-00004) Recommend approval by Zoning Commission

**Site Information:**

**Location (Address):** 510 Mississippi St

**Council District:** City Council District 3

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

**Site Description:**

Vacant lot fronting on Mississippi St. Located in a proposed mobile home area.

**Adjacent Land Use and Zoning:**

<b><u>Direction:</u></b>	<b><u>Land Use/Zoning:</u></b>
<b>North</b>	Single Family/RS-3
<b>South</b>	Vacant land/RS-3 (across Mississippi St)
<b>West</b>	Single Family/RS-3
<b>East</b>	Single Family/RS-3

**Additional Information:**

City Property taxes are due

Front door facing street entrance is still required, Board of Adjustments must approve .

**Findings:**

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

**Public Hearing:**

**For:** Sherika L. Franklin

**Against:** None

**Commission Recommendation:**

**Motion:** Sam McClugage to recommend approval with conditions:

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

**Against:** None

**Abstain:** None

**Absent:** William Travis

**Ordinance to Read:**

WHEREAS, on March 5, 2015 the Hammond Zoning Commission held a public hearing on Case#Z-2015-02-00004 Expanded Conditional Use request by Sherika L. Franklin (applicant) and Ernest L. Jackson (owner) to allow placement of a mobile home meeting all code requirements on Lot J-4 of Oakridge Addition located at 510 Mississippi St; Zoned RS-3;

WHEREAS, the Hammond Zoning Commission recommended approval (4-0 vote) of this request by Sherika L. Franklin (applicant) and Ernest L. Jackson (owner) to allow placement of a mobile home with the following conditions:

- 1) The mobile home must meet all requirements for placement of a mobile home and must be constructed to meet the latest HUD Standards; and
- 2) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy by Sherika L. Franklin (applicant) or ownership of the property being Ernest L. Jackson (owner).

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by by Sherika L. Franklin (applicant) and Ernest L. Jackson (owner) to allow placement of a mobile home on Lot J-4 of Oakridge Addition located at 510 Mississippi St. with the following conditions:

- 1) The mobile home must meet all requirements for placement of a mobile home and must be constructed to meet the latest HUD Standards; and
- 2) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy by Sherika L. Franklin (applicant) or ownership of the property being Ernest L. Jackson (owner).

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

MAP OF SURVEY

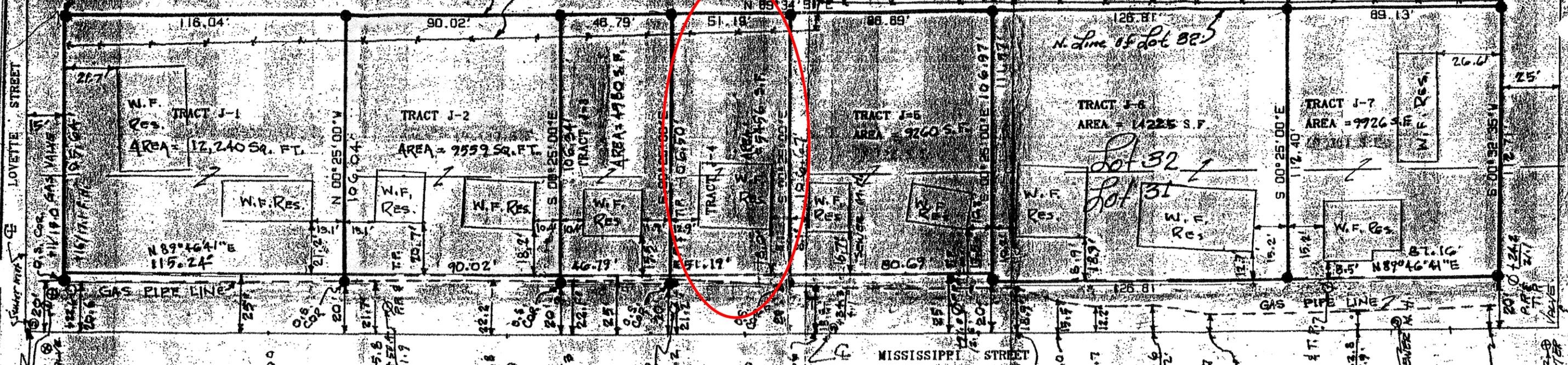
SHOWING THE PARTITION OF PORTIONS OF LOTS 32 & 31 OF THE DAKRIDGE ADDITION TO THE TOWN OF HAMMOND, LA., SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 26 T6S-R7E, TANGIPAHOA PARISH, LA.

