



# Staff Report

## Expanded Conditional Use

Case #: Z-2016-06-00025

### Attachments:

Staff Report, Survey, Photos, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, July 7, 2016

City Council Introduction: Tuesday July 12, 2016

City Council Final: Tuesday July 26, 2016

### City Council Request (Ordinance):

Introduction to an Ordinance to approve Expanded Conditional Use request by Delishia Wilson (Building Blocks Early Learning Center) to allow operation of a daycare at 911 Old Covington Hwy being property approx. 208'x 208' in accordance with survey by Gilbert Sullivan dated 11.9.1991; Zoned RM-2 and Iowa Addition Overlay (Z-2016-06-00025) Recommend approval by the Zoning Commission with the following condition: 1) the approval shall be with the understanding that such use is a personal right that expires upon change in occupancy as listed above.

### Site Information:

**Location (Address):** 911 Old Covington Hwy

**Council District:** City Council District 2

**Existing Zoning:** RM-2

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant Daycare

### Site Description:

NW Corner of Range Rd and Old Covington Hwy

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family Residential/RM-2
South	Multi-Family/MX-C
West	Single Family Residential/RM-2
East	Vacant/MX-C

### Additional Information:

Conditional use to allow daycare in accordance with Expanded Conditional Use requirements

**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:** Delishia Wilson & Brad Wilson

**Against:** NONE

**Commission Recommendation:**

**Motion:** William Travis recommend approval with the condition personal right and will expire upon change in occupancy

**For:** Jeffrey Smith, William Travis, Stanley Young, Matt Sandifer

**Against:** NONE

**Abstain:** NONE

**Absent:** Jimmy Meyer

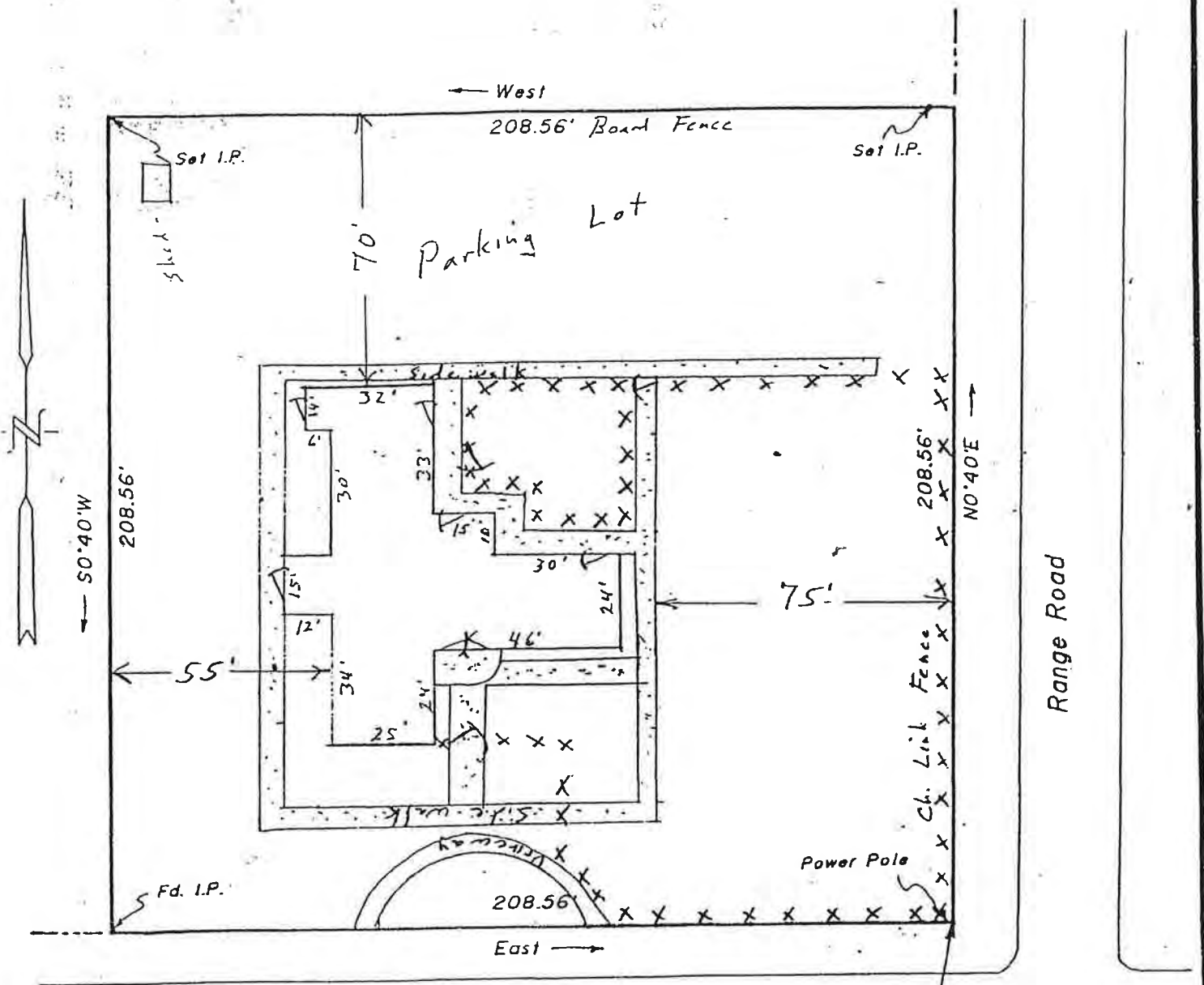
