



Staff Report

Expanded Conditional Use

Case #: Z-2016-11-00033

Attachments:

Staff Report, Site Plan, Photos, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, December 1, 2016

City Council Introduction: Tuesday, December 13, 2016

City Council Final: Tuesday, December 27, 2016

City Council Request (Ordinance):

Introduction of an Ordinance to approve expanded conditional use request by Emilie W. Nettles to allow sales and consumption of alcohol in conjunction with a salon/spa located at 200 SW Railroad Ave Suite B in accordance with site plan dated 10/14/2016; Zoned MX-CBD, Historic, DDD (recommend approval with a condition by Zoning Commission) Z-2016-11-00033

1. This approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy owned by Emilie W. Nettles.

Site Information:

Location (Address): 200 SW Railroad Ave

Council District: City Council District 2

Existing Zoning: MX-CBD

Future Land Use: Commercial

Existing Land Use: Commerical

Site Description:

New building on SW corner of W. Morris and SW RR Ave. Square 71 building for mixed use development

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Commerical/MXCBD
South	Commerical/MXCBD
West	Undeveloped/MXCBD
East	Parking Mall/CN

Additional Information:

Findings:

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
 - Light and air?
 - Traffic congestion or hazard?
 - Overburden existing drainage and utilities?
 - Emissions of odors, fumes, gasses, dust, smoke?
 - Noise and vibrations?

Public Hearing:

For: Emilie & Mark Nettles (occupant)

Against: None

Commission Recommendation:

Motion: Stanley Young to recommend approval with the condition : this approval shall be with the understanding that such use is a personal right and will expire upon change in occupancy owned by Emilie W. Nettles

For: Jimmy Meyer, Stanley Young, Matt Sandifer, William Travis

Against: None

Abstain: Jeffrey Smith

Absent: None

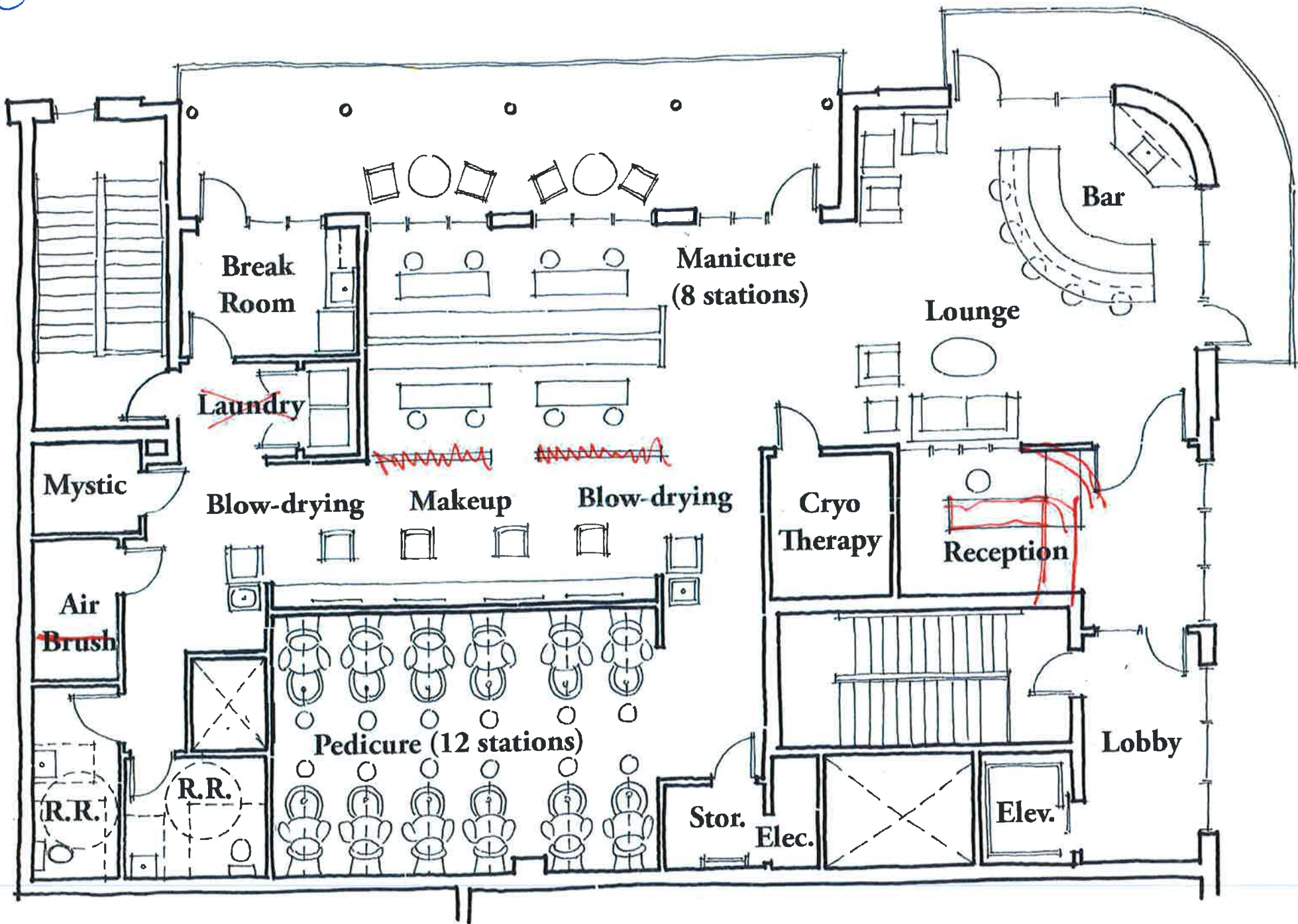
Ordinance to Read:

