



# Staff Report

## Expanded Conditional Use

Case #: Z-2017-09-00042

### Attachments:

Staff Report, Photos, Survey, Site Plan, Application, Zoning Map, MH Map, Aerial Map

Zoning Commission Public Hearing: Thursday, November 2, 2017

City Council Introduction: Tuesday Nov. 14, 2017

City Council Final: Tuesday Nov. 28, 2017

### City Council Request (Ordinance):

Introduction to an Ordinance to approve an Expanded Conditional Use request by Oscar Dantzler (owner) to allow placement of a modular home with chassis meeting all code requirements located at 1203 Apple St in accordance with survey by Wm. J. Bodin Jr. dated 9/6/2017; Zoned RS-3 (Z-2017-09-00042) with the following conditions:

- 1) Modular Home must meet all requirements for placement of a modular 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 Oscar Dantzler (owner); and
- 3) The existing house to be demolished before placement of new structure.

Recommend approval by the Zoning Commission

### Site Information:

**Location (Address):** 1203 Apple St

**Council District:** City Council District 1

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Single Family

### **Site Description:**

Existing home and shed on site fronting on Apple St. The home is to be demolished.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RS-3/Single Family
South	RS-3/ Single Family Home (to be demo/burned home)
West	RS-3-Vacant
East	RS-3/Single family

### Additional Information:

9/2017: Resubdivision of 2 lots into 1 have been approved

## **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:** Oscar Dantzler (owner)

**Against:** NONE

## **Commission Recommendation:**

**Motion:** Matt Sandifer recommend approval with conditions

**For:** William Travis, Stanley Young, Jeffrey Smith, Matt Sandifer

**Against:** NONE

**Abstain:** NONE

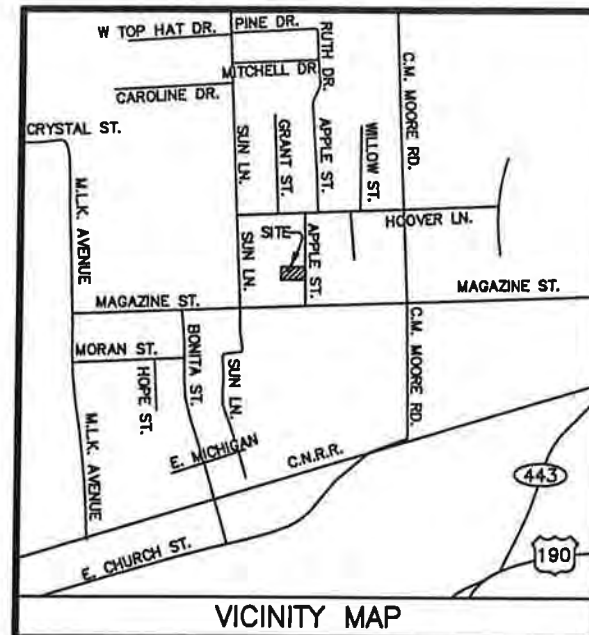
**Absent:** Jimmy Meyer

## **Ordinance to Read:**

WHEREAS, November 2, 2017 the Hammond Zoning Commission held a public hearing on Case#Z-2017-09-00042 Expanded Conditional Use request by Oscar Dantzler (owner) to allow placement of a modular home with chassis meeting all code requirements located at 1203 Apple St in accordance with survey by Wm. J. Bodin Jr. dated 9/6/2017; Zoned RS-3 and recommended approval with Conditions;

NOW THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Oscar Dantzler (owner) to allow placement of a modular home with chassis meeting all code requirements located at 1203 Apple St in accordance with survey by Wm. J. Bodin Jr. dated 9/6/2017 with the following conditions:

- 1) Modular Home must meet all requirements for placement of a modular 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 Oscar Dantzler (owner); and
- 3) The existing house to be demolished before placement of new structure .



