



Staff Report

Expanded Conditional Use Case#ECU2013-5-1

Zoning Board Public Hearing: Thursday June 6, 2013

City Council: Introduction – 6/18/2013 Final – 7/2/2013

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Mobile Home Land Use Map

CITY COUNCIL AGENDA REQUEST: (Ordinance)

Approval of Expanded Conditional Use request by Leander & Cierra Alexander (applicant) and JayJa LLC (owner) to allow placement of a mobile home meeting all code requirements on Lot 10 Blk 6 of Barbers Addition located at 602 Second Ave; Zoned R4. (ECU2013-5-1)

COUNCIL DISTRICT: 3-Robert “Bobby” Martin

SITE INFORMATION:

Location (Address): 602 Second Ave.

Site Description: This is Lot 10 Blk 6 of the Barbers Addition measuring approx 50’ X 150’.

Existing Zoning: R4

Proposed Zoning: R4 (with Residential/Mobile Home)

Existing Land Use: Undeveloped Land

Future Land Use Map: Low-Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
North:	Vacant/R4
South:	Residential/R4 (across Second Ave)
East:	Vacant/R4
West:	Residential/R4

ADDITIONAL INFORMATION:

- According to the Mobile Home Land Use Plan, this lot is not in a proposed mobile home area.
- This lot is west of the Hazel St. canal.
- A bond for deed was filed on 11/4/2011 from JayJa LLC to Leander and Cierra Alexander

PUBLIC HEARING:

For: Leander & Cierra Alexander (Applicant)

Against: None

EXPANDED CONDITIONAL USE FINDINGS:

- 1) Will this diminish the value of the surrounding properties? Yes _____ No _____
- 2) Will this alter the essential character of the neighborhood? Yes _____ No _____
- 3) Will granting this request be detrimental to the public welfare? Yes _____ No _____
 - a. Light & Air? Yes _____ No _____
 - b. Traffic congestion or hazard? Yes _____ No _____
 - c. Overburden existing drainage or utilities? Yes _____ No _____
 - d. Emissions of odors, fumes, gasses, dust, smoke? Yes _____ No _____
 - e. Noise & Vibrations? Yes _____ No _____

ZONING COMMISSION RECOMMENDATION:

Motion: Stanley Young to recommend approval with the following conditions:

- 1) The mobile home shall meet all requirements for placement of a mobile 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 of the property being Leander Alexander and Cierra Alexander.

For: Stanley Young, Jimmy Meyer, Sam McClugage, William Travis

Against: Ralph Ross

Absent: None

ORDINANCE TO READ:

WHEREAS, on June 6, 2013 the Zoning Commission held a public hearing on Case#ECU2013-5-1 Expanded Conditional Use request by Leander & Cierra Alexander (applicant) and JayJa LLC (owner) to allow placement of a mobile home meeting all code requirements on Lot 10 Blk 6 of Barbers Addition located at 602 Second Ave; Zoned R4

WHEREAS, the Zoning Commission recommended approval (4-1 vote) of this request by Leander & Cierra Alexander (applicant) and JayJa LLC (owner) to allow placement of a mobile home with the following conditions:

- 1) The mobile home shall meet all requirements for placement of a mobile 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 of the property being Leander Alexander and Cierra Alexander.

NOW, THEREFORE, BE TO ORDAINED, that the City Council of Hammond, Louisiana hereby approves the Expanded Conditional Use request by Leander & Cierra Alexander (applicant) and JayJa LLC (owner) to allow placement of a mobile home on Lot 10 Blk 6 of Barbers Addition located at 602 Second Ave with the following conditions:

- 1) The mobile home shall meet all requirements for placement of a mobile 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 of the property being Leander Alexander and Cierra Alexander.

From: Josh Taylor, City Planner _____

**APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING
CITY OF HAMMOND**

219 East Robert Street, HAMMOND, LA 70401 / PHONE: (985) 277-5640 - FAX: (985) 277-5637

FILING DATE: 5/10/13

PERMIT# EC42013-5-1

The next Zoning Commission Meeting will be held on 6/6/2013, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City at least 21 days before the date of the next Public Meeting.

