



Staff Report

Expanded Conditional Use

Case #: Z-2019-05-00065

Attachments:

Staff Report, Photos, Survey, Application, Zoning Map, Proposed Mobile Home Map, Aerial Map, 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 expanded conditional use request by Century Financial (owner) & Apollonia Jones (applicant) to allow Manufactured Home meeting all code requirements to be placed at 900 Hoover St. being Lot 1 of Blk 26 of the Gallup and Saint Subdivision; Zoned RS-3 (Z-2019-05-00065) 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 Century Financial (owner) & Apollonia Jones (applicant), and 2) Must meet all placement requirements.

Site Information:

Location (Address): 900 Hoover St

Council District: City Council District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Undeveloped

Site Description:

Property is located on the corner of Hoover St to the North and Will Fraizer Lane to the West . The property is located in a flood zone.

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	Undeveloped/RS-3

Additional Information:

Property is located in a proposed MH Area

Findings:

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: Latroy Jones (husband to applicant)

Against: NONE

Commission Recommendation:

Motion: Recommend approval with conditions

For: Matt Sandifer, William Travis, Jimmy Meyer, Jeffery Smith, Kylan Douglas

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on June 6, 2019 the Hammond Zoning Commission held a public hearing for an expanded conditional use request by Century Financial (owner) & Apollonia Jones (applicant) to allow Manufactured Home meeting all code requirements to be placed at 900 Hoover St. being Lot 1 of Blk 26 of the Gallup and Saint Subdivision; Zoned RS-3 (Z-2019-05-00065) 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 Century Financial (owner) & Apollonia Jones (applicant), and 2) Must meet all placement requirements.

NOW THEREFORE BE IT ORDAINED, the City Council of Hammond, Louisiana hereby approves the expanded conditional use request by Century Financial (owner) & Apollonia Jones (applicant) to allow Manufactured Home meeting all code requirements to be placed at 900 Hoover St. being Lot 1 of Blk 26 of the Gallup and Saint Subdivision; Zoned RS-3 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 Century Financial (owner) & Apollonia Jones (applicant), and 2) Must meet all placement requirements.



City of Hammond Notice of
Ordinance 100-2019-001

Request: *Request for removal of a utility box*

At: *1000 N. 10th St.*
Location

A Public Hearing at City Hall is set for
July 1, 2019 AT *10:00 AM*
Date Time



**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: 5/8/19

PERMIT# 7-2019-05-00045

The next Zoning Commission Meeting will be held on June 6, 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# 2790721016.00

SITE ADDRESS: 900 HOOVER ST. HAMMOND LA 70401
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: CENTURY FINANCIAL SERVICES OF HAMMOND, LLC
First Name MI Last Name

Owner Address: 110 MARKET ST HAMMOND LA 70401
Street Name/Street Number City State Zip

Telephone: (985) 345-4200 or Cell #: () _____

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Apollonia Jones
First Name MI Last Name

COMPANY NAME: _____ Owner Other

Applicant Mailing Address: 703 mc moore Rd Hammond LA 70401
Street Name/Street Number City State Zip

Applicant Telephone: 985, 286 9255 or Cell #: () _____ hartapollonia@yahoo.com

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: _____

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.