**REFERENCE PLAT #1**  
PLAT OF PINE RIDGE  
ADDITION  
BY C.M. MOORE  
DATED 8-5-1910

**REFERENCE PLAT #2**  
PLAT OF 0.18 ACRES  
BY BODIN & WEBB, INC.  
DATED 9-22-2010

**REFERENCE BEARING**  
EAST AS PER  
REFERENCE PLAT #2

**LEGEND:**

- = 1" IRON PIPE SET
- ⊙ = FOUND CORNER

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.285 ACRE PARCEL OF LAND, BEING LOT 322 & THE SOUTH 35' OF LOT 323, BLOCK 3 OR THE PINE RIDGE ADDITION, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

**AUGUST 24, 2017**

**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

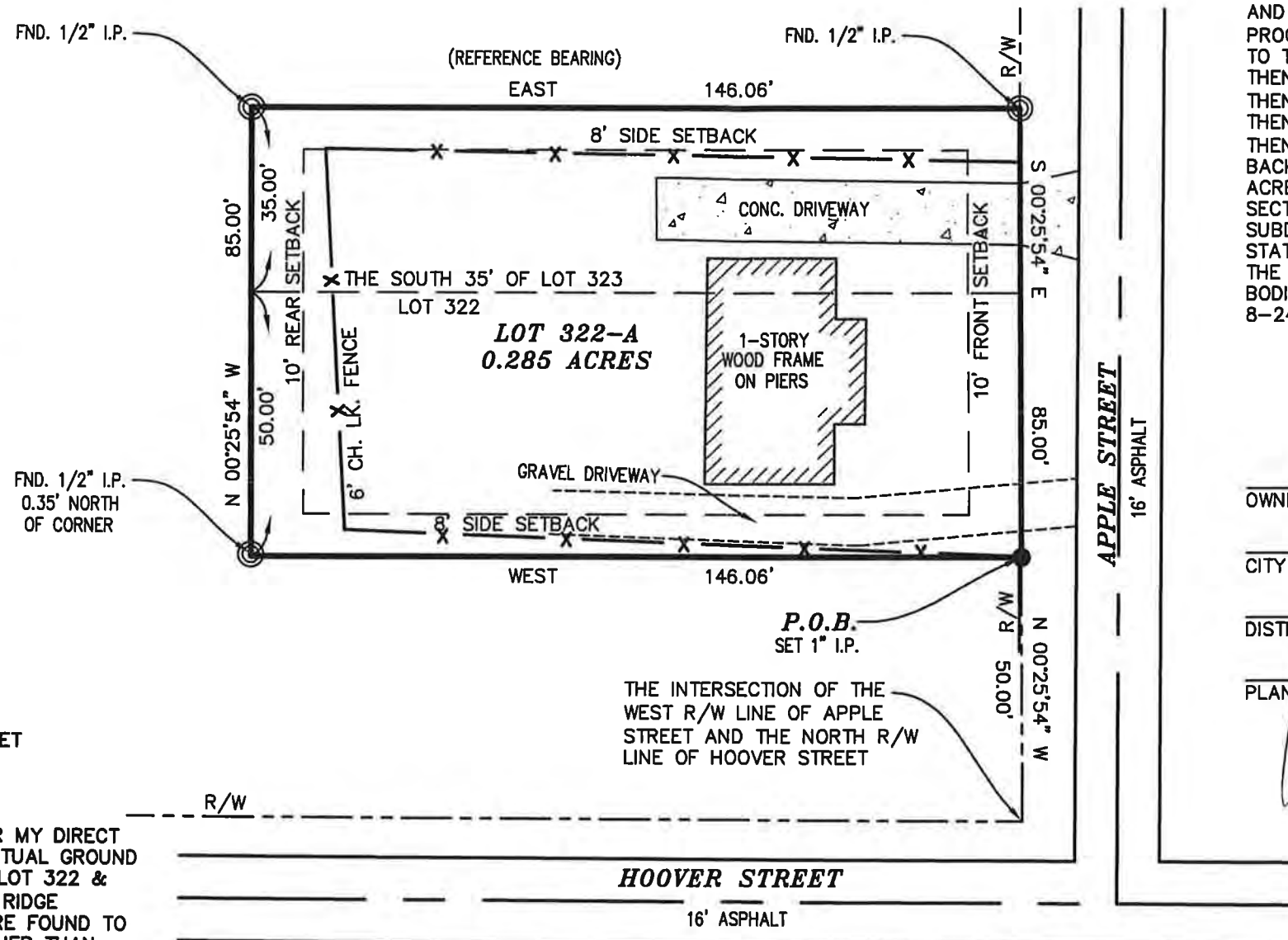
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF OSCAR DANTZLER.