This Application for: REZONING CONDITIONAL USE: EXPANDED --OR-- RESTRICTED
 INITIAL ZONING

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# 273664/003.00

SITE ADDRESS: 602 Second Avenue
STREET # & STREET NAME

Legal Description or Survey 50' x 150 Lot 10 BIK 6 Barbers Addition

PROPERTY OWNER NAME: Leander C Alexander
First Name MI Last Name

Owner Address: 100 Mary's Alley Hammond LA 70403
Street Name/Street Number City State Zip

Telephone: () or Cell #: (985) 351-7221

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Leander C Alexander
First Name MI Last Name

COMPANY NAME: JayJA LLC Owner Other

Applicant Mailing Address: 100 Mary's Alley Hammond LA 70403
Street Name/Street Number City State Zip

Applicant Telephone: (985) 351-7221 or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L (R4) R5 R5S R8 R11 RA RP RS S

REQUESTED ZONING IS: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S

REASON FOR REZONING: To Allow uH

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 AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

X Leander C. Alexander 5/10/13
APPLICANT SIGNATURE DATE

X JayJA LLC by: R.R. Harper 5/14/13
OWNER SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

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

AMOUNT PAID \$ 120.00 CHECK# _____ CASH DATE PAID 5/15/13

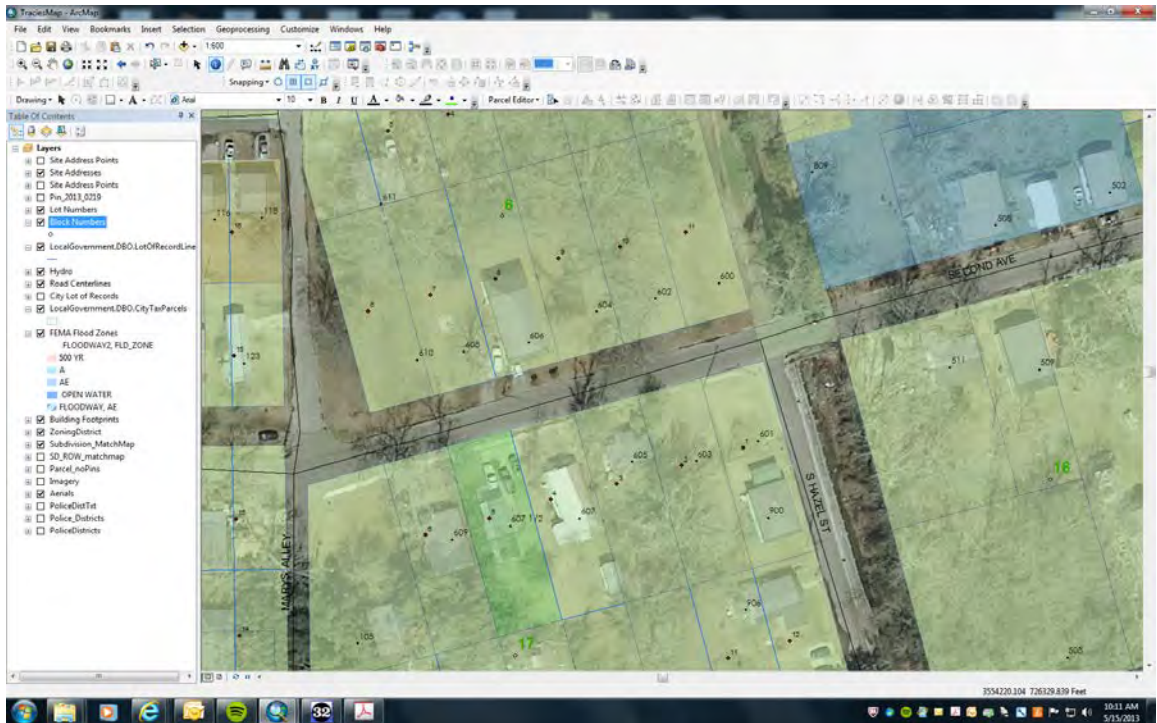
NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED

PROPERTY INFORMATION SHEET

- | | | | | | |
|--------------------------|------------------|-----------------------|--------------------------|-------|------------------|
| <input type="checkbox"/> | Type of Permit | ECU | <input type="checkbox"/> | Date: | 5/15/2013 |
| <input type="checkbox"/> | Permit/Case # | ECU2013-5-1 | | | |
| <input type="checkbox"/> | Parcel # | 2736641003.00 | | | |
| <input type="checkbox"/> | Address | 602 Second Ave | | | |
| <input type="checkbox"/> | Owner | JAYJA LLC | | | |
| <input type="checkbox"/> | Assessment # | 1495402 | | | |
| <input type="checkbox"/> | Zoning | R4 | | | |
| <input type="checkbox"/> | Overlay District | NONE | | | |
| <input type="checkbox"/> | Flood Zone | X | | | |
| <input type="checkbox"/> | Flood Way | NO | | | |
| <input type="checkbox"/> | Holdings/Taxes | NONE/NONE | | | |
| <input type="checkbox"/> | Bldg Tax Value | (x 10% Res/15% Cml) | 50% | = | |