SPRINGFIELD, LA.  
NOVEMBER 16, 1994

- corner found
- corner set

*(Signature)*  
 I certify this to be true and correct in accordance with my field survey.  
 JAMES R. WHEAT  
 REGISTERED PROFESSIONAL LAND SURVEYOR

P.O.B. = INTERSECTION OF N. LINE OF LOT 32 & EXISTING EAST R/W OF LOVETTE STREET



SEWAGE:

NO PERSON SHALL INSTALL OR USE ANY METHOD OF SEWAGE TREATMENT OR REMOVAL UNLESS SUCH METHOD IS APPROVED BY THE TANGIPAHOA PARISH HEALTH UNIT.

DEDICATION:

ALL RIGHT OF WAYS AND SERVITUDES SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. NO PERSON SHALL CONSTRUCT ANY FENCE, OR STRUCTURE SO AS TO INTERFERE THEREWITH.

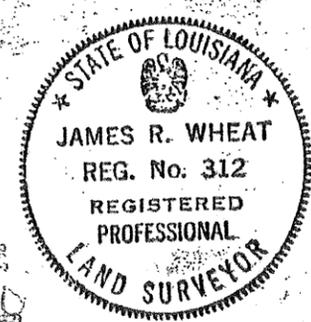
*Mary C. Davis* 9-22-95  
 OWNERS DATE

*(Signature)* 11/17/95  
 REVIEW ENGINEER

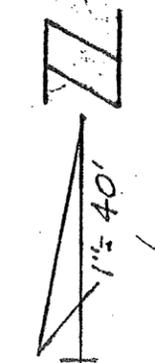
APPROVED: *Michael J. Lanier* 10/23/90  
 CITY OF HAMMOND PLANNING COMMISSION CHAIRMAN DATE

APPROVED: *David P. West* 11/7/95  
 HAMMOND, LA. CITY COUNCIL PRESIDENT DATE

CONVEYANCE  
 BOOK 805  
 PAGE 690



s/Alisa Hebert  
 CLERK OF COURT



9/18/95 - Revised R/W And Added Utilities *(Signature)*

COPY



West of Property



East of Property



Across Street



Across Street

# 501-847-6188

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: 2/4/2015

PERMIT# Z-2015-02-00004

The next Zoning Commission Meeting will be held on 3-5-2015, 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: [ ] REZONING [ ] CONDITIONAL USE: [X] 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# 210711041217.00

SITE ADDRESS: 510 Mississippi St. STREET # & STREET NAME

Legal Description or Survey Lot J-4 Oakridge Addition Resub of Mary Davis

PROPERTY OWNER NAME: ERNEST L. JACKSON First Name MI Last Name

Owner Address: 6146 PIERCE MANSE Loop, Benton, AR 72019 Street Name/Street Number City State Zip

Telephone: (501) 847-2940 or Cell #: (501) 681-6550

PLEASE READ AND SIGN BELOW

APPLICANT NAME: GHEVKA L. FRANKLIN First Name MI Last Name

COMPANY NAME: [ ] Owner [ ] Other

Applicant Mailing Address: 203 Mississippi St HAMMOND LA 70403 Street Name/Street Number City State Zip

Applicant Telephone: (985) 415-3261 or Cell #: (504) 494-0227

PERMIT INFO-ADDITIONAL INFO

RS-3

PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC (according to Zoning Ord#01-2769)

OR according to Proposed

Unified Development Code: 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: for MH

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 \_\_\_ District to a \_\_\_ 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, 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] APPLICANT SIGNATURE

