



Staff Report

Expanded Conditional Use

Case #: Z-2017-01-00034

Attachments:

Staff Report, Subdivision Plat, Photos, Application, Zoning Map, MH Proposed Area Map, Aerial Map

Zoning Commission Public Hearing: Thursday, April 6, 2017

City Council Introduction: Tuesday April 11, 2017

City Council Final: Tuesday April 25, 2017

City Council Request (Ordinance):

Approval to Amend Ordinance #17-5499 request by Vollen G. Washington (owner) and Alma M. Robinson (applicant) to allow placement of 2016 Mobile Home meeting all code requirements on Lot 6A Square 10 Greenville Park Subdivision instead of Lot 6 located at 104 W. Louisa West St. in accordance with survey by Wm. J. Bodin Jr.; Zoned RS-3 (Z-2017-01-00034) Recommend Denial by Zoning Commission

Site Information:

Location (Address): 104 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:

Vacant lot fronting on W. Louisa West (40'x94') and 2 lots fronting Washington Ave (both 40'x80') Applicant has chose to place MH on more property. Survey to subdivide has been applied for. Home on site has been demolished to allow placement of this mobile home.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant Lot/RS-3
South	Vacant Lot/RS-3
West	Vacant Lot/RS-3
East	Single family/RS-3

Additional Information:

There are a few mobile homes in the area that have been grand -fathered. This area is not in a proposed MH area.

On 2/5/2015 the Zoning Commission voted to recommend denial for placement of a mobile home on 116 W. Stovall St.

On 3/3/2015 the City Council voted to deny the ECU request for 116 W. Stovall

On 2/2/2017 the Zoning Commission recommended denial of ECU request

On 3/1/2017 the City Council approved ECU for 40'x 94' (Lot 6) by Ord#17-5499



**CITY OF HAMMOND
ORDINANCE No. 17-5499 C.S.**

An Ordinance to approve an Expanded Conditional Use request by Vollen G. Washington (owner) and Alma M. Robinson (applicant) to allow placement of 2016 Mobile Home meeting all code requirements on Lot 6 Square 10 Greenville Park Subdivision located at 104 W. Louisa West St.; Zoned RS-3 (Z-2017-01-00034).

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:

WHEREAS, on **February 2, 2017** the Hammond Zoning Commission held a public hearing on Case # Z-2017-01-00034 Expanded Conditional Use request by Vollen G. Washington (owner) and Alma M. Robinson (applicant) to allow placement of 2016 mobile home meeting all code requirements on Lot 6 Square 10 Greenville Park Subdivision located at 104 W. Louisa West St.; Zoned RS-3 and recommended denial;

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Uses request by Vollen G. Washington (Owner) and Alma M. Robinson (applicant) to allow placement of 2016 mobile home meeting all code requirements on Lot 6 Square 10 Greenville Park Subdivision located at 104 W. Louisa West St.; Zoned RS-3 (Z-2017-01-00034) with the following conditions:

- 1.) **The mobile home must 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 by Alma M. Robinson (applicant) or ownership of the property being Vollen G. Washington (owner).**

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on **February 14, 2017** of the Hammond City Council and discussed at a public meeting held on **March 01, 2017**; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by **Johnny Blount** and Second by **Janice Carter Beard** the foregoing ordinance was hereby declared adopted on **March 1, 2017** by the following roll call vote:

 Yotes: Johnny Blount (Y), Jason Hood (A), Janice Carter Beard (Y), Lemar Marshall (Y), Mike Williams (Y).
Motion Approved 4-0

WHEREFORE the above and foregoing ordinance was declared duly adopted on this **1st, Day of March** in the year **2017**, at Hammond, Tangipahoa Parish, Louisiana.




Lemar Marshall

President, Hammond City Council



Honorable Pete Panepinto
Mayor, City of Hammond

Recordation of Receipt Received from the

Mayor of the City of Hammond on
the day of in the year
at in accordance with
the **RULES AND REGULATIONS**, Section 2-12 (B).

