



Staff Report

Expanded Conditional Use

Case #: Z-2020-05-00076

Attachments:

Staff Report, Site Photos, Survey, Neighborhood Petition, Application, Zoning map, MH Proposed Area Map, Aerial Map, Existing MH Zoning Map

Zoning Commission Public Hearing: Thursday, July 2, 2020

City Council Introduction: Tuesday, July 14, 2020

City Council Final: Tuesday, July 28, 2020

City Council Request (Ordinance):

Introduction of an ordinance for an Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West Street; Zoned RS-3 (Z-2020-05-00076) Recommend approval (4-1) with the following conditions by the Zoning Commission

1. this approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Vashaun L. Moore; and
2. Must meet all placement requirements for a manufactured home.

Site Information:

Location (Address): 110 W Louisa West St

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

2 lots fronting W. Louisa West St. Not located in proposed mobile home area.
Several new and older mobile homes in the area.

Adjacent Land Use and Zoning:

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

Additional Information:

Property will require administrative resubdivision survey combining the lots. This will allow for front facing entrance.

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: Vashan Moore

Against: Marvin & Carolyn Mitchell (115 W. Louisa West)

Commission Recommendation:

Motion: Recommend approval with Conditions

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

Against: Jeffrey Smith

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS on July 2, 2020 the Hammond Zoning Commission held a public hearing and recommended approval with conditions (4-1) for an Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West Street; Zoned RS-3 (Z-2020-05-00076)

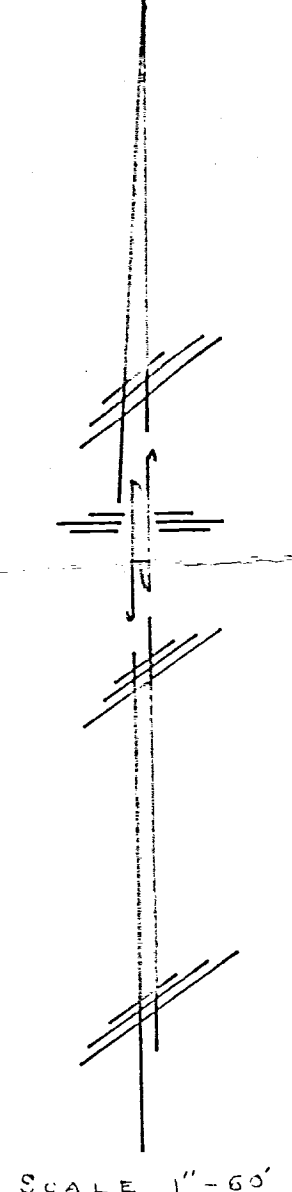
1. this approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Vashaun L. Moore; and
2. Must meet all placement requirements for a manufactured home.

NOW THEREFORE BE IT ORDAINED, the Hammond City Council approves with conditions an Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West Street; Zoned RS-3 (Z-2020-05-00076)

