



Staff Report

Expanded Conditional Use

Case #: Z-2020-06-00077

Attachments:

Staff Report, Photos, Survey, Application, Proposed Mobile Home Map, Zoning Map, Aerial 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 Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3 (Z-2020-06-00077)

Recommend approval (5-0) 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 change in ownership of Dianne W. Hooks; and
2. must meet all placement requirements for a manufactured home.

Site Information:

Location (Address): 2401 Center Ave

Council District: City Council District 4

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

Property located in proposed mobile home area. Adjacent to church.
Several oak trees located on property.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-3
South	RR Tracks
West	Vacant land/RS-3
East	Church/RS-3

Additional Information:

Currently there are several abandoned vehicles that have been sited to be removed.

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: Dianne Hooks

Against: NONE

Commission Recommendation:

Motion: Recommend approval with conditions

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

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS the Hammond Zoning Commission held a public hearing on July 2, 2020 for an Expanded Conditional Use request by Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3 (Z-2020-06-00077) and recommend approval (5-0) 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 change in ownership of Dianne W. Hooks; and
2. must meet all placement requirements for a manufactured home.

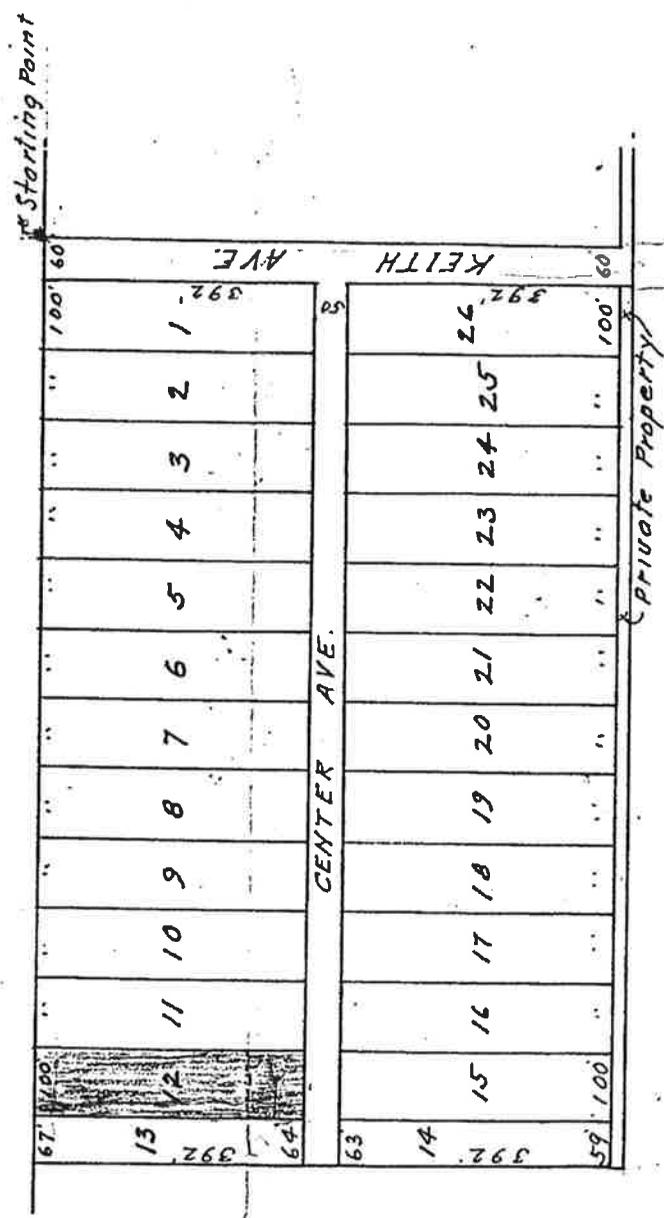
NOW, THEREFORE BE IT ORDAINED, by the City Council of Hammond, LA hereby approves an Expanded Conditional Use request by Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3 with the following conditions

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



OF ROSE HILL PARK

SECTION 22 T.6.S.R.7 E.



Scale 200 feet to 1 inch. Aug. 10th 1949.
 Commencing at northeast corner of N.W. 1/4 of S.E. 1/4 of S.E. 1/4 Section
 22. I proceeded to make survey and hereby certify the above
 to be a correct map of same.