**Ordinance to Read:**

WHEREAS, on July 7, 2016 the Zoning Commission recommended approval to an Expanded Conitional Use Case#Z-2016-06-00025 request by Delishia Wilson (Building Blocks Early Learning Center) to allow operation of a daycare at 911 Old Covington Hwy being property approx. 208'x 208' in accordance with survey by Gilbert Sullivan dated 11.9.1991; Zoned RM-2 and Iowa Addition Overlay with the following condition: 1) the approval shall be with the understanding that such use is a personal right that expires upon change in occupancy as listed above.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, hereby approves the Expanded Conditional Use Case#Z-2016-06-00025 request by Delishia Wilson (Building Blocks Early Learning Center) to allow operation of a daycare at 911 Old Covington Hwy being property approx. 208'x 208' in accordance with survey by Gilbert Sullivan dated 11.9.1991; Zoned RM-2 and Iowa Addition Overlay with the following condition: 1) the approval shall be with the understanding that such use is a personal right that expires upon change in occupancy as listed above.

**From:** Josh Taylor, City Planner \_\_\_\_\_

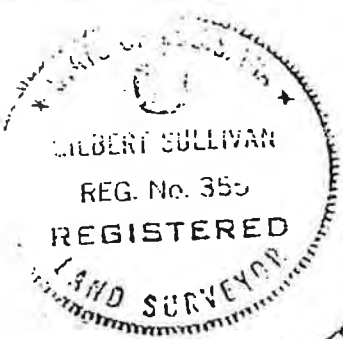
# Plat of Survey of Land in Sec. 25 T6SR7E Tangipahoa Parish



Old Covington Highway

Range Road

P.O.B. is South 1286.34' and West 24.42' from the  
Quarter Cor. on the East Side of Sec. 25 T6SR7E



Certified Correct  
*Gilbert Sullivan*

11/9/91

Total sq ft 1.40  
 3434



**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: 5/11/2016

PERMIT# Z-2016-06-00025

The next Zoning Commission Meeting will be held on July 7, 2016, 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# 270041032 00

SITE ADDRESS: 911 Old Country Hwy  
STREET # & STREET NAME

Legal Description or Survey Ass# 021919507

PROPERTY OWNER NAME: Hadlyn's Learning Academy INC  
MI Last Name

Owner Address: 144 Bay Lane City Amity, LA State 70422 Zip  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Delishia MI Wilson Last Name

COMPANY NAME: Building Blocks Early Learning Center Owner  Other

Applicant Mailing Address: 502 S. Pine St Hammond LA Zip 70403  
Street Name/Street Number City State Zip

Applicant Telephone: (985) 582 6584 or Cell #: (985) 507 5035 in 985 989 1861

**PERMIT INFO-ADDITIONAL INFO**

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H 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-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: To Allow daycare as conditional use