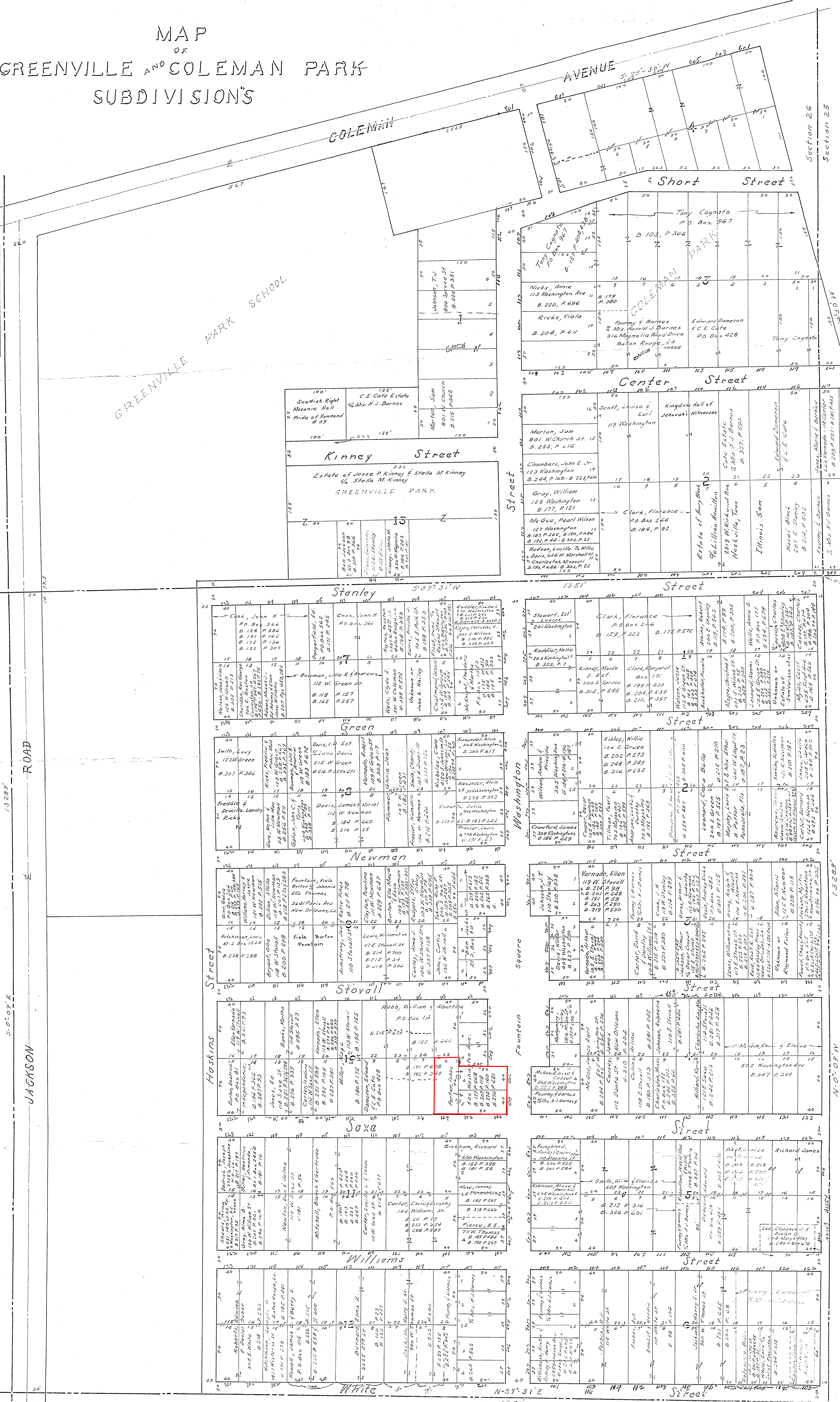
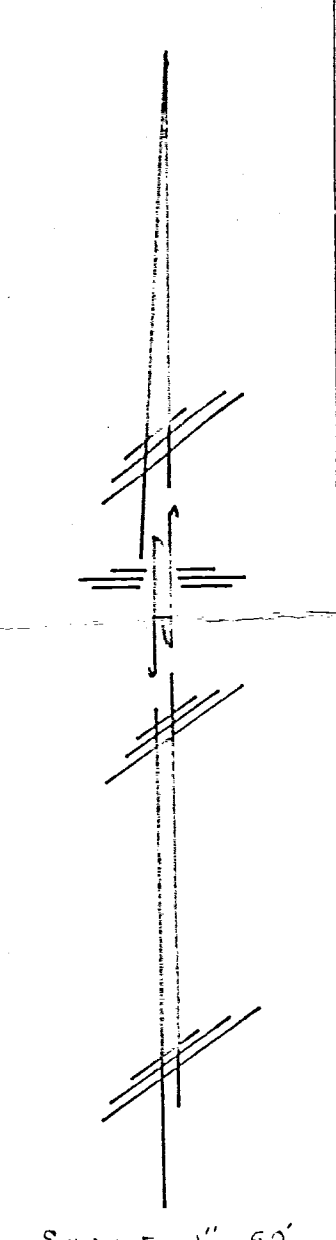
Clerk of Hammond City Council

