



# Staff Report

## Expanded Conditional Use

Case #: Z-2017-03-00035

### Attachments:

Staff Report, Survey, Photos, Application, MH Area Map, Zoning 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 for Expanded Conditional Use Request by Leola & Jesse Robinson to allow placement of 2017 Mobile Home meeting all code requirements on Lot 15 Blk 5 in Pine Ridge Addition located at 105 Grant St ;Zoned RS-3 (Z-2017-03-00035) Recommended Approval with Conditions by Zoning Commission

### Site Information:

**Location (Address):** 105 Grant St

**Council District:** City Council District 1

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

### Site Description:

1 Tax parcel with 4 lots of record. Several Mobile homes on tax parcel.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	MH/RS-3 (same owner)
South	Undeveloped/RS-3
West	MH/RS-3 (same owner)
East	Single Family Residential (across Grant St)

### Additional Information:

Located in AE Flood Zone-Elevation Certificate 1' above BFE required.

In Proposed Mobile Home Area

2 Abandoned cars on site: Per