1/26/15 DATE

X Ernest L. Jackson OWNER(S) SIGNATURE

1-19-2015 DATE

X CITY PLANNER

DATE

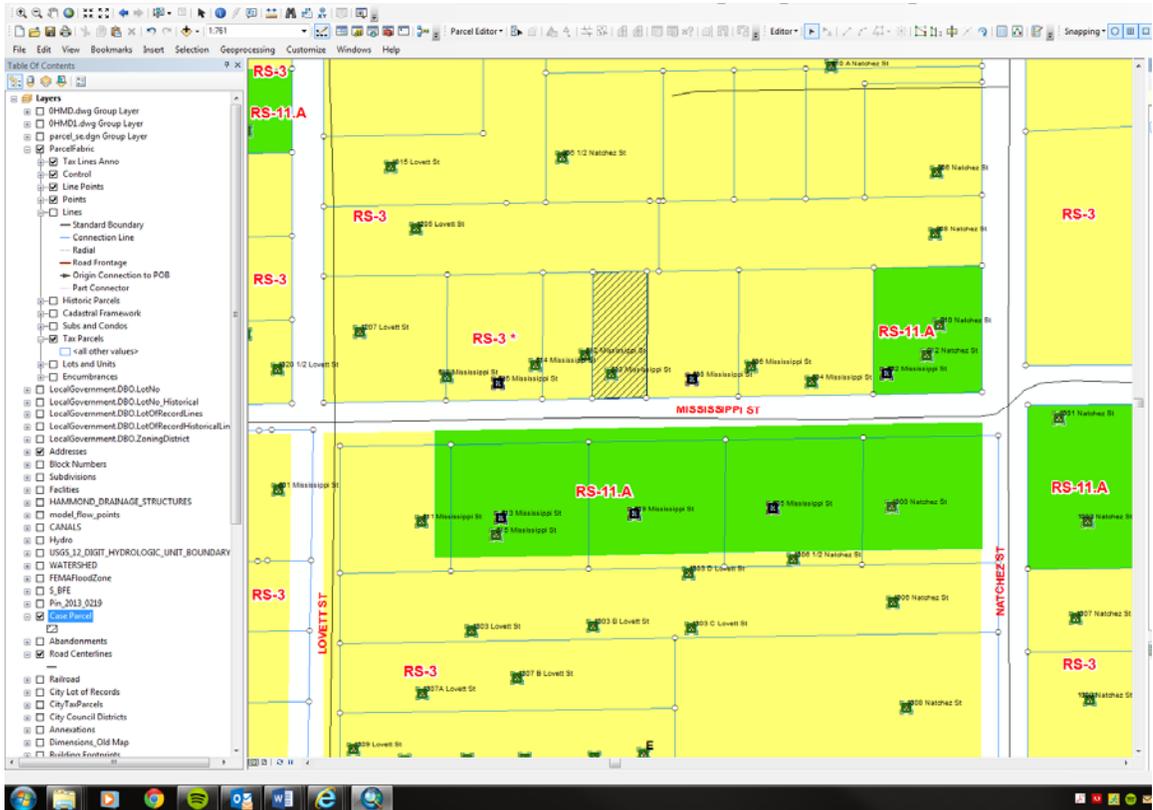
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\* AMOUNT PAID \$ 120.00 CHECK# CASH [X] DATE PAID 1/26/15 HA

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>Z</b>	<input type="checkbox"/>	Date:	02/10/2015
<input type="checkbox"/>	Permit/Case #	<b>Z-2015-02-00004</b>			
<input type="checkbox"/>	Parcel #	<b>2676641217.00</b>			
<input type="checkbox"/>	Address	<b>510 Mississippi St</b>			
<input type="checkbox"/>	Owner	<b>Ernest Jackson</b>			
<input type="checkbox"/>	Assessment #	<b>6020070</b>			
<input type="checkbox"/>	Zoning	<b>RS-3</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"/>	Holds/Taxes	<b>NONE/Passed Due Taxes</b>			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