**SURVEY FOR:**  
**OSCAR DANTZLER**  
1203 APPLE STREET  
HAMMOND, LOUISIANA

FLOOD ZONE "AE"  
(FLOOD PRONE)  
COMMUNITY NO. 220206  
MAP NO. 22105C0340F  
DATED: 7-22-2010

ZONE RS-3

**RESUBDIVISION OF LOT 322 AND THE SOUTH 35' OF LOT 323, BLOCK 3  
OF PINE RIDGE SUBDIVISION INTO LOT 322-A OF BLOCK 3 OF  
PINE RIDGE SUBDIVISION  
GREENSBURG LAND DISTRICT, SECTION 24, T6S-R7E,  
CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.**



**DESCRIPTION OF LOT 322-A**

A 0.285 ACRE PARCEL OF LAND, BEING LOT 322 AND THE SOUTH 35' OF LOT 323 OF BLOCK 3 OF PINE RIDGE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST R/W OF APPLE STREET AND THE NORTH R/W OF HOOVER STREET, THENCE PROCEED 50.00' N 00°25'54" W TO THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 146.06 FEET; THENCE N 00°25'54" W A DISTANCE OF 85.00 FEET; THENCE EAST A DISTANCE OF 146.06 FEET; THENCE S 00°25'54" E A DISTANCE OF 85.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.285 ACRES, ALL LOCATED IN GREENSBURG LAND DISTRICT, SECTION 24, T6S-R7E, BLOCK 3 OF PINE RIDGE SUBDIVISION, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 8-24-2017.

*Oscar Dantzler* 9-26-17  
OWNER: OSCAR DANTZLER DATE  
*[Signature]* 9-28-17  
CITY PLANNER/BUILDING OFFICIAL DATE  
DISTRICT CITY COUNCIL DATE  
*[Signature]* 9-28-17  
PLANNING COMMISSION CHAIRMAN DATE