WHEREAS, on December 1, 2016 the Zoning Commission held a public hearing on Expanded Conditional Use Case #Z-2016-11-00033 request by Emilie W. Nettles to allow sales and consumption of alcohol in conjunction with a salon/spa located at 200 SW Railroad Ave Suite B in accordance with site plan dated 10/14/2016; Zoned MX-CBD, Historic, DDD; and

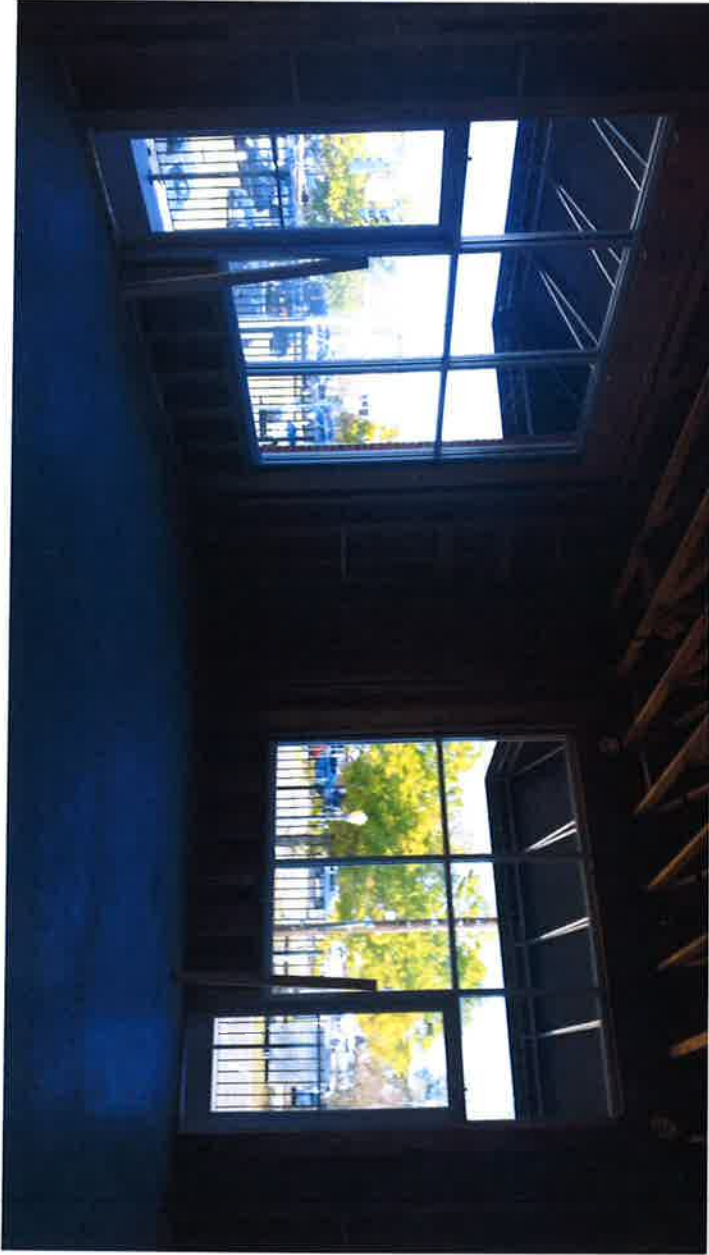
WHEREAS, the Zoning Commission recommended approval of this Expanded Conditional Use request with the condition that this approval is with the understanding that such use is a personal right that expires upon a change in occupancy owned by Emilie W. Nettles.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the Expanded Conditional Use request by Emilie W. Nettles to allow sales and consumption of alcohol in conjunction with a salon/spa located at 200 SW Railroad Ave Suite B with the condition this approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy owned by Emilie W. Nettles.

