



Staff Report

Restricted Conditional Use

Case #: Z-2016-05-00024

Attachments:

Staff Report, Site Plan, Ord#2526, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, June 2, 2016

City Council Introduction: Tuesday, June 14, 2016

City Council Final: Tuesday, June 28, 2016

City Council Request (Ordinance):

Introduction of an Ordinance to revise Ordinance #2526 a Restricted Conditional Use request by Michabelle Inc. for Sections: 1,2,& 3 to read RM-2 and Section 6: to read in accordance with site plan by Environmental Design Systems dated revised 4.26.2016 to allow an addition to existing building located at 1106 S. Holly St; Zoned RM-2 conditional use & Iowa Addition Overlay

Site Information:

Location (Address): 1106 S Holly St

Council District: City Council District 2

Existing Zoning: RM-2*

Future Land Use: Low Density Residential

Existing Land Use: Bed & Breakfast

Site Description:

Michabelle Bed and Breakfast site corner of S. Holly and Sanders Ave.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RM-2 (across Sanders Ave)
South	Single Family/RM-2
West	Industrial/I-H
East	Single Family/RM-2 (across S. Holly St)

Additional Information:

2.28.1998: Conditional Use Ord#2526 listing all restrictions.

This request is to allow expansion of an existing ballroom, and change the existing parking plan .

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: Leslie Bolner, Don Gore (representing owners)

Against: NONE

Commission Recommendation:

Motion: to recommend approval for the requested changes

For: Jimmy Meyer, William Travis, Stanley Young

Against: NONE

Abstain:

Absent: Sam McClugage

Ordinance to Read:

WEREAS, on June 2, 2016 the Hammond Zoning Commission held a public hearing to revise Ordinance #2526 a Restricted Conditional Use request by Michabelle Inc. for Sections: 1,2,&3 to read RM-2 and Section 6: to read in accordance with site plan by Environmental Design Systems dated revised 4.26.2016 to allow an addition to exiting building located at 1106 S. Holly St; Zoned RM-2 conditional use & Iowa Additon Overlay (Z-2016-05-00024);

NOW, THEREFORE, BE IT ORDAINED by the City Council of Hammond, Louisiana that current section 1,2,&3 and Section 6 of Ordinance #2526 be revised as follows:

Section 1. ZONING: The property located at 1106 S. Holly St. will remain as RM-2 Residential Zoning.

Section 2: Property Use: The property will be used only for a full service restaurant, with seating capacity for approximately 30 persons and with a bed and breakfast, for a bed and breakfast only, or for any allowable use provided for and permitted in the RM-2 Zoning Classification. The property measures approximately 474 ft. in length along Sanders Ave. and 300 ft. along S. Holly Street.

Section 3: Usage Ceases: If the property ceases to be used as full service restaurant and/or bed and breakfast its use will then revert back to any permitted use allowed in the RM-2 residential zone. The property use may not be changed to any other commercial use without prior zoning approval from the City of Hammond.

Section 6: Building and Site Plan Approved/Buffers: The property will be developed and maintained in accordance with the City approved Building Permits and site plan by Environmental Design Systems dated revised 4.26.2016. A fence and/or approved light and sound barrier/buffer will be maintained along Sanders Avenue frontage with this property . Site plans will be approved along with the Building Plans.

From: Josh Taylor, City Planner _____

ORDINANCE NO. 2526, C.S.

1106 S. Holly St.

" AN ORDINANCE APPROVING A CONDITIONAL ZONING FOR THE USE OF PROPERTY AT 1106 SOUTH HOLLY STREET FOR A BED AND BREAKFAST INN AND RESTAURANT"

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAMMOND, LOUISIANA AT ITS REGULAR SESSION HELD ON THE 17TH DAY OF FEBRUARY, 1998.

