Staff Report

Conditional Use

Case #: Z-2016-04-00021

Attachments:

Staff Report, Site Plan, Photos, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, May 5, 2016
City Council Introduction: Tuesday May 10, 2016
City Council Final: Tuesday May 24, 2016

City Council Request (Ordinance):

Introduction of an Ordinance to approve Expanded Conditional Use request by Joshua Stafford (applicant) to allow sweetshop/snowball stand meeting all requirements at 1110 W. Morris Ave.; Zoned MX-C & Thomas/Morris Overlay (recommended approval with conditions by the Zoning Commission) Z-2016-04-00021

Site Information:

Location (Address): 1110 W Morris Ave

Council District: City Council District 4

Existing Zoning: MX-C

Future Land Use: Business

Existing Land Use: Vacant

Site Description:

undeveloped site used to be the old charter commuications building. slab is still existing. 2 lots of record.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family Residential/MX-C
South	Business/C-N (across W. Morris)
West	Undeveloped/C-H
East	Undeveloped/MX-C

Additional Information:

Lot line across property may require a resubdivision

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 of hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Carlie White Gonzales

Against: NONE

Commission Recommendation:

Motion: Stanley Young recommends approval with standard ECU Conditions

For: William Travis, Ralph Ross, Jimmy Meyer, Sam McClugage, Stanley Young

Against: NONE

Abstain: NONE

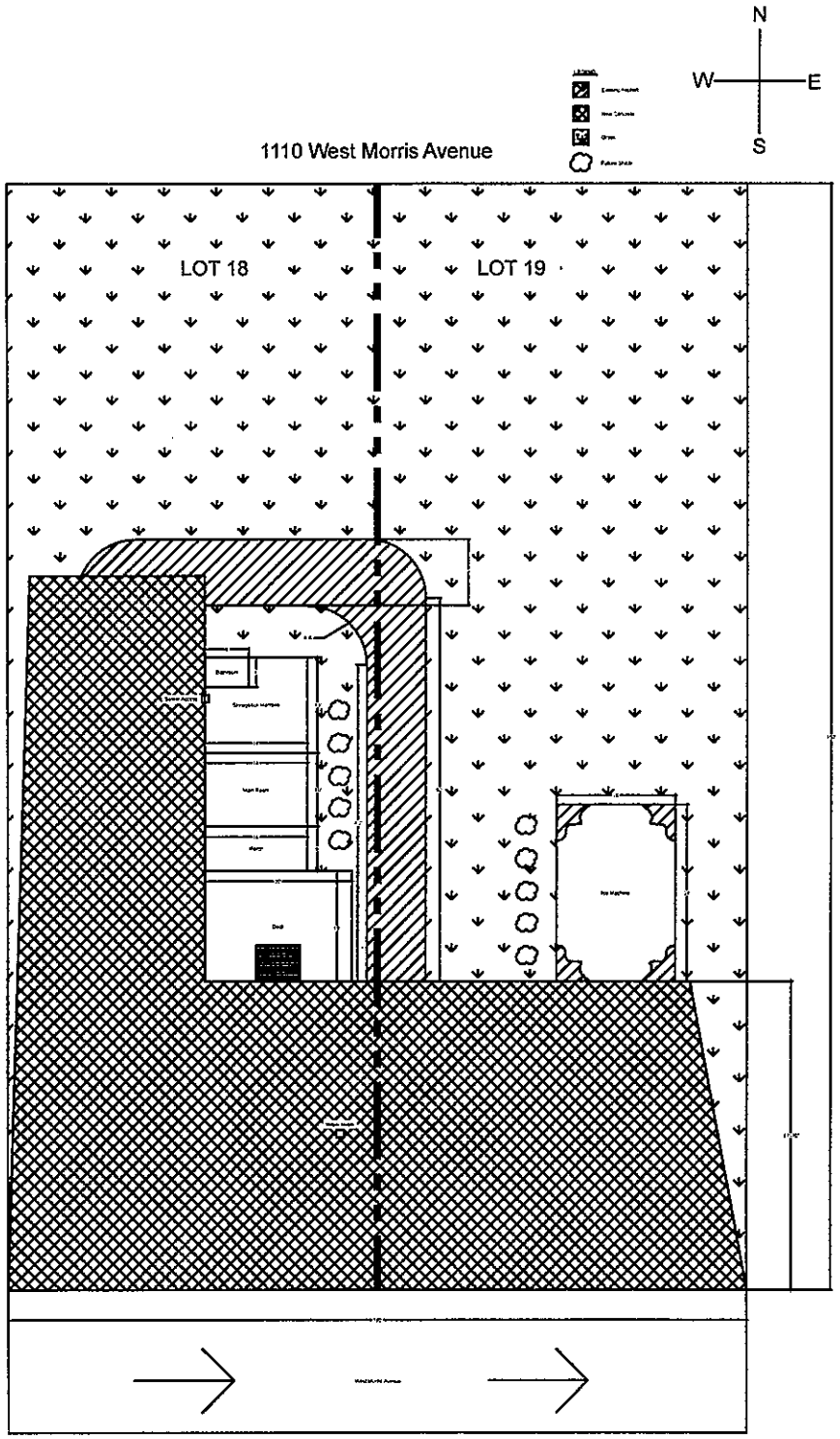
Absent: NONE

Ordinance to Read:

WHEREAS, on May 5,2016 the Zoning Commission recommended approval to an Expanded Conditioanl Use Case #Z-2016-04-00021 request by Joshua Stafford and Carlie White Gonzales (applicants) to allow sweet shop/snowball stand meeting all requirements at 1110 W. Morris Ave. with the following conditions:
1) The approval shall be with the understanding that such use is a personal right that expires upon change in ownership or applicants being listed above; and
2) Must meet all building code requirements.

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Joshua Stafford and Carlie White Gonzales (applicants) to allow sweetshop/snowball stand at 1110 W. Morris Ave. with the following conditions:
1) The approval shall be with the understanding that such use is a personal right that expires upon change in ownership or applicants being listed above; and
2) Must meet all building code requirements.

From: Josh Taylor, City Planner _____


N
W
E
S
1110 West Morris Avenue
LOT 18
LOT 19

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: 4 / 8 / 2016 **PERMIT#** Z-2016-04-00021

The next Zoning Commission Meeting will be held on 5-5-2016**, 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:** ☒ **EXPANDED --OR--** ☐ **RESTRICTED**
☐ **INITIAL ZONING/ANNEXATION**

REZONING FEE: ☐**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# 2704661095.00

SITE ADDRESS: 1110 W. Morris Hammond LA
STREET # & STREET NAME

Legal Description or Survey Lots 18 + 19 Block 122 Mooney Addition

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PROPERTY OWNER NAME: Lynn S. White
First Name MI Last Name

Owner Address: 1107 W. Thomas St. Hammond LA 70401
Street Name/Street Number City State Zip

Telephone: (985) 888-0525 or Cell #: (504) 450-0716

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Joshua Blake Stafford
First Name MI Last Name

COMPANY NAME: JJ's Snowball ☒Owner ☐Other

Applicant Mailing Address: 15388 W. Murray Rd. Ponchatoula LA 70454
Street Name/Street Number City State Zip