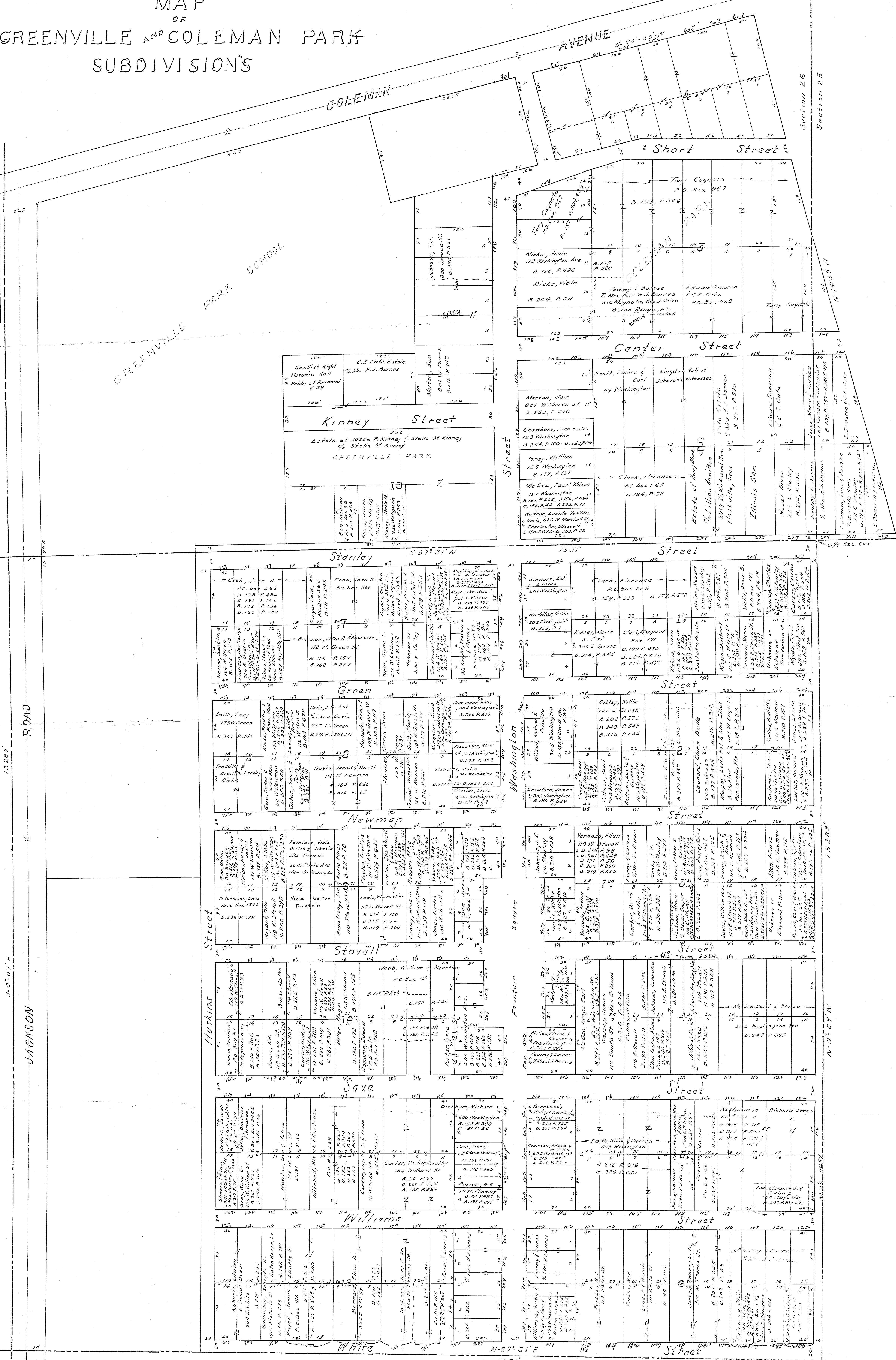
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MAP
OF
GREENVILLE AND COLEMAN PARK
SUBDIVISIONS



SCALE 1"=60'



13289

5-0-09'E

1351

ROAD

JACKSON

Section 26

Section 25

13289

5-0-09'E

1351

June 19, 2020

Dear Neighbors:

My name is Vashaun Moore Sr., I am petitioning to you as a hopeful neighbor. I have recently purchased a 2019 mobile home, I am requesting to place my new home at the location 110 West Louisa Street Hammond, LA. If you do not object to this placement of my mobile home would you please sign, address and add your telephone number below. I would like to thank you in advance for your help and understanding.

Sincerely,

Vashaun Moore Sr.

Name

Address

Telephone #

Bonnie Moore 107 W. Stovall 985-687-2100

Joyce Washington 111 W. Louisa^{West} 985-429-8478

Melvin J. Miller 103 West Louisiana^{West} 985-687-5914

Olma M. Benson 104 W. Louise 985-429-8662

Alan Carter 116 W. Louisa W. 985-662-8280

Myzard D. Durr 119 W. Louisa W. 985-320-5960

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: 5/28/20

PERMIT# 2-2020-05-00076

The next Zoning Commission Meeting will be held on _____, 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#	<u>OHMD000001402</u>		
SITE ADDRESS:	<u>110 & 108 W. Louisa West</u>		
	STREET # & STREET NAME		
Legal Description or Survey	<u>lots 8 & 9 Blk 10 Greenville Park</u>		

