



Staff Report
Expanded Conditional Use
Case #: Z-2019-05-00061

Attachments:

Staff Report, Photos, Survey, Application, Zoning Map, Proposed MH Map, Aerial Map, Existing MH Survey Map

Zoning Commission Public Hearing: Thursday, June 6, 2019

City Council Introduction: Tuesday June 11, 2019

City Council Final: Tuesday June 25, 2019

City Council Request (Ordinance):

Introduction to an Ordinance to approve an Expanded Conditional Use request by Kinchen Investments LLC (owner) and Paul Bell (applicant) to allow 2019 Manufactured Home meeting all code requirements to be placed on Parcel 3 being 0.3861 acres located on Harvey St. according to survey by Roy C. Edwards, Jr. dated revised 5/21/2003; Zoned RS-2 (Z-2019-05-00061) Recommend approval by the Zoning Commission with the following conditions 1) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy and ownership of Kinchen Investments LLC (owner)/Paul Bell (applicant), and 2) Must meet all placement requirements

Site Information:

Location (Address): 1100 Harvey St

Council District: City Council District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

Located across an access servitude on Harvey St. Property located in a Flood Zone and just outside of a floodway.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/RS-3
South	Undeveloped/RS-3
West	Undeveloped/RS-3
East	Vacant/RS-3

Additional Information:

- 1) Property owned by Bond-for-Deed.
- 2) Near (not in) a Mobile Home Proposed Area
- 3) Adjacent property were surveyed and mapped to determine how many existing mobile homes are in the area .
- 4) Commission discussed the standard conditions for expanded conditional use with the applicant . Applicant stated he would be living in the home as his residence. He stated he has already begun gathering some of the required documents to apply for his permit.
- 5) No one was in attendance i(favor or opposition), or responded to the notices that were mailed to adjacent property owners .

Findings:

Zoning Commission

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: Paul Bell (applicant)

Against: NONE

Commission Recommendation:

Motion: to recommend approval with conditions

For: Matthew Sandifer, Kylan Douglas, Jimmy Meyer, Jeffrey Smith, William Travis

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on Thursday June 6, 2019 the Zoning Commission held a public hearing for an Expanded Conditional Use request Kinchen Investments LLC (owner) and Paul Bell (applicant) to allow 2019 Manufactured Home meeting all code requirements to be placed on Parcel 3 being 0.3861 acres located on Harvey St. according to survey by Roy C. Edwards, Jr. dated revised 5/21/2003; Zoned RS-2 (Z-2019-05-00061) Recommend approval by the Zoning Commission with the following conditions 1) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy and ownership of Kinchen Investments LLC (owner)/Paul Bell (applicant), and 2) Must meet all placement requirements.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council hereby approves a request for an Expanded Conditional Use request by Kinchen Investments LLC (owner) and Paul Bell (applicant) to allow 2019 Manufactured Home meeting all code requirements to be placed on Parcel 3 being 0.3861 acres located on Harvey St. according to survey by Roy C. Edwards, Jr. dated revised 5/21/2003; Zoned RS-2 (Z-2019-05-00061) with the following conditions 1) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy and ownership of Kinchen Investments LLC (owner)/Paul Bell (applicant), and 2) Must meet all placement requirements





**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: 4/26/19

PERMIT# Z-2019-05-00062

The next Zoning Commission Meeting will be held on June 4, 2019, 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# 2760721179.02

SITE ADDRESS: _____
STREET # & STREET NAME

Legal Description or Survey Parcel 3 0.3861 ACRES

owner: Kinden Investments LLC

PROPERTY OWNER NAME: Paul Bell
First Name MI Last Name

Owner Address: 912 N Grant St Hammond La 70401
Street Name/Street Number City State Zip

Telephone: () _____ or Cell #: (985) 634-7150

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Keonnel I Durio
First Name MI Last Name

COMPANY NAME: N/A Owner Other

Applicant Mailing Address: 725 Bienville St LaPlace La 70068
Street Name/Street Number City State Zip

Applicant Telephone: () _____ or Cell #: (504) 496-7356

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: RS-3 MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
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: mobile home