Applicant Telephone: (985) 351-8748 or Cell #: (985) 351-8748

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: ECU

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 DATE

X [signature] ____________________
OWNER(S)SIGNATURE DATE

X ____________________ ____________________
CITY PLANNER DATE

************************************ **FOR OFFICIAL USE** ************************************

AMOUNT PAID $ 250.00 **CHECK#** 0550 **CASH** ☐ **DATE PAID** 4/8/16

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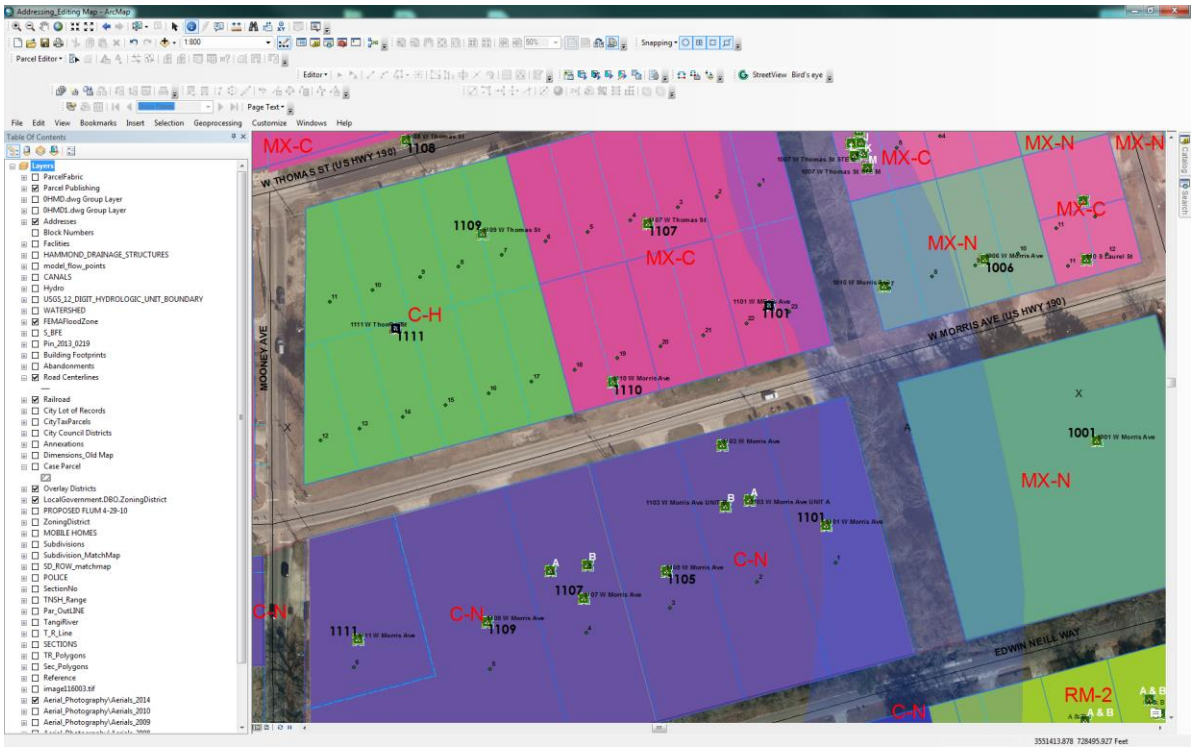
PROPERTY INFORMATION SHEET