SECTION 1. ZONING: The property located at 1106 S. Holly St. will remain as ~~R-5~~ Residential Zoning. PM-2*

SECTION 2. PROPERTY USE: The property will be used only for a full service restaurant, with seating capacity for approximately 30 persons and with a bed and breakfast for a bed and breakfast only, or for any allowable use provided for and permitted in the ~~R-5~~ ^{PM-2*} Zoning classification. The property measures approximately 474 ft. in length along Sanders Ave. and 300 feet along S. Holly Street

SECTION 3. USAGE CEASES: If the property ceases to be used a full service restaurant and/or bed and breakfast its use will then revert back to any permitted use allowed in the ~~R-5~~ residential zone. The property usage may not be changed to any other commercial use without prior zoning approval from the City of Hammond. PM-2*

SECTION 4. SERVICE OF ALCOHOL: The property owners/operators must obtain a valid liquor license from the City of Hammond and serve alcohol in accordance with all City and State restrictions. In addition, alcohol may only be served on the premises in conjunction with food service and when the full service restaurant is open.

SECTION 5. PROPERTY ACCESS: The owners or operators of the property will maintain a rear 20' wide access 2 way driveway off Old Covington Highway and no more than one access from Holly Street. This rear access will be used for business deliveries and by employees and, when feasible, by customers.

SECTION 6. BUILDING AND SITE PLANS APPROVED/BUFFERS: The property will be developed and maintained in accordance with the City approved Building Permits and site plans, provided by the owner. A fence and/or approved light and sound barrier/buffer will be maintained along Sanders Avenue frontage with this property. Site plans will be approved along with the Building Plans. new plan # date

SECTION 7. PARKING: Sufficient parking spaces will be provided as specified in the City Zoning Ordinance and in accordance with Building Permit approvals. A portion of the parking spaces may remain unpaved if necessary to protect trees and shrubbery. No on-street parking is permitted.

SECTION 8. MUSIC: Music provided in the restaurant or at receptions will be kept at a volume that does not disturb neighboring residents and that complies with the City's Noise Ordinance. The Public Safety Director and Police Department Assistant Chief must be consulted and approval obtained before amplified music or amplified bands are scheduled to play outside of the restaurant building. Outside music must cease by 11:00 p.m.

SECTION 9. CEASE AND DESIST: The City of Hammond may take whatever legal action is appropriate to enforce these provisions. Such action may include the revocation or suspension of liquor licenses and/or occupational permits.

SECTION 10. CEASE AND DESIST: The City of Hammond may take whatever legal action is appropriate to enforce these provisions. Such action may include the renovation or suspension of liquor licenses and/or occupational permits.

SECTION 11. EXPANSION OF PREMISES: Expansion of the facility to allow for more customers or additional uses may not take place without Building Department and Zoning Board approval. New site plans must be submitted and the Zoning Board will hold a second public hearing to gather public input before expansion plans are approved.

THIS ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF HAMMOND, LOUISIANA ON THIS 17TH DAY OF FEBRUARY, 1998.