PROPERTY OWNER NAME:	<u>Vashaun</u>	<u>L</u>	<u>moore</u>
	First Name	MI	Last Name
Owner Address:	<u>107 W Stovall St Hammond La 70403</u>		
	Street Name/Street Number	City	State Zip
Telephone: ()	or Cell #: <u>(985) 222-0726</u>		

PLEASE READ AND SIGN BELOW

APPLICANT NAME:	<u>Vashaun</u>	<u>L</u>	<u>moore</u>
	First Name	MI	Last Name
COMPANY NAME:	_____ ☒ Owner ☐ Other		
Applicant Mailing Address:	<u>107 W Stovall St Hammond La 70403</u>		
	Street Name/Street Number	City	State Zip
Applicant Telephone: ()	or Cell #: <u>(985) 222-0726</u>		

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. <u>Spot zoning is discouraged in Hammond</u>	

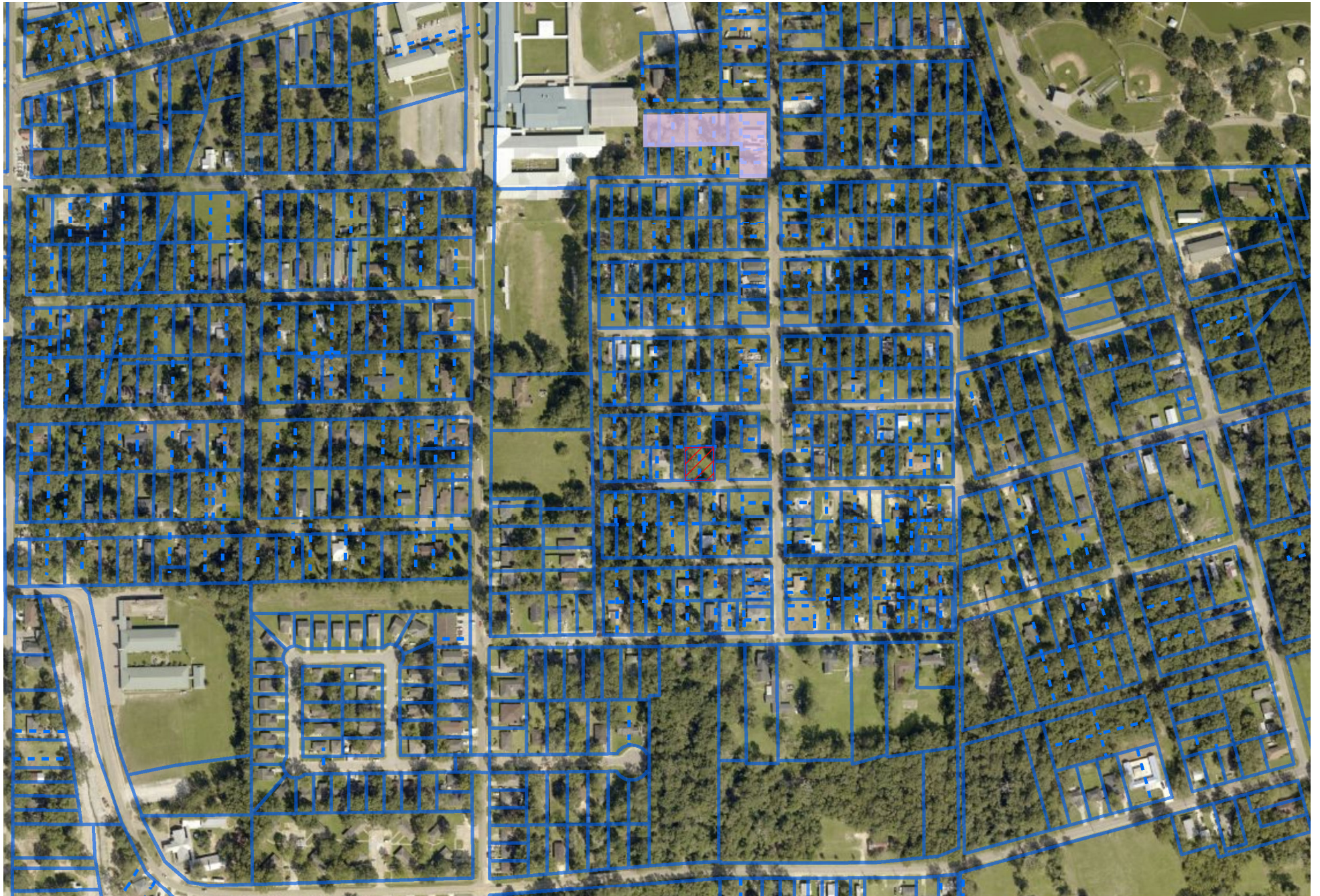
I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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	<u>Vashaun Moore</u>	<u>5-28-20</u>
	APPLICANT SIGNATURE	DATE
X	<u>Vashaun Moore</u>	<u>5-28-20</u>
	OWNER(S) SIGNATURE	DATE
X	_____	_____
	CITY PLANNER	DATE