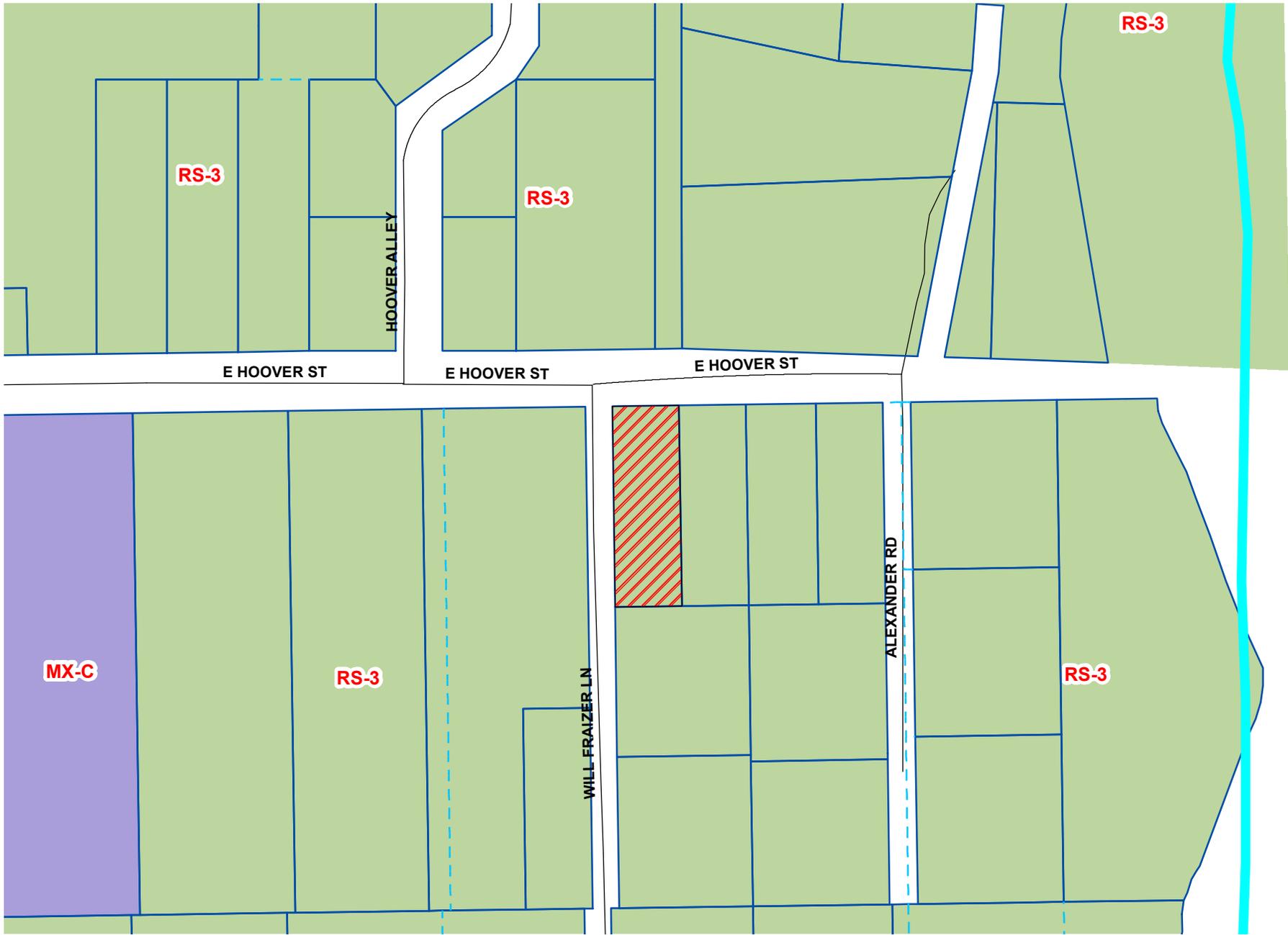
X Apollonia Jones 5-16-19
APPLICANT SIGNATURE DATE