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 R-3 District to a RS-11.A District. I/We fully understand and agree to abide by the zoning restrictions for a R-3 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 Keonnel I Durio _____ DATE 4/26/19
APPLICANT SIGNATURE

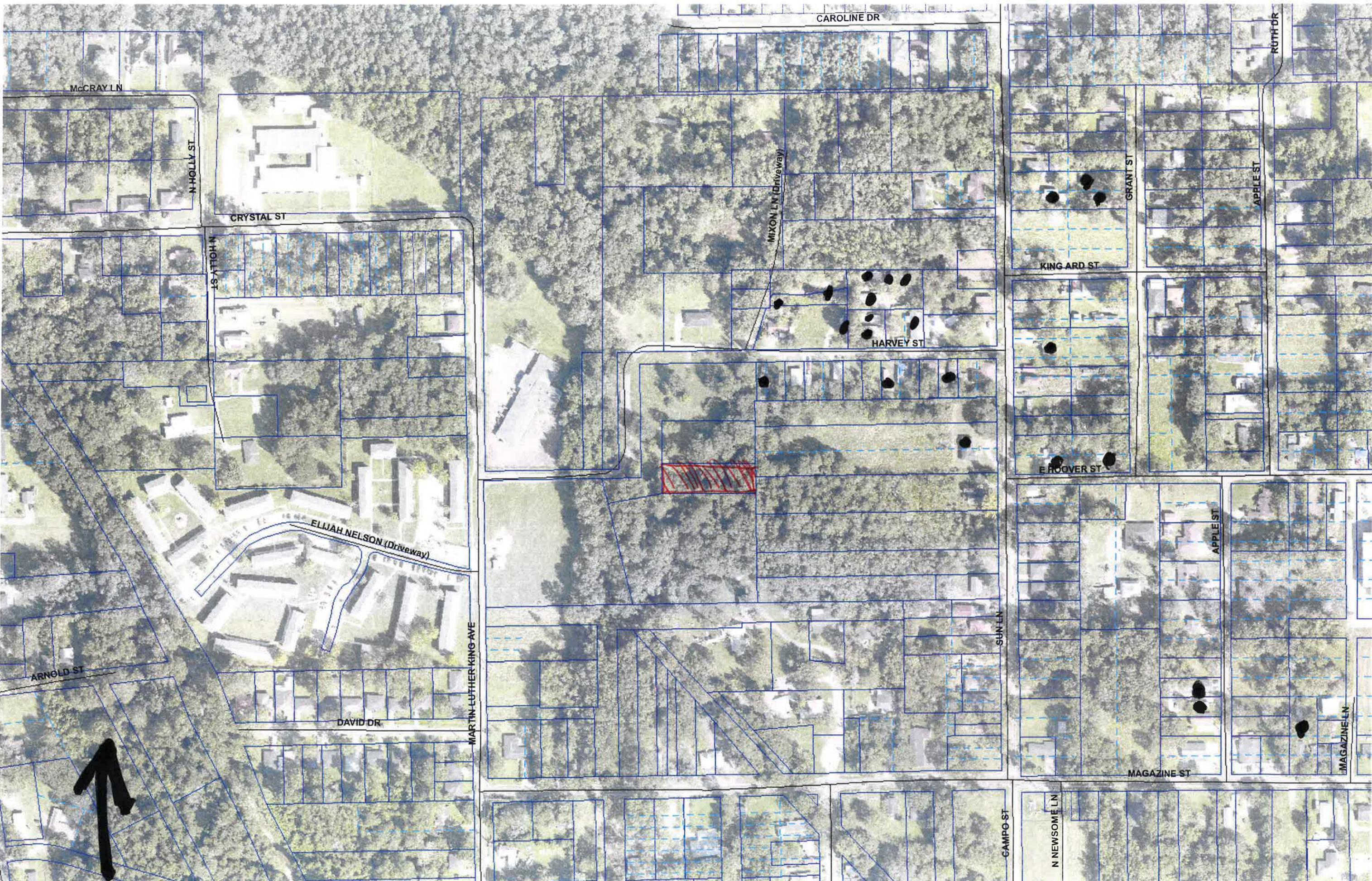
X Paul Bell _____ DATE 4/26/19
OWNER(S) SIGNATURE