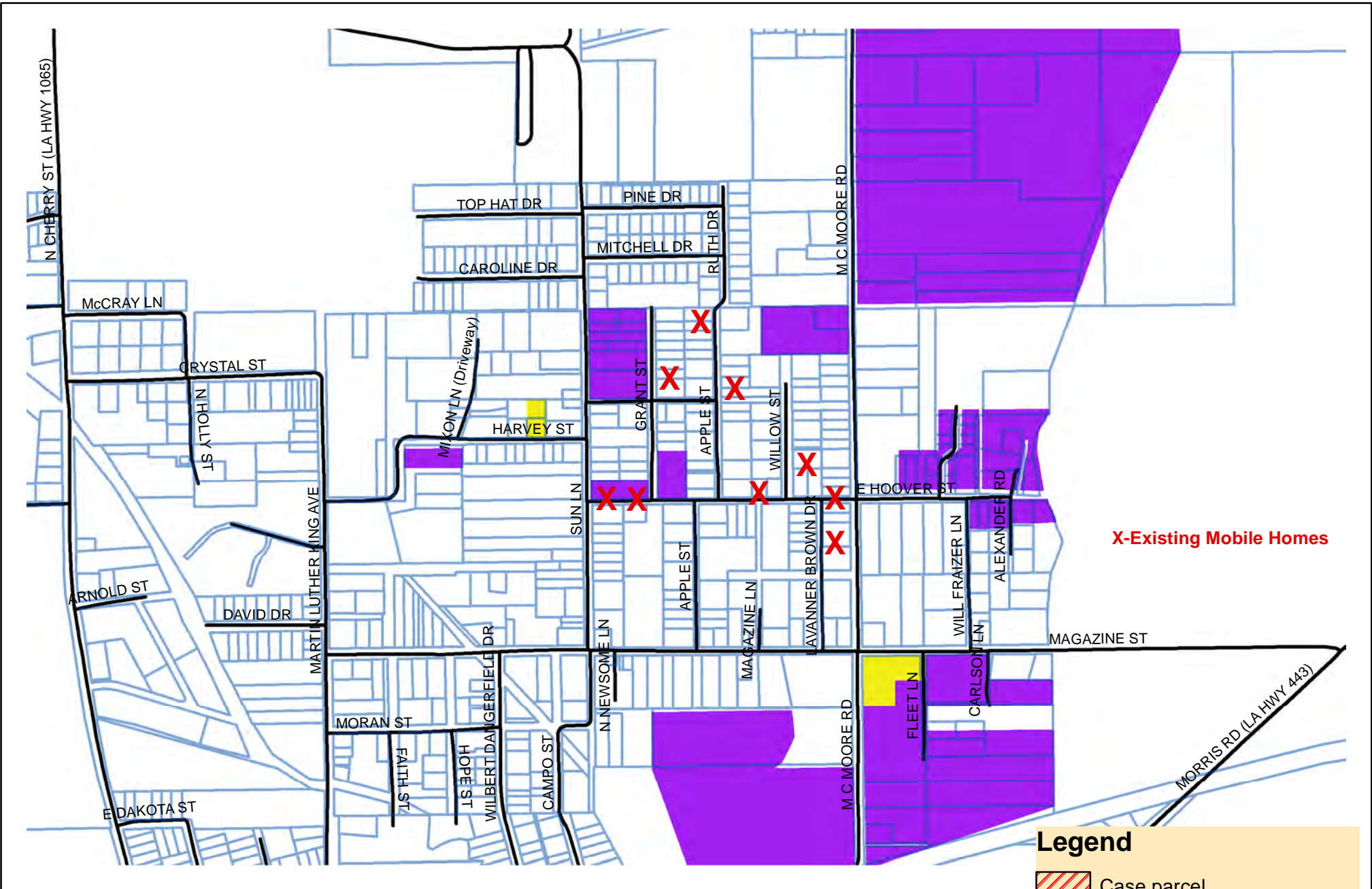


*Wm. J. Bodin, Jr.*  
BODIN & WEBB INC.  
ENGINEERS & SURVEYORS  
1024 S. CYPRESS STREET  
HAMMOND, LA. 70403  
PROFESSIONAL LAND SURVEY  
LICENSE NUMBER 4253  
PH # (985)345-3947 FAX # (985)345-0213

9/06/17  
DATE





506-2017-09-00071

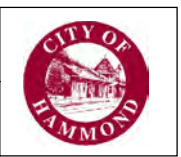
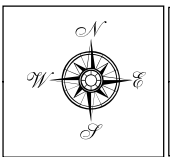