Emco Investments, LLC
 Jolie Benét
 200 SW RR Ave Ste B
 Hamm, LA 70403
 Emilie Nettles
 504.428.7575



Space Layout
 Scale: 1/8"=1'-0"





**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: 11/4/14

PERMIT# _____

The next Zoning Commission Meeting will be held on Dec. 1, 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# _____

SITE ADDRESS: 200 SW RR Ave Ste B Hammond 70403
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Bruce O'Krepki
First Name MI Last Name

Owner Address: _____

Telephone: (985) 667-8899 or Cell #: (985) 320-7191 (Gus)
Street Name/Street Number City State Zip

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Emilie W Nettles
First Name MI Last Name

COMPANY NAME: Emco Investments, LLC DBA - Jolie Benet Owner Other

Applicant Mailing Address: 44511 Myers Road Hammond La 70403
Street Name/Street Number City State Zip

Applicant Telephone: (504) 628-9575 or Cell #: (985) 969-2909 (mark)

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: Expand conditional use to sel added in Salon

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.

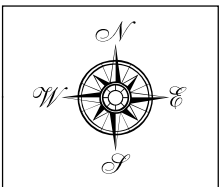
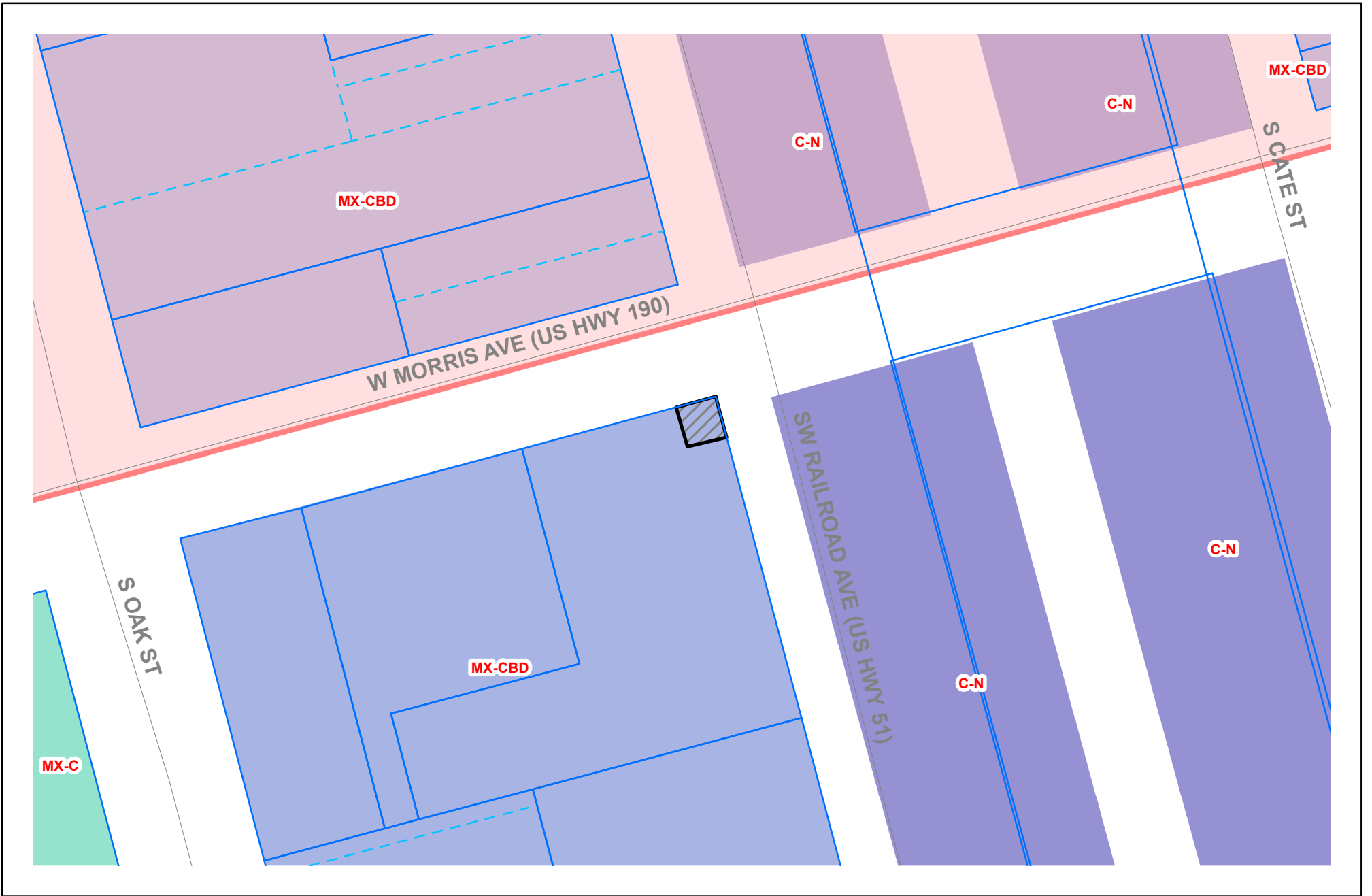
X Emilie W Nettles 10/24/2016
APPLICANT SIGNATURE DATE