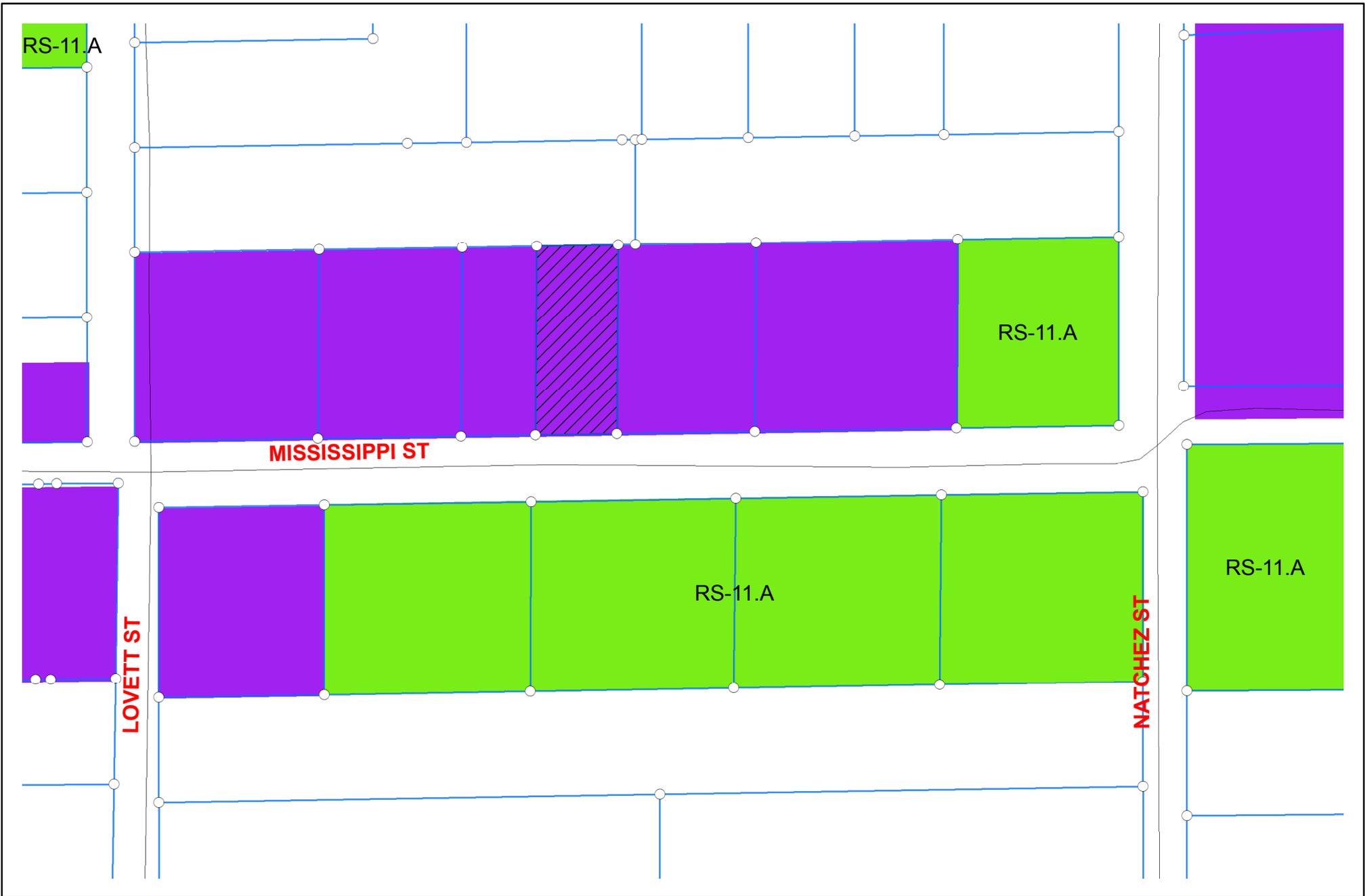
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