JOHN D. GUERINI
PRESIDENT OF THE COUNCIL


WILLIE JOHNSON, MAYOR


LANTIA V. JOHNSON,
CLERK OF THE COUNCIL

PUBLISH: FEBRUARY 20, 1998



PROJECT NO.: 10816
DATE: 12/15/06
DRAWN BY: F
REVISD: F

© COPYRIGHT 2006

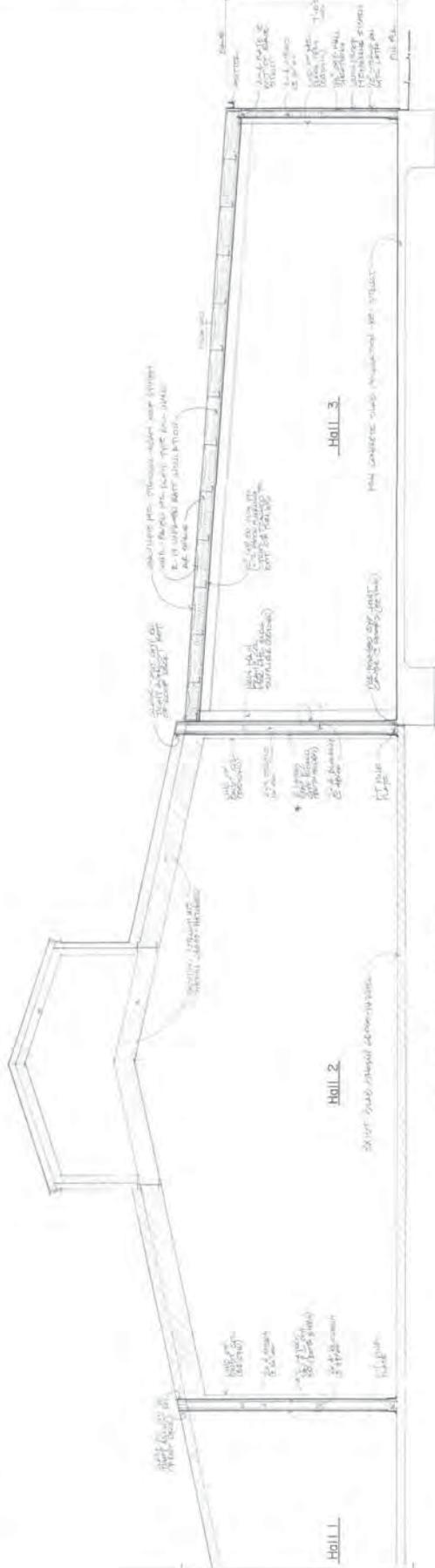
Prep

**ADDITION & RENOVATION
TO THE:**
**Michabelle
Pavilion Building**
Michabelle, LLC
Sandra and David Bradley
1105 South Hwy 9007 Hammond, LA 70403

This Drawing is the property of the Design Professional. Unauthorized use of this Drawing or any form thereof without approval of the Design Professional is strictly prohibited. It is to be used for the project and the specific location identified herein and not to be used for any other project. It is to be revised upon request.

This Drawing shall not be revised, copied, changed or modified in any way except by the Design Professional.

Sheet
□ Preliminary Draw
□ Bidding Doc.
□ Contract Doc.
A3
01 - 1



2 East Elevation

4 North Elevation



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: 05 / 09 / 16

PERMIT# 2-2016-05-00024

The next Zoning Commission Meeting will be held on June 2, 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# 06020690 27664111.02

SITE ADDRESS: 1106 S. Holly Street, Hammond, LA
STREET # & STREET NAME

Legal Description or Survey Lot A-2-1

PROPERTY OWNER NAME: Michabelle, L.L.C.

First Name

MI

Last Name

Owner Address: 1106 S. Holly Street

Street Name/Street Number

Hammond

LA

70401

Telephone: (985) 419-0550

Street Name/Street Number

City

State

Zip

or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Michabelle, L.L.C.

First Name

MI

Last Name

COMPANY NAME: Michabelle, L.L.C.

Owner

Other

Applicant Mailing Address: 1106 S. Holly Street

Street Name/Street Number

Hammond

LA

70401

Applicant Telephone: (985) 419-0550

Street Name/Street Number

City

State

Zip

or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

Adjacent Property

PRESENT ZONING:

MX-N MX-C MX-CBD C-N C-H C-R I-H I LL

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 LL

RS-3 RS-5

RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

Conditional
Ord 2526
2/17/86

REASON FOR REZONING: Addition to Ballroom

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 Rm-2 District. I/We fully understand and agree to abide by the zoning restrictions for a Rm-2 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 APPLICANT SIGNATURE Michabelle, L.L.C. by its member,