X Bruce O'Krepki 10/24/2016
OWNER(S) SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

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

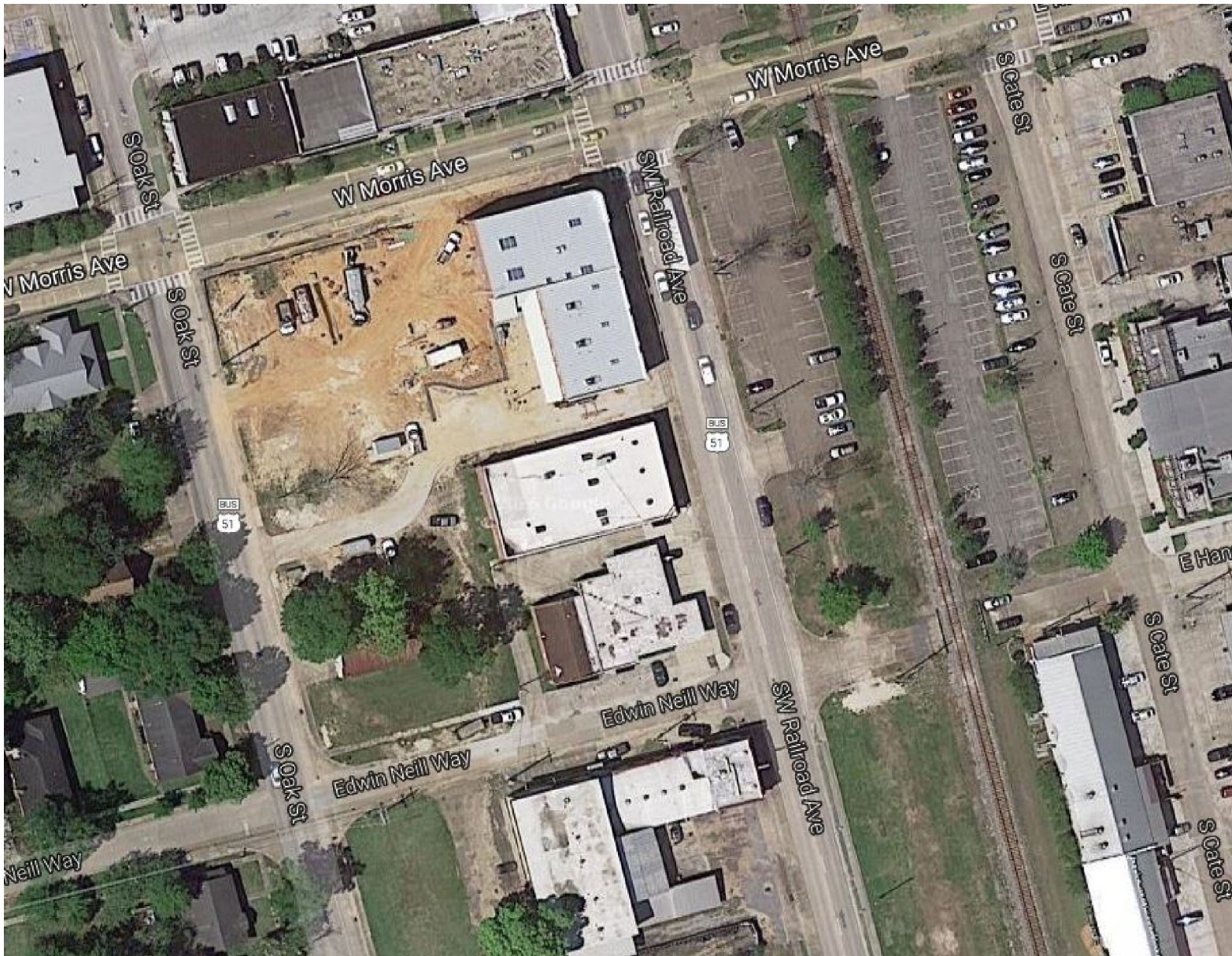
AMOUNT PAID \$ 10.00 CHECK# 001001 CASH DATE PAID 10/29/16



Z-2016-11-00033
200 SW RR Ave Suite B

Legend

-  Case Parcel
-  Downtown Development District
-  Existing Historic District



200 SW RR Ave Suite B

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