**THE FOREGOING IS CERTIFIED
TO BE A TRUE & CORRECT COPY**



CLERK OF COUNCIL

MAP OF GREENVILLE AND COLEMAN PARK SUBDIVISIONS



JACKSON ROAD

13287

13289

Section 26

Section 25

Section 24

Section 23

Section 22

Section 21

Section 20

Vertical text on the right edge of the map, including 'Section 26' through 'Section 20' and 'N-14-30 W'.





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: 1/13/2017

PERMIT# Z-2017-01-00034

The next Zoning Commission Meeting will be held on Feb. 2, 2017, 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:	<u>104 Louisa West St</u>	<u>(Reference of Property on 508 Washington Avenue)</u>	
	<small>STREET # & STREET NAME</small>		
Legal Description or Survey	<u>40x 100</u>	<u>40'x 94'</u>	
=====			
PROPERTY OWNER NAME:	<u>Volten</u>	<u>G</u>	<u>Washington (son)</u>
	<small>First Name MI Last Name</small>		
Owner Address:	<u>1211 Smithsquare</u>	<u>Hammond LA</u>	<u>70401</u>
	<small>Street Name/Street Number City State Zip</small>		
Telephone:	<u>(985) 429-8662</u>	or Cell #:	<u>(985) 956-6246</u> <u>mother</u>
			<u>#1504 952-8028</u> <u>owner</u>

PLEASE READ AND SIGN BELOW

APPLICANT NAME:	<u>Alma</u>	<u>M</u>	<u>Robinson</u>	<u>(Mother)</u>
	<small>First Name MI Last Name</small>			
COMPANY NAME:	_____ Owner <input checked="" type="checkbox"/> Other			
Applicant Mailing Address:	<u>1811 Smithsquare</u>	<u>Hammond</u>	<u>LA</u>	<u>70401</u>
	<small>Street Name/Street Number City State Zip</small>			
Applicant Telephone:	<u>(985) 429-8662</u>	or Cell #:	<u>(985) 956-6046</u>	

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 place MH 28x56' (2016)