David Bradley

DATE

X OWNER(S) SIGNATURE Michabelle, L.L.C. by its member,

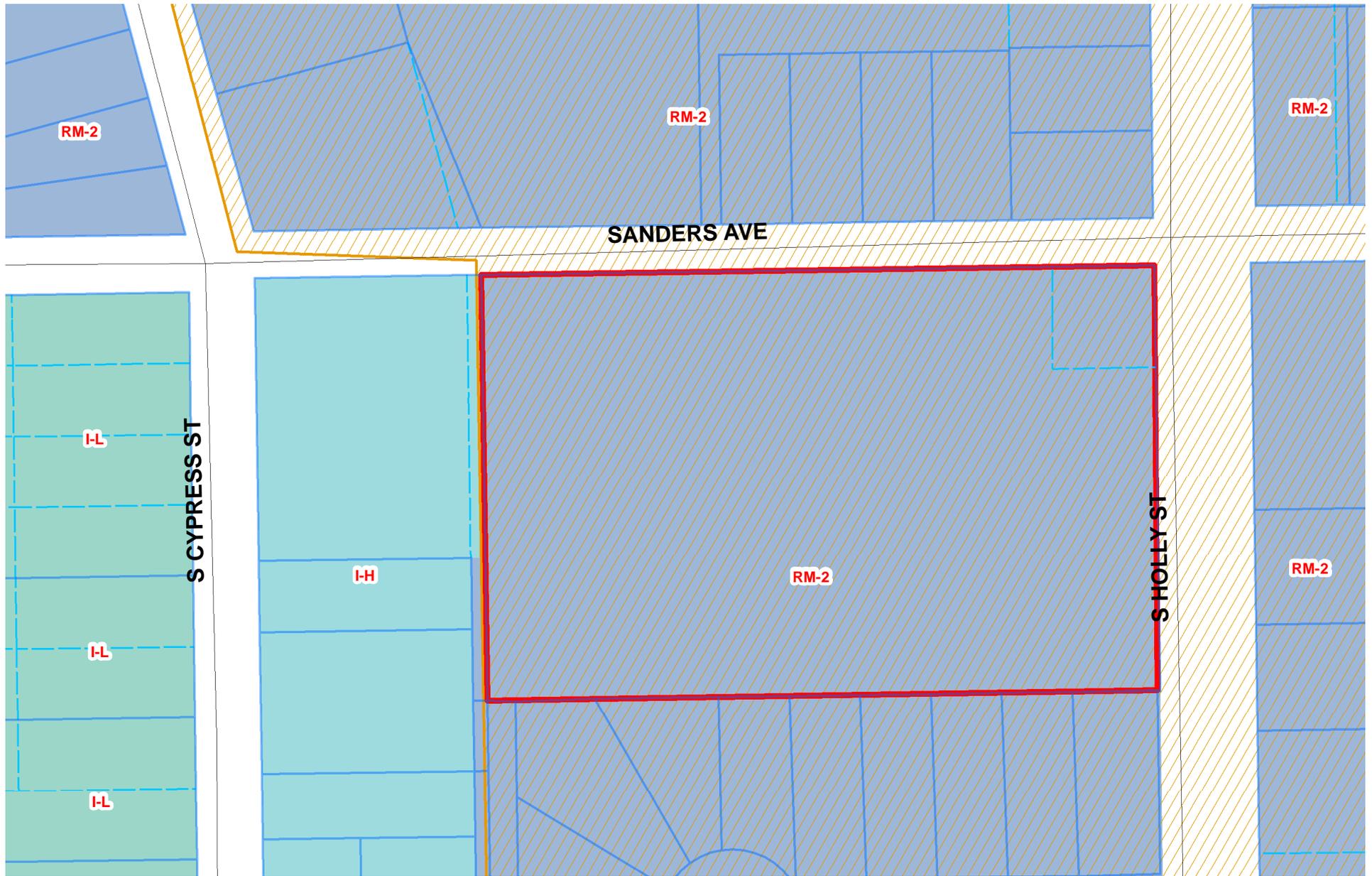
David Bradley

DATE

X CITY PLANNER

DATE

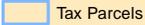
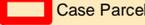
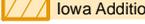
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# 9368 CASH DATE PAID 5/19/16