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

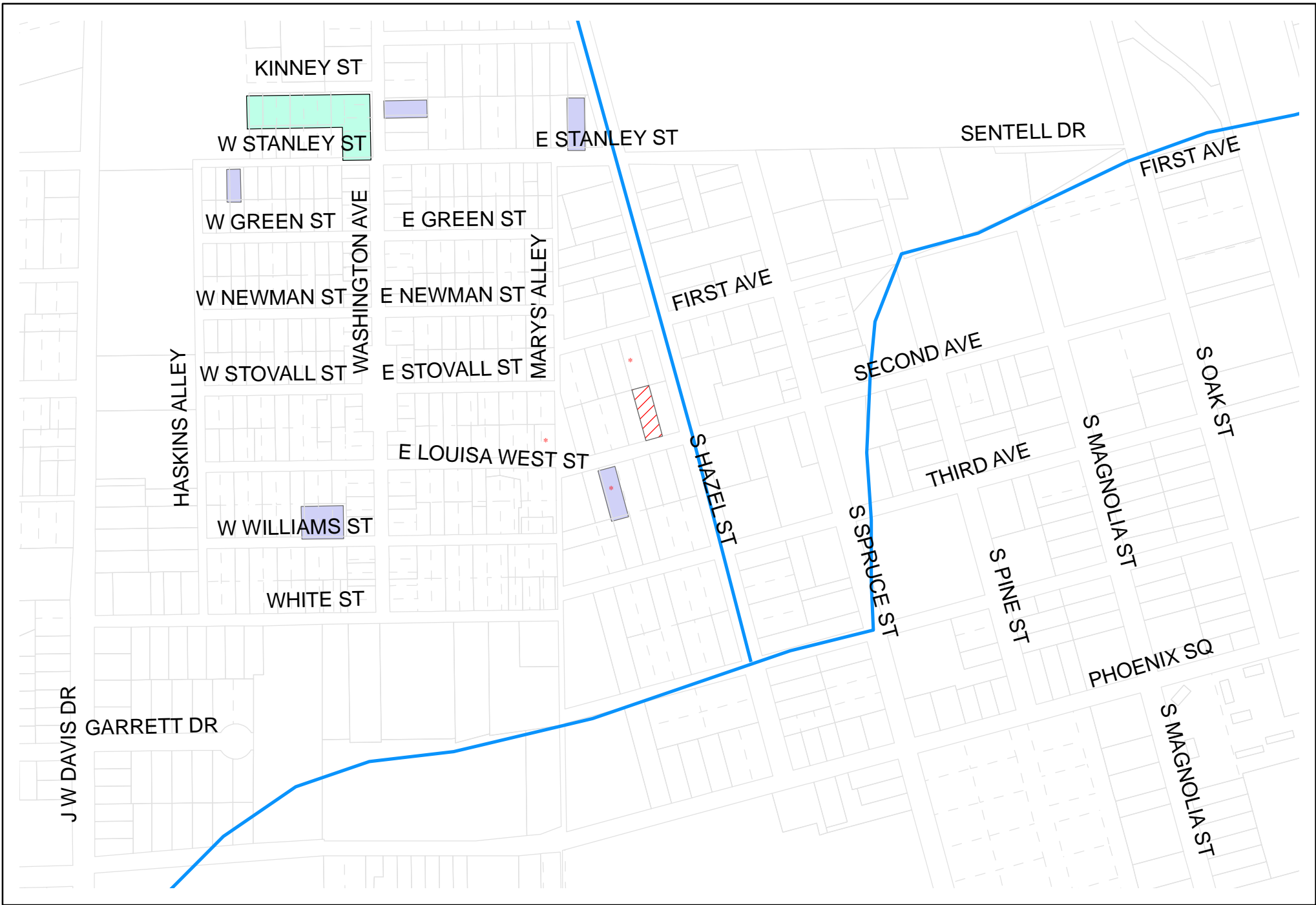
Screen
Print



Preparer Initials _____

Reviewer Initials _____




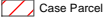
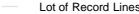
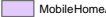