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

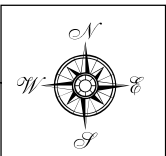
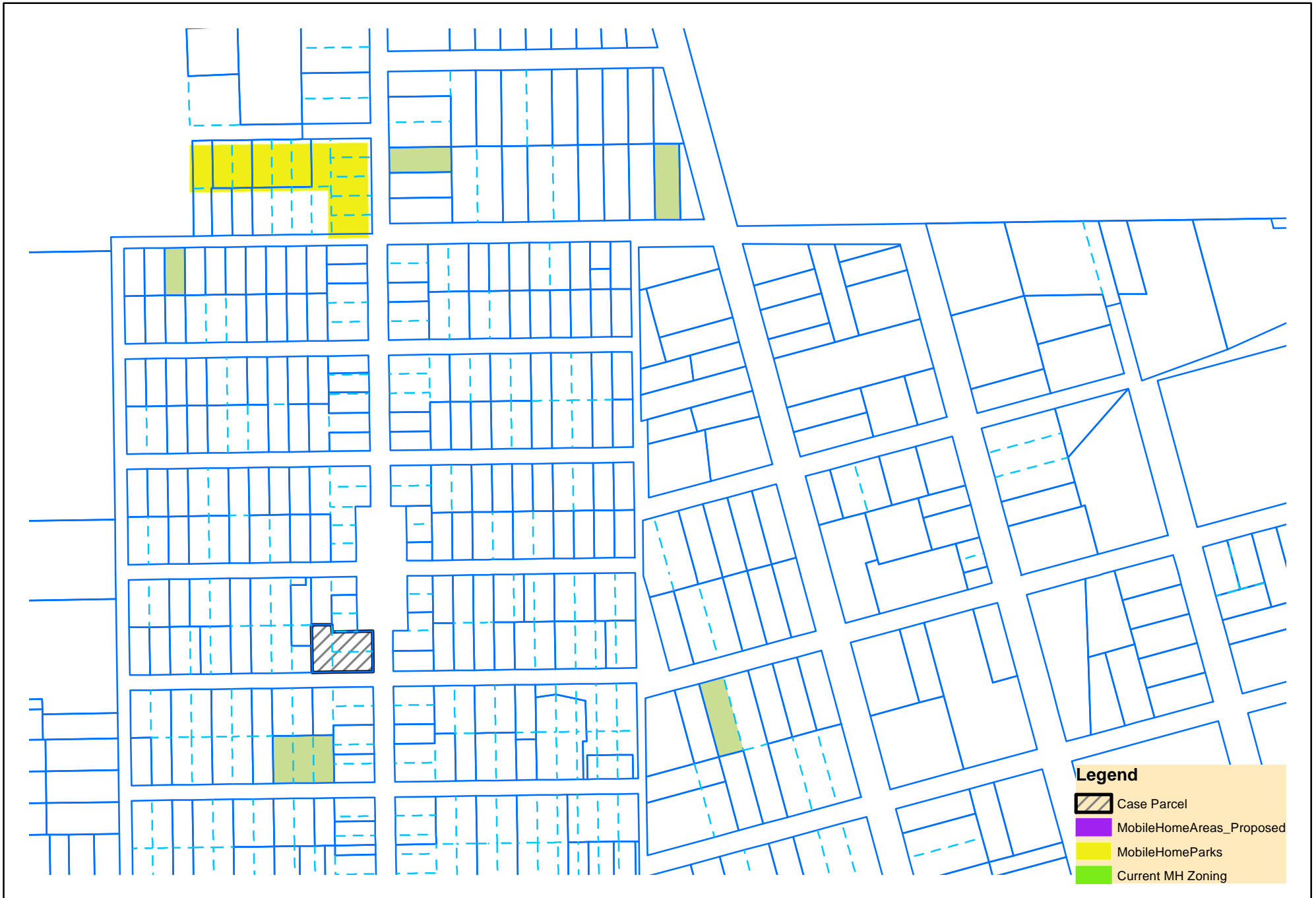
I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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.