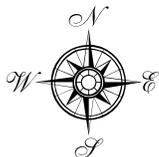
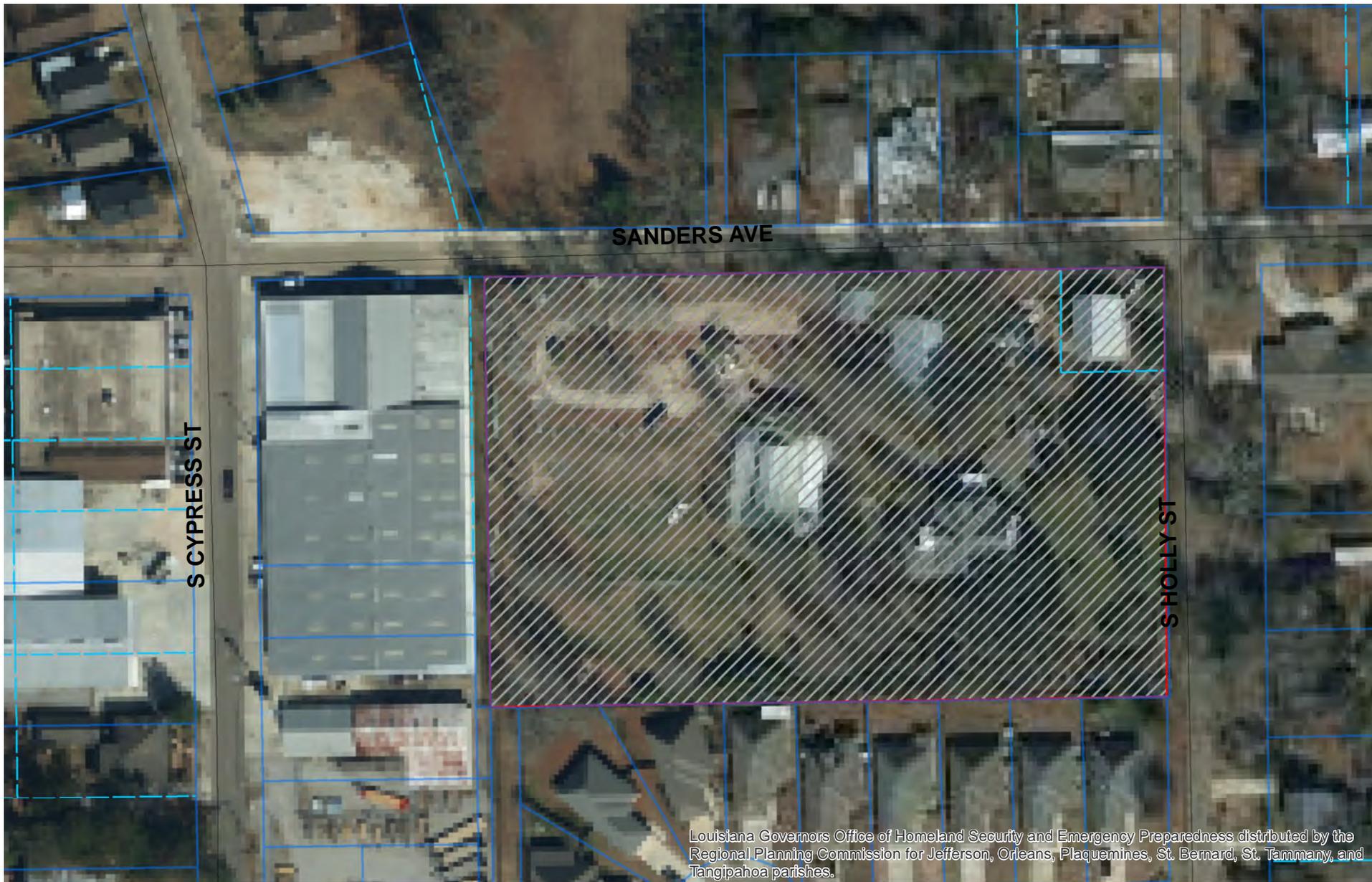


Z-2016-05-00024

1106 S. Holly St.

Legend

-  Tax Parcels
-  LotOfRecordLines
-  Case Parcel
-  Iowa Addition



Z-2016-05-00024

1106 S. Holly St.

Legend

-  Tax Parcels
-  LotOfRecordLines
-  Case Parcel