This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

Expanded Conditional Use Case
ECU2013-5-1

602 Second Ave.

Legend

-  CANALS
-  Case Parcel
-  Lot of Record Lines
-  MobileHomeAreas_Proposed
-  MobileHomeParks
-  MobileHomeZoning

* Existing Mobile Homes



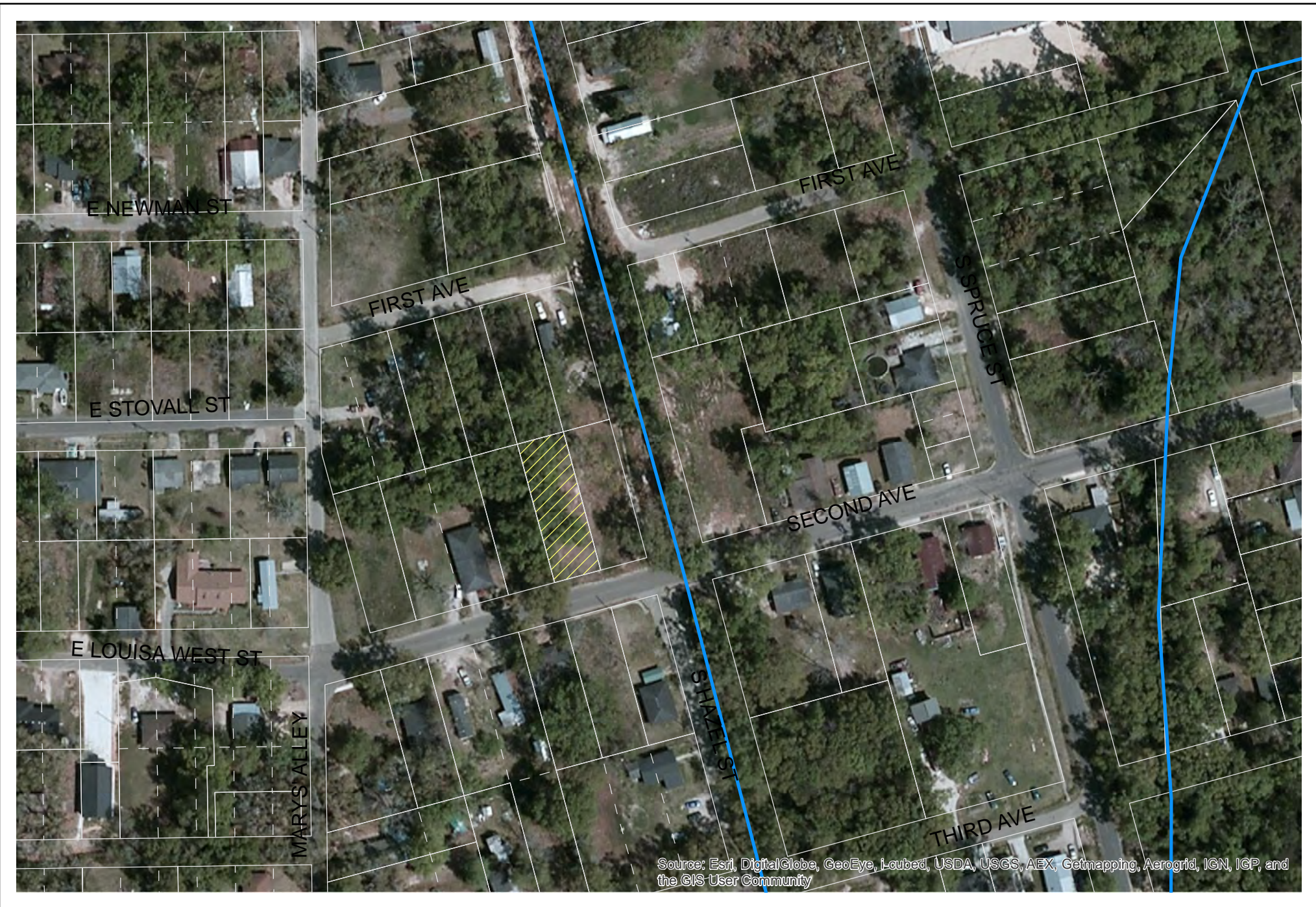
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602 Second Ave.

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- Case Parcel
- Lot of Record Lines






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602 Second Ave.

Legend

-  CANALS
-  Case Parcel
-  Lot of Record Lines