**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 [Signature] APPLICANT SIGNATURE DATE 5/11/16

X May DeJone OWNER(S) SIGNATURE DATE 5-11-16

X \_\_\_\_\_ CITY PLANNER DATE \_\_\_\_\_

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ \_\_\_\_\_ CHECK# \_\_\_\_\_ CASH  DATE PAID / / \_\_\_\_\_  
\*\*\*\*\*

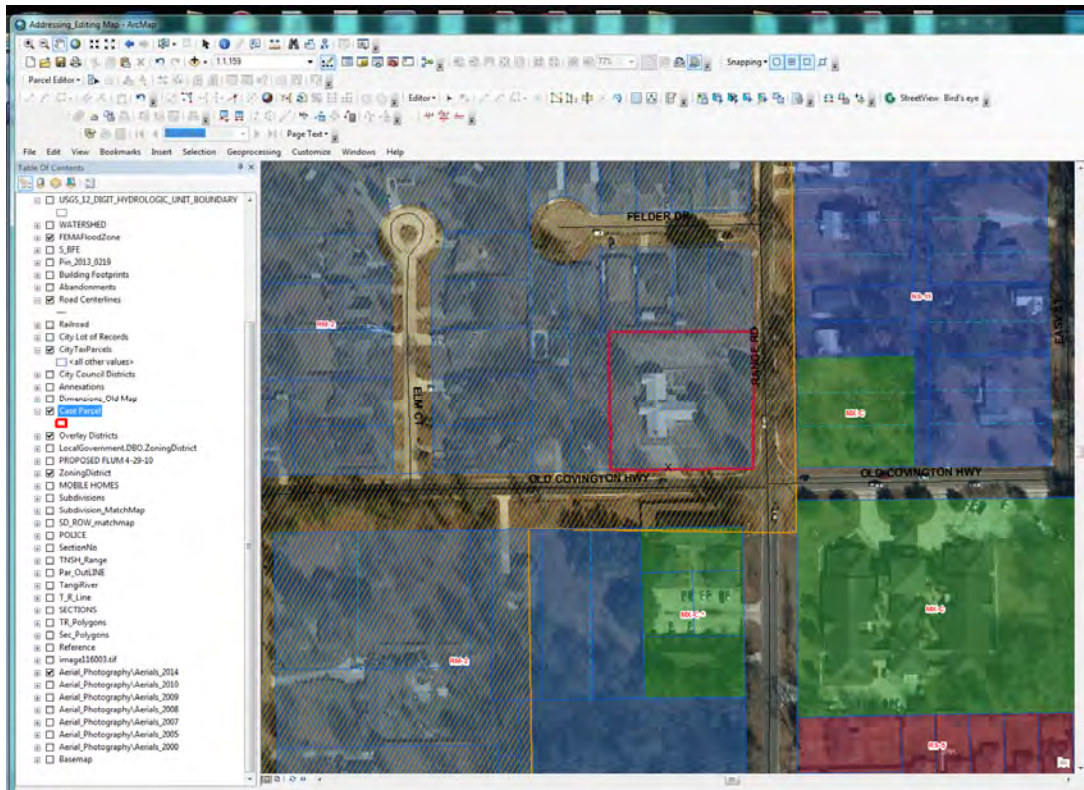
Brad Wilson  
985 989/1861

# PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	<b>ECU</b>	<input type="checkbox"/>	Date:	6/16/2016
<input type="checkbox"/>	Permit/Case #	<b>Z-2016-06-00025</b>			
<input type="checkbox"/>	Parcel #	<b>2766641032.00</b>			
<input type="checkbox"/>	Address	<b>911 Old Covington Hwy</b>			
<input type="checkbox"/>	Owner	<b>Kadlyns Learning Academy Inc.</b>			
<input type="checkbox"/>	Assessment #	<b>2619504</b>			
<input type="checkbox"/>	Zoning	<b>RM-2</b>			
<input type="checkbox"/>	Overlay District	<b>Iowa Addition Overlay</b>			
<input type="checkbox"/>	Flood Zone	<b>X</b>			
<input type="checkbox"/>	Flood Way	<b>NONE</b>			
<input type="checkbox"/>	Holds/Taxes	<b>NONE/NONE</b>			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	<b>50% =</b>		