X _____ DATE _____
CITY PLANNER

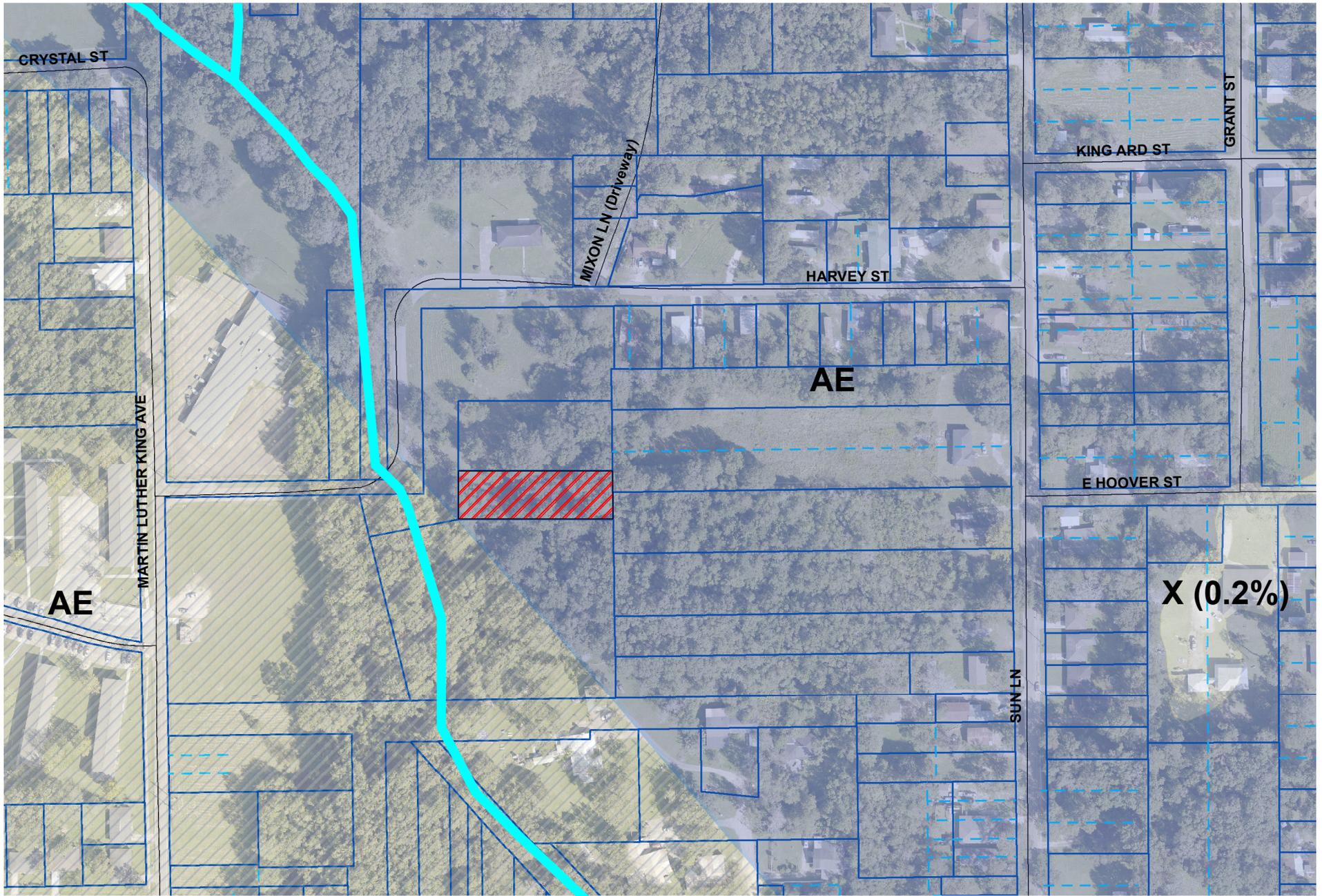
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# 2594 CASH DATE PAID 4/26/19