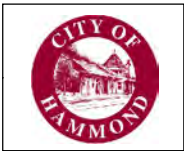
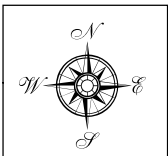
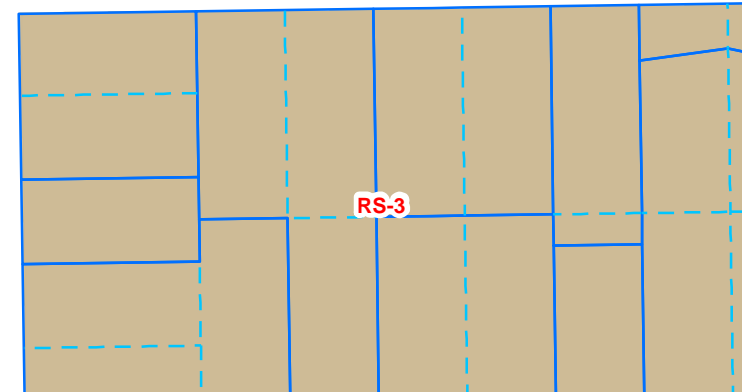
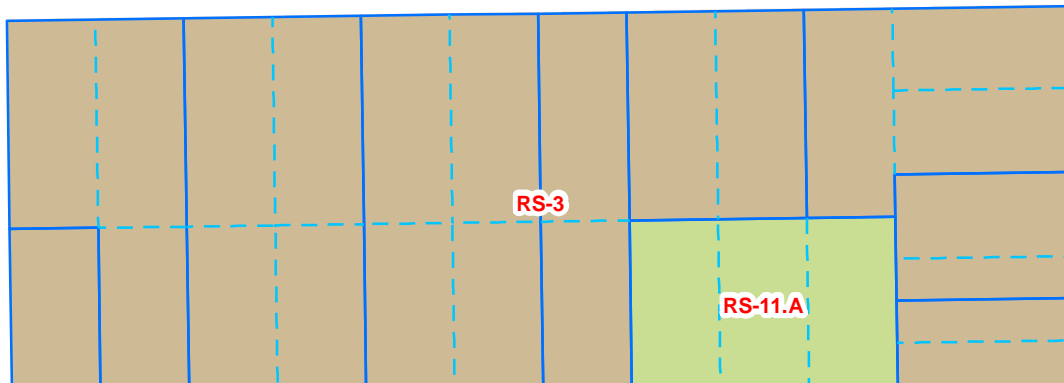
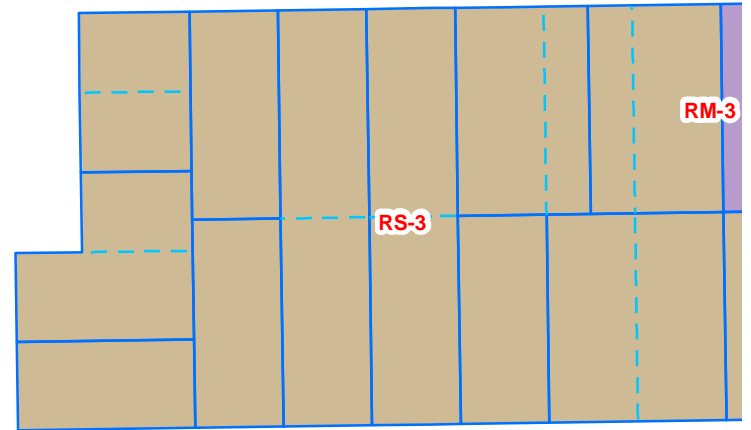
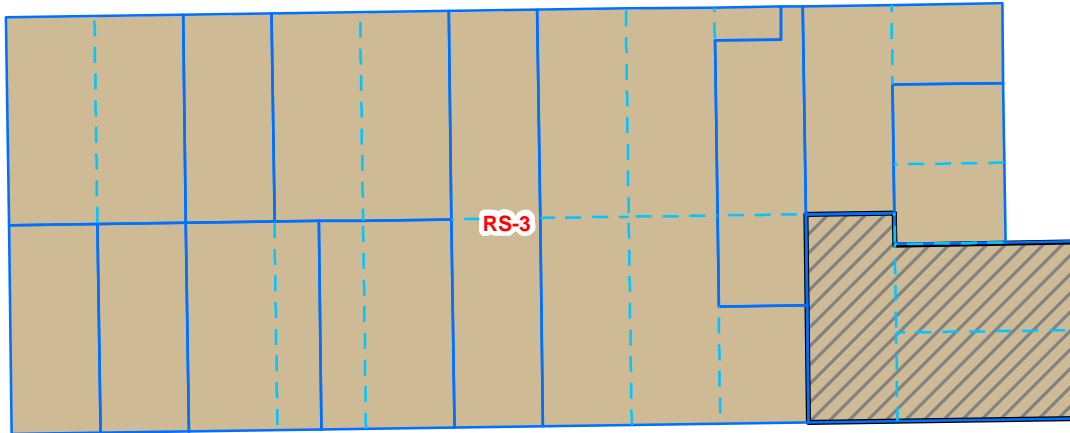