X Century Financial Services of Hammond LLC 5-8-19
OWNER(S) SIGNATURE DATE

X _____
CITY PLANNER DATE

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

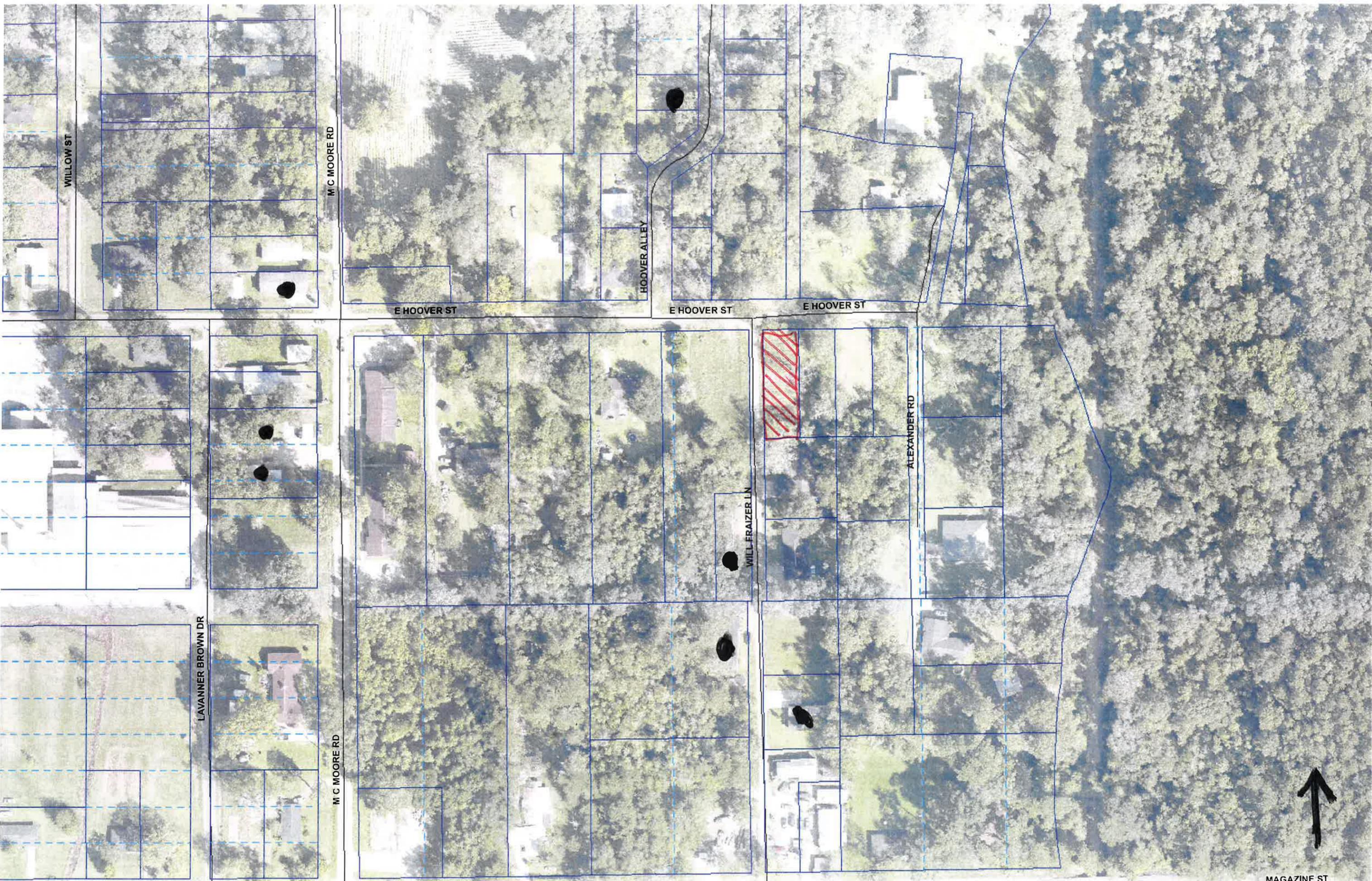
AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID / /



Expanded Conditional Use-Z-2019-05-00065
 900 Hoover St.