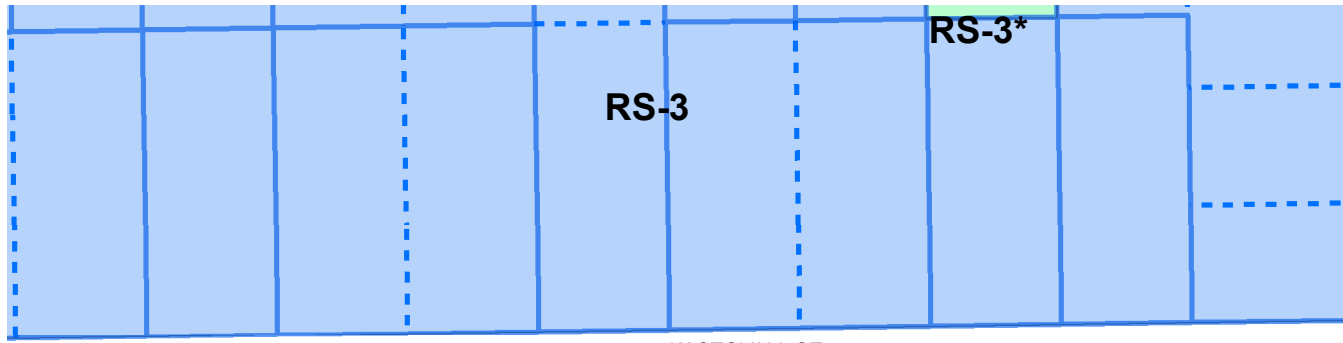
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 123.00 CHECK# _____ CASH ☐ DATE PAID 5/28/2020



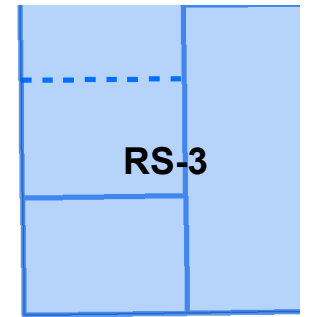
Expanded Conditional Use
Z-2020-05-00076
108 & 110 W. Louisa West St.