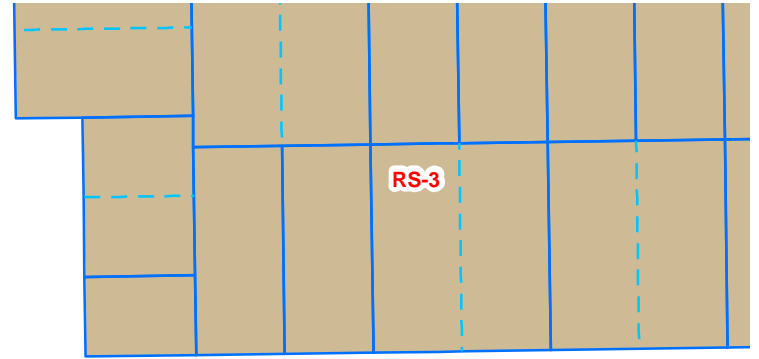
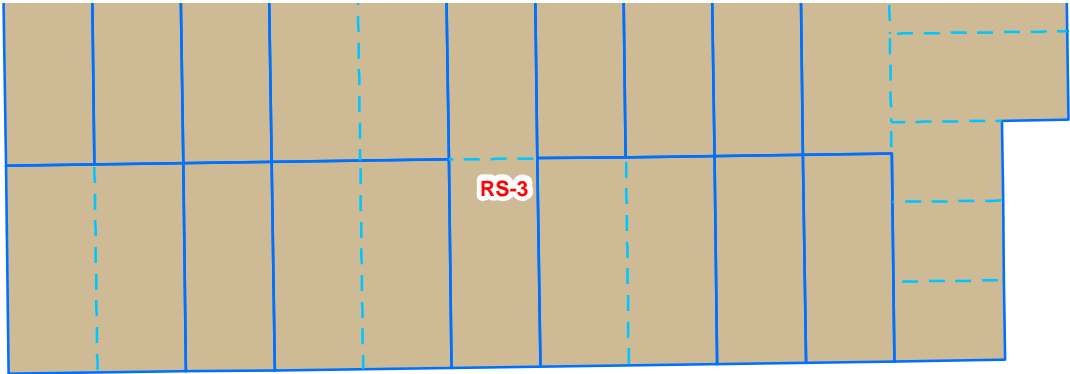
X	<u>Alma Robinson</u>	APPLICANT SIGNATURE	<u>1-3-2017</u>	DATE
X	<u>Volten G. Washington</u>	OWNER(S) SIGNATURE	<u>1-3-2017</u>	DATE
X	_____	CITY PLANNER	_____	DATE