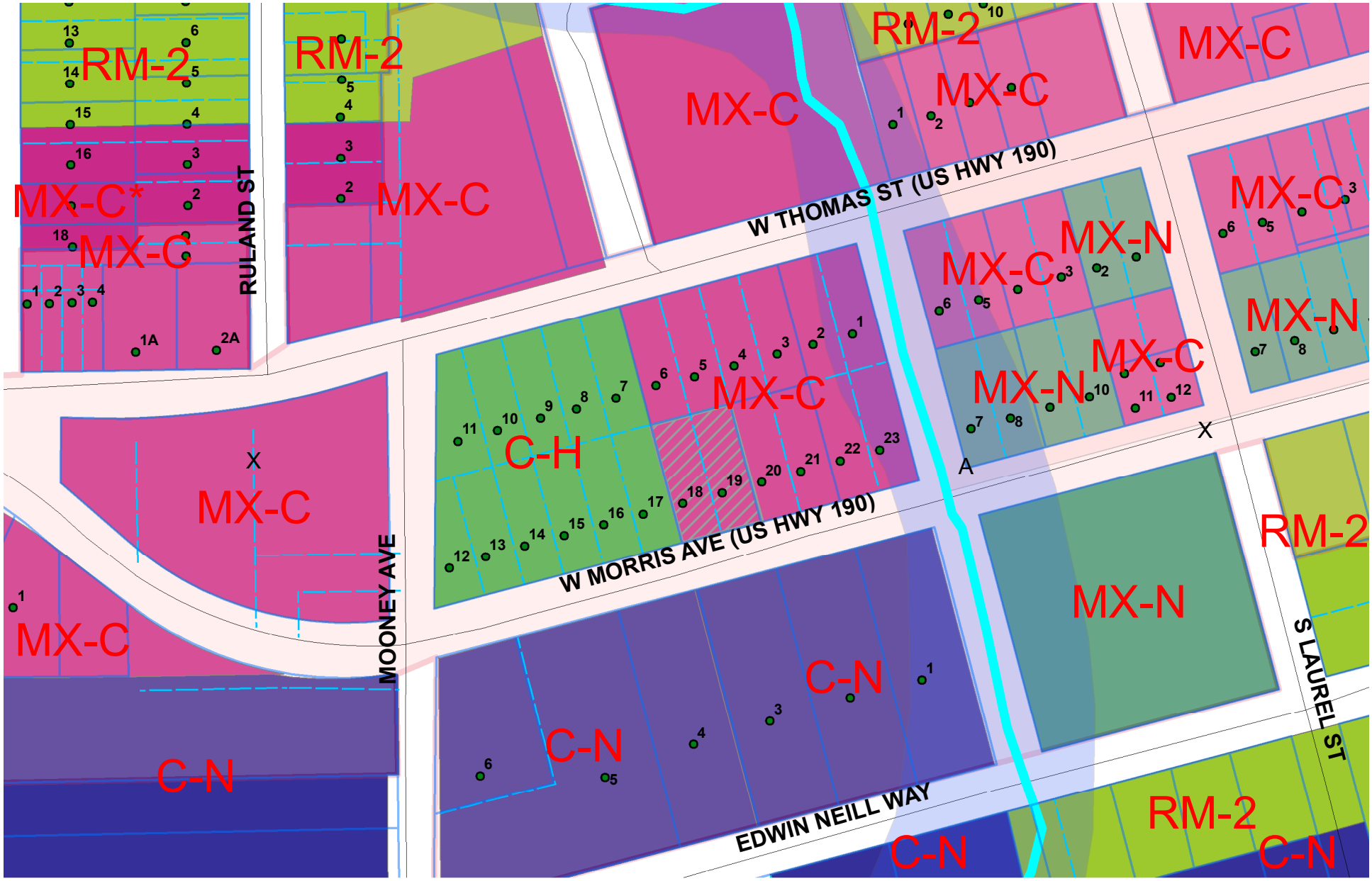
☐	Type of Permit	**ECU**	☐ Date:	4/12/2016
☐	Permit/Case #	**Z-2016-04-00021**		
☐	Parcel #	**2706661095.00**		
☐	Address	**1110 W. Morris Ave**		
☐	Owner	**Lynn White**		
☐	Assessment #	**1543105**		
☐	Zoning	**MX-C**		
☐	Overlay District	**Thomas Morris Overlay**		
☐	Flood Zone	**X**		
☐	Flood Way	**NONE**		
☐	Holds/Taxes	**NONE/NONE**		
☐	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 _____



CITY OF HAMMOND, LA

Z-2016-04-00021

1110 W. Morris Ave

Legend

- Tax Parcels
- LotOfRecordLines
- Case Parcel
- Thomas/Morris Street Overlay & Economic Development

CITY OF HAMMOND, LA

Z-2016-04-00021

1110 W. Morris Ave

Legend

- Tax Parcels
- LotOfRecordLines
- Case Parcel