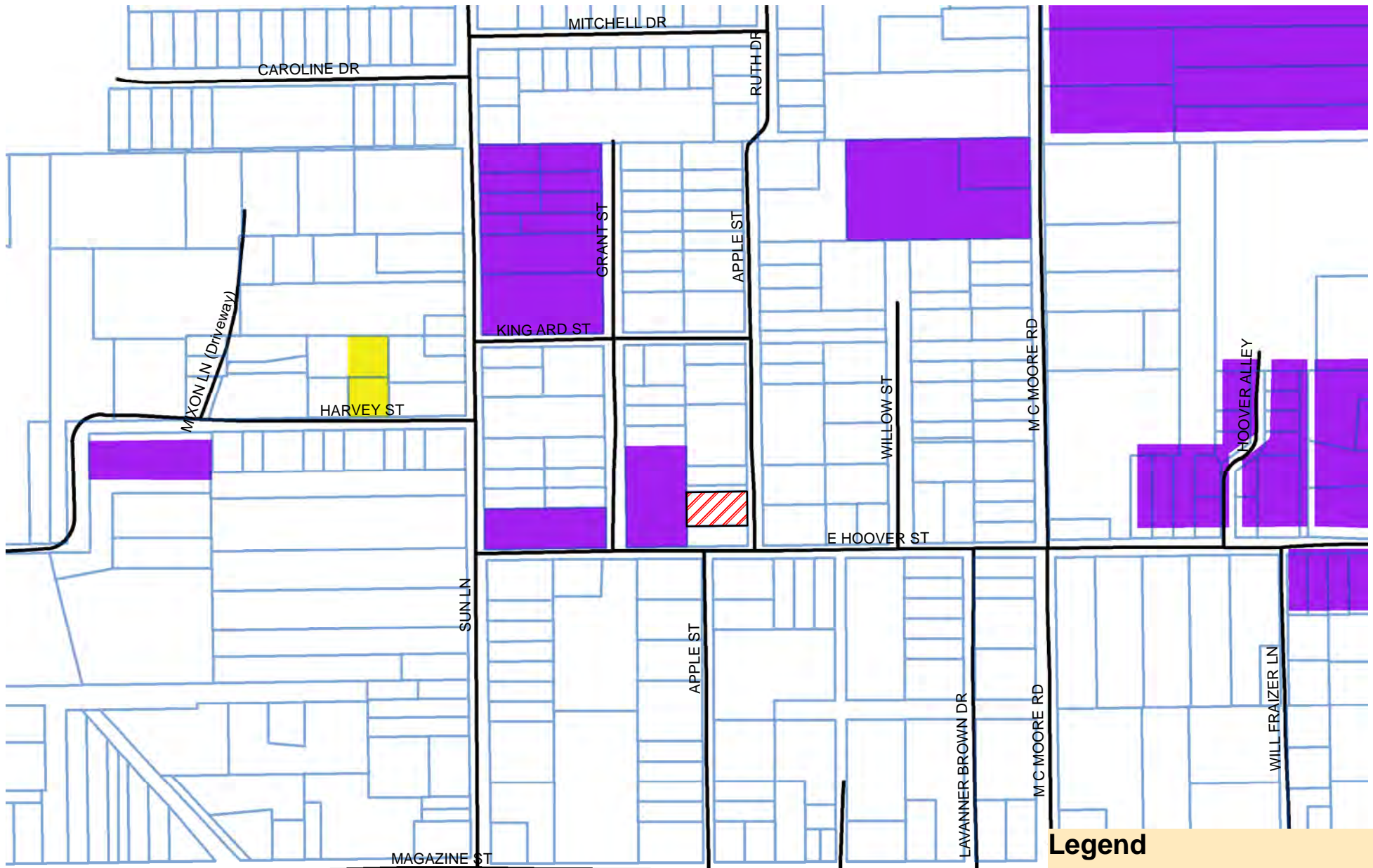
X-Existing Mobile Homes

**Legend**





-  Case parcel
-  MobileHomeAreas\_Proposed
-  MobileHomeParks
-  Current MH Zoning

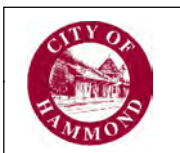
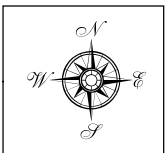


Expanded Conditional Use  
 Z-2017-09-00042  
 1203 Apple St.