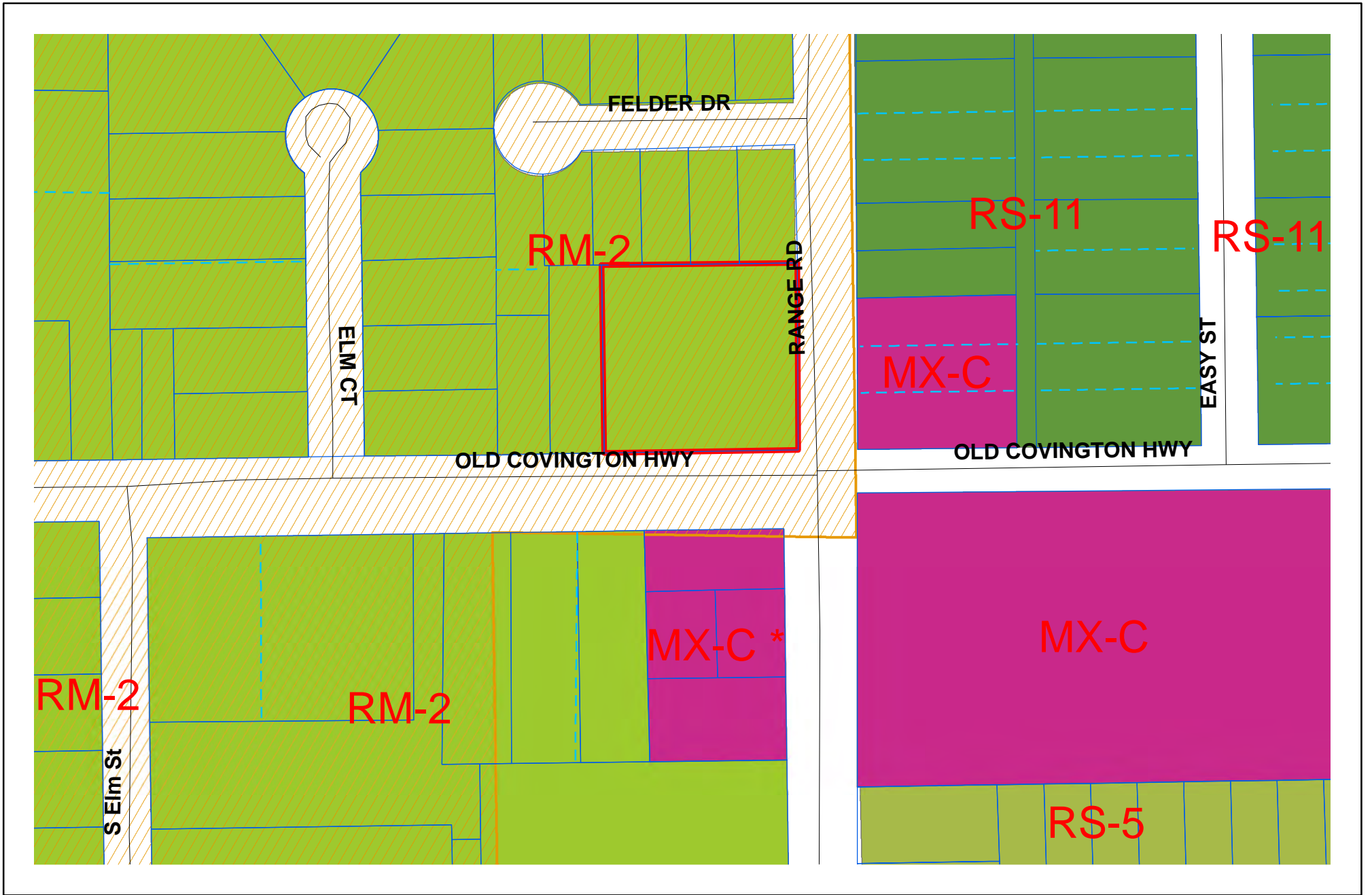
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen  
Print