Dma Bell 5-3-19

5-3-19



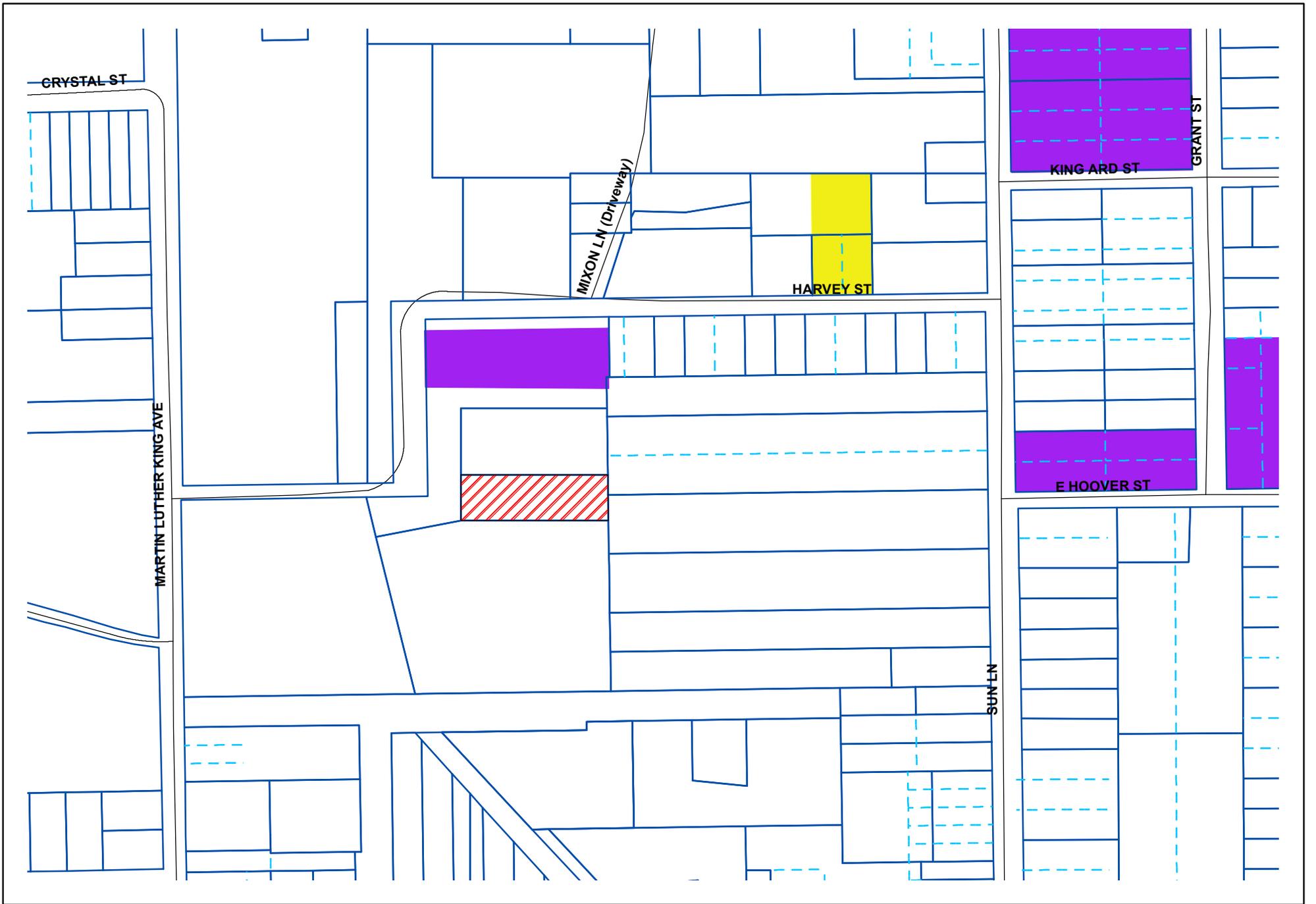
Black Dots show existing mobile homes



Expanded Conditional Use - Z-2019-05-00061
 Parcel 3, being 0.3861 acres on Harvey St.