Legend

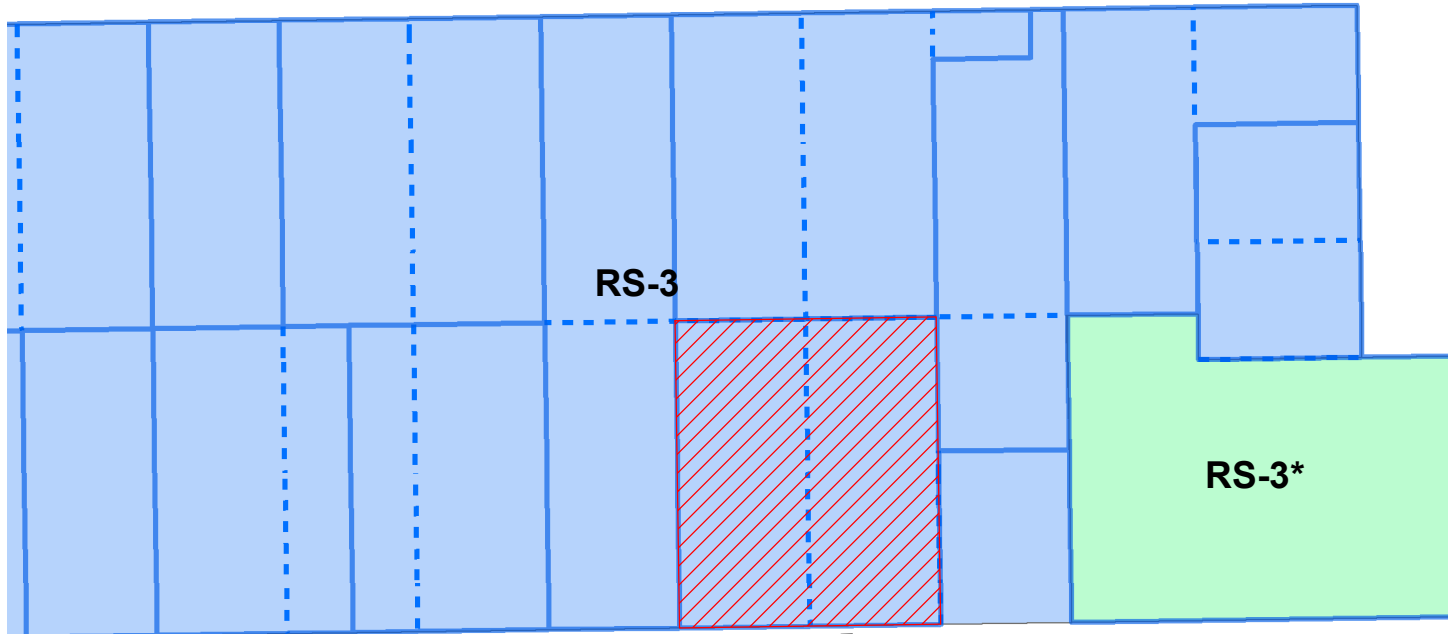
-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas



W STOVALL ST

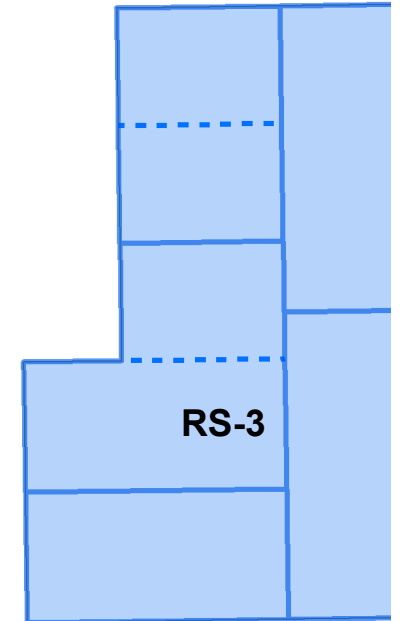


E STOVALL ST

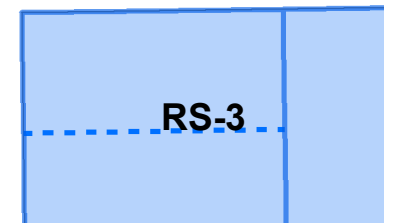
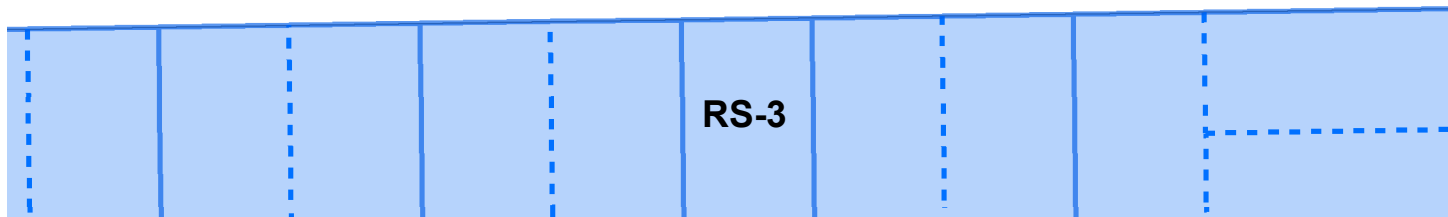


W LOUISA WEST ST

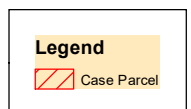
WASHINGTON AVE



E LOUISA WEST ST



Expanded Conditional Use
Z-2020-05-00076
108 & 110 W. Louisa West St.





Expanded Conditional Use
Z-2020-05-00076
108 & 110 W. Louisa West St.

Legend
 Case Parcel