Preparer Initials \_\_\_\_\_

Reviewer Initials \_\_\_\_\_



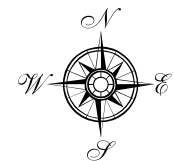
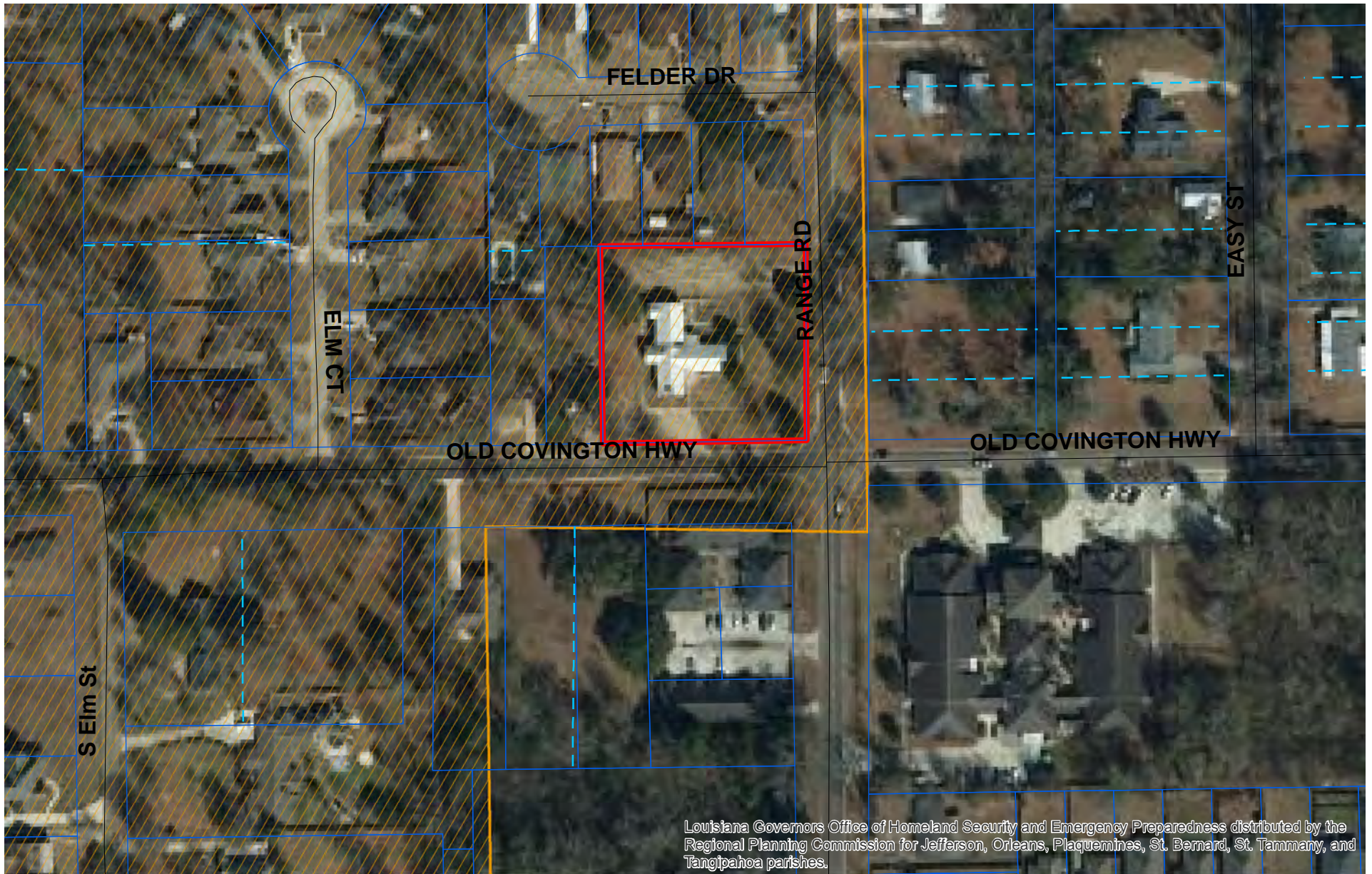
Z-2016-06-00025

# 911 Old Covington Hwy



**Legend**




- Local Government, DBO, Lot of Record Lines
- Case Parcel
- Iowa Addition



**Z-2016-06-00025**

**911 Old Covington Hwy**

**Legend**

-  Local Government DBO Lot of Record Lines
-  Case Parcel
-  Iowa Addition