Legend

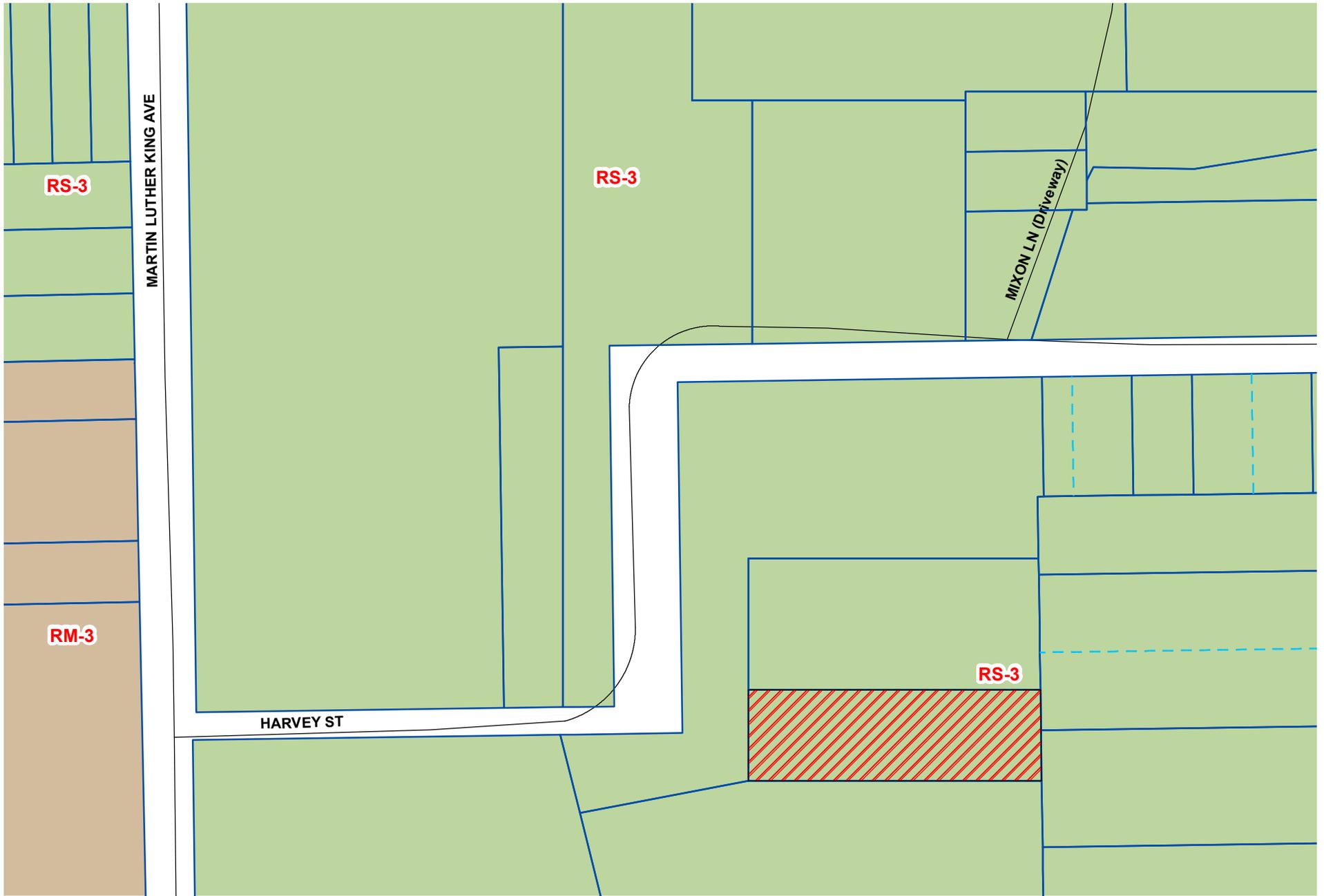
-  Case Parcel
-  City Tax Parcels
-  Railroad