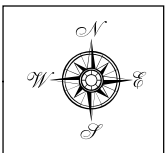


**Legend**

-  Case parcel
-  MobileHomeAreas\_Proposed
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-  Current MH Zoning




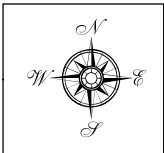
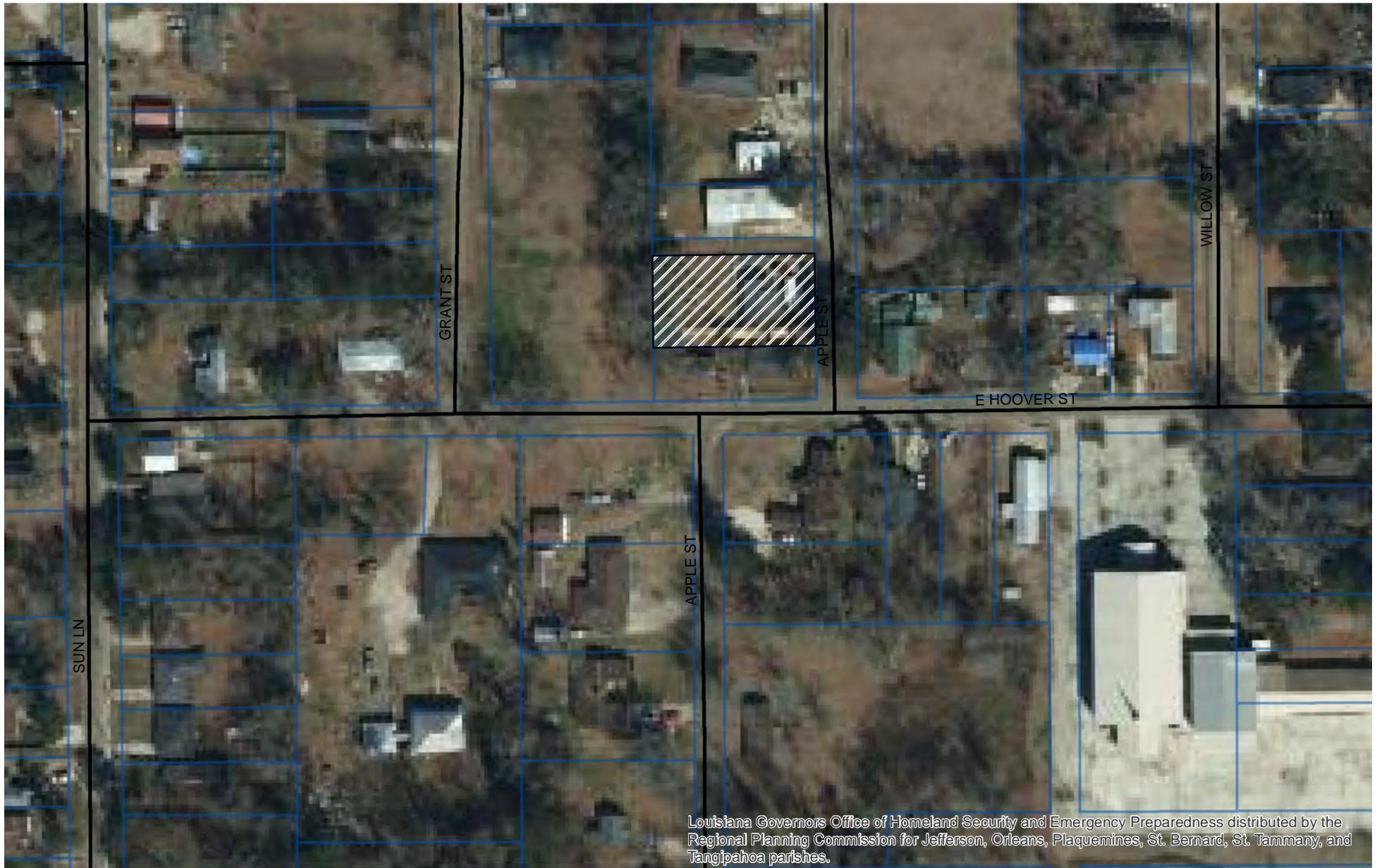
Expanded Conditional Use  
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 1203 Apple St.



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### Legend

 Case parcel



Expanded Conditional Use  
 Z-2017-09-00042  
 1203 Apple St.

**Legend**

 Case parcel