Legend

-  Case Parcel
-  City Tax Parcels
-  Railroad



WILLOW ST

M C MOORE RD

HOOVER ALLEY

E HOOVER ST

E HOOVER ST

E HOOVER ST

LAVANNER BROWN DR

M C MOORE RD

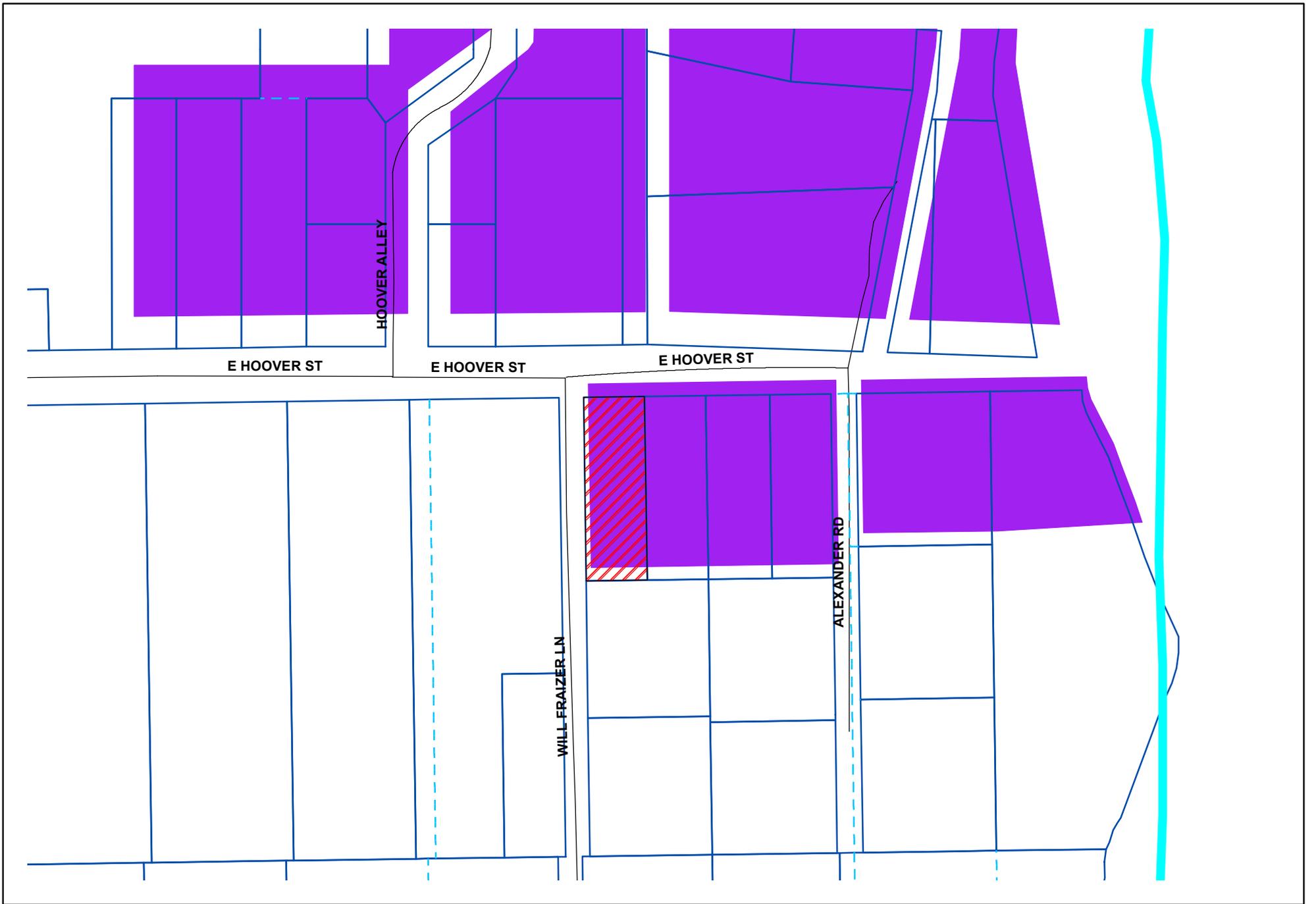
WILL FRAIZER LN

ALEXANDER RD

MAGAZINE ST



Dots represent existing mobile homes



Expanded Conditional Use-Z-2019-05-00065
 900 Hoover St.



Legend	
	Case Parcel
	City Tax Parcels
	Railroad



Expanded Conditional Use-Z-2019-05-00065
900 Hoover St.

Legend

-  Case Parcel
-  City Tax Parcels
-  Railroad



Expanded Conditional Use-Z-2019-05-00065
900 Hoover St.

Legend	
	Case Parcel
	City Tax Parcels
	Railroad