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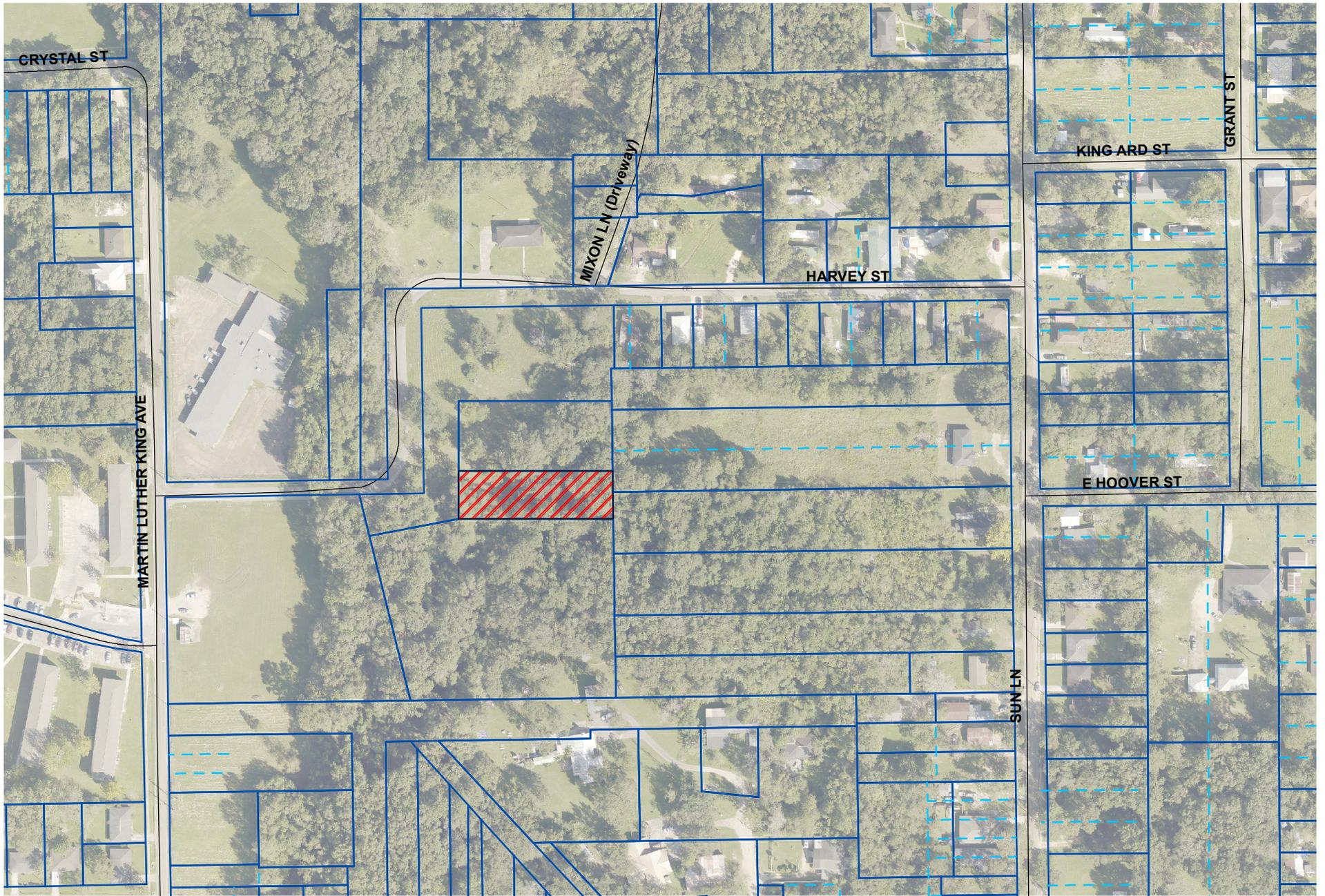


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