B. H. Gamm, Reg. C.E., Surveyor.

I certify that this instrument
 was filed for record at 4:00 clock P.M.
 on Sept 30 1944

[Signature]
 Clerk & Recorder,
 P.O. of Tancin-hob

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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: / /

PERMIT#

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

Flood Zone AE

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# 264681036.0
SITE ADDRESS: 2401 Center Ave
Legal Description or Survey: Lot 20 Rose Hill Sub
PROPERTY OWNER NAME: Dianne W Hooks
Owner Address: 2401 Center Ave Hammond La 70487
Telephone: (985) 634-3448

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Dianne W Hooks
COMPANY NAME:
Applicant Mailing Address: 412 N Cross Creek Amite La 70422
Applicant Telephone: (985) 634-3448

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: mobile home placement
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 Dianne Hooks APPLICANT SIGNATURE 6/8/20 DATE
X Dianne Hooks OWNER(S) SIGNATURE 6/8/20 DATE
X CITY PLANNER DATE



AMOUNT PAID \$ 120.00 CHECK# CASH [] DATE PAID 6/8/2020

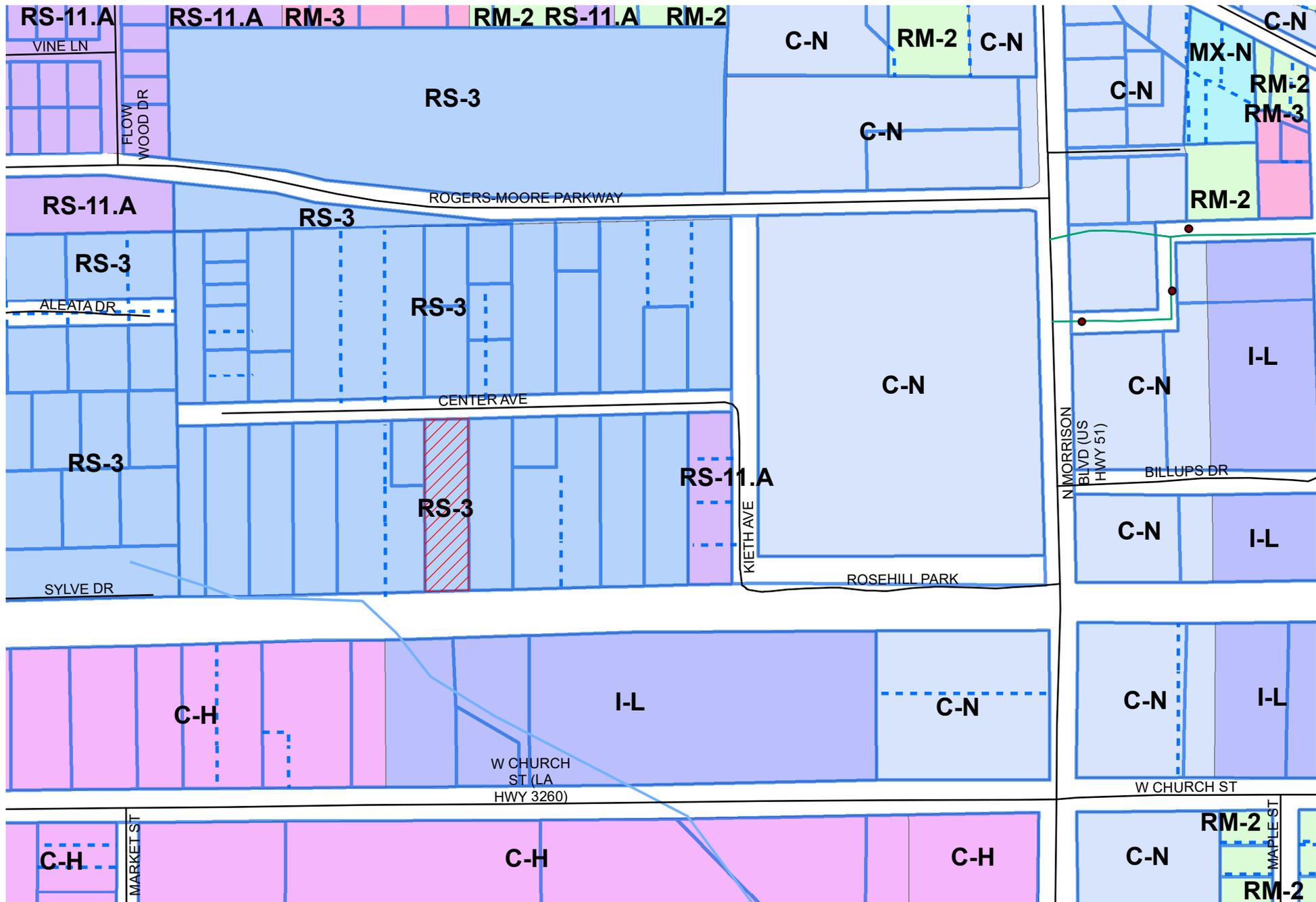


Expanded Conditional Use
 Z-2020-06-00077
 2401 Center Ave



Legend

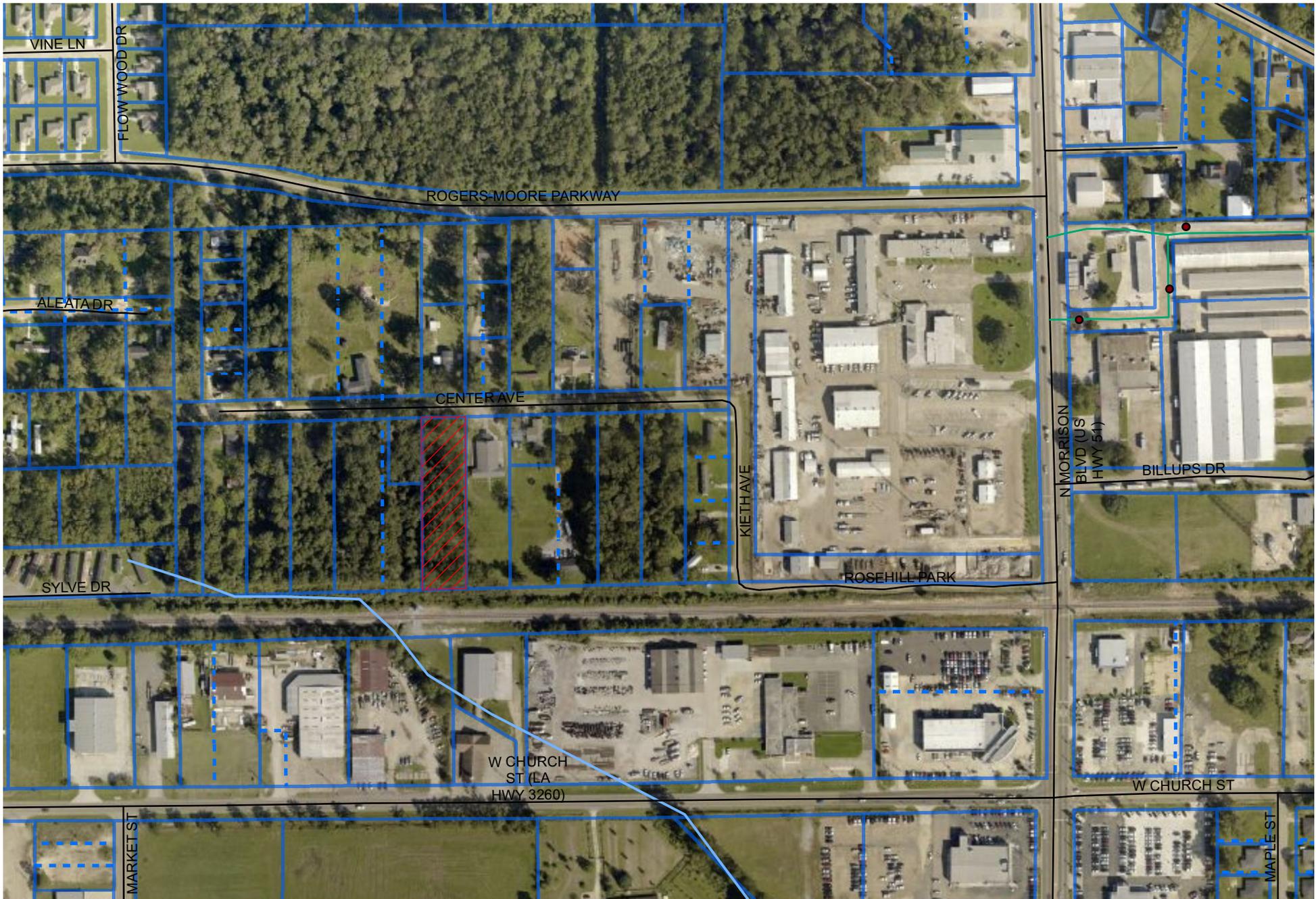
-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas



Expanded Conditional Use
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 2401 Center Ave

Legend

-  Case Parcel



Expanded Conditional Use
Z-2020-06-00077
2401 Center Ave



Legend

-  Case Parcel