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

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



RS-11.A

RS-11.A

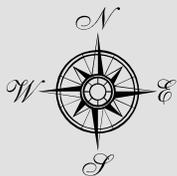
MISSISSIPPI ST

LOVETT ST

RS-11.A

NATCHEZ ST

RS-11.A

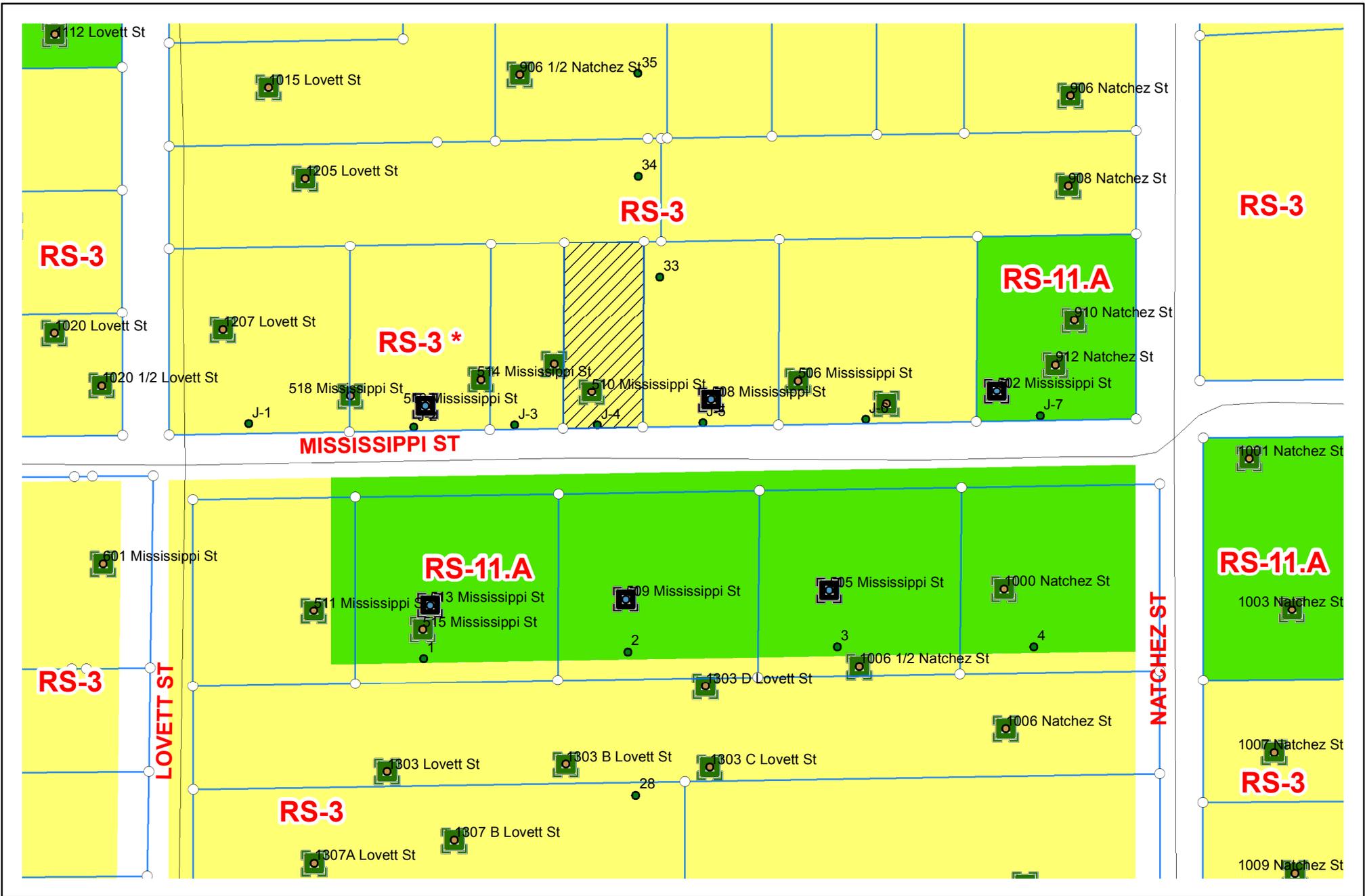


Z-2015-02-00004

510 Mississippi St

**Legend**

-  Case Parcel
-  MobileHomeAreas\_Proposed
-  Current MH Zoning

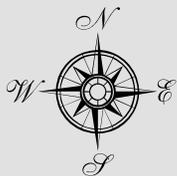


Z-2015-02-00004  
 510 Mississippi St

**Legend**  
 Case Parcel



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Z-2015-02-00004

510 Mississippi St

**Legend**

 Case Parcel