 AMOUNT PAID \$ 120.00 CHECK# _____ CASH DATE PAID 1/3/2017




104 W. Louisa West St

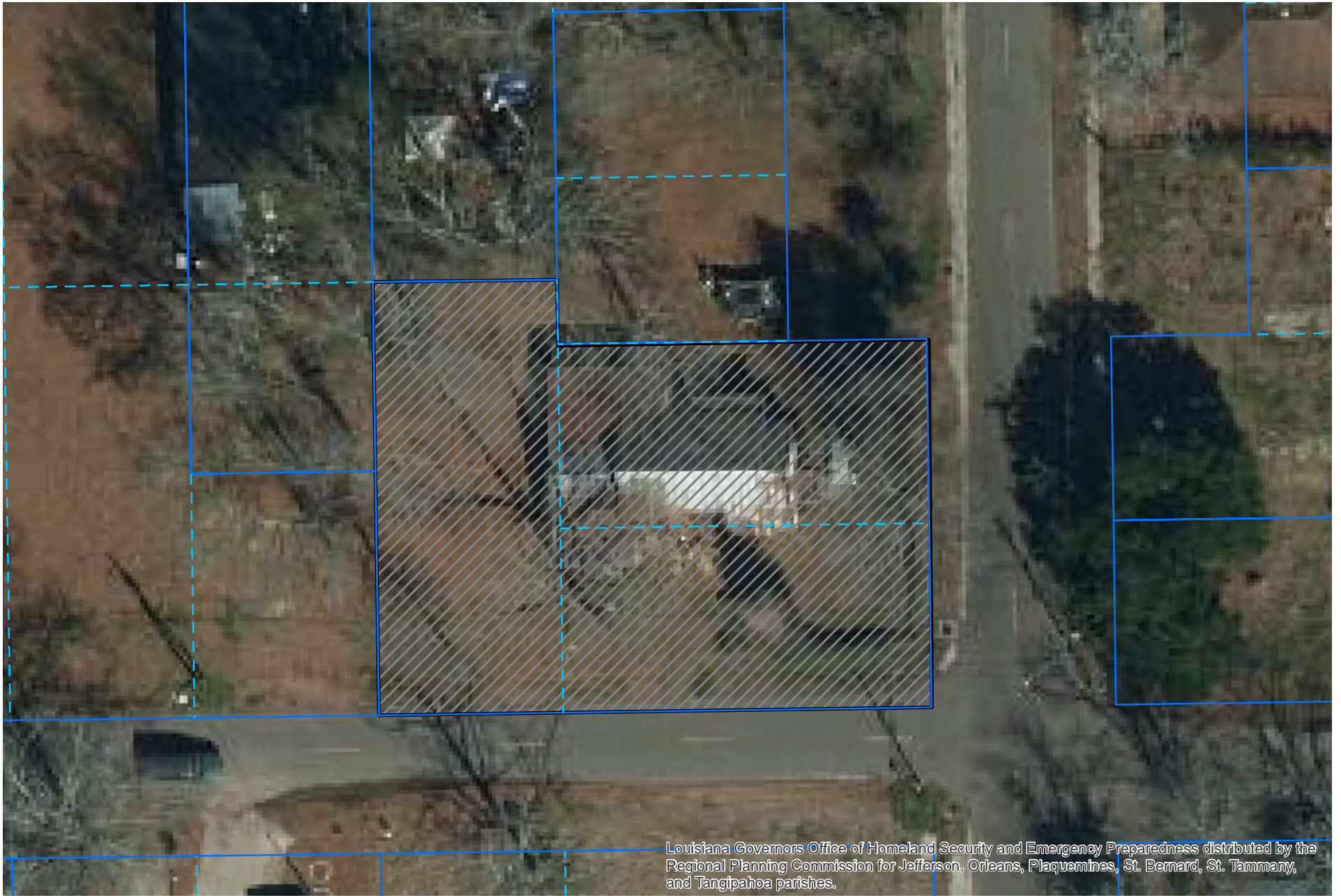
Z-2017-03-00035
Expanded Conditional Use



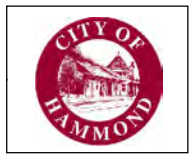
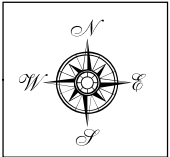
104 W. Louisa West St

Z-2017-03-00035
Expanded Conditional Use

Legend
 Case Parcel




Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



104 W. Louisa West St

Z-2017-03-00035
Expanded Conditional Use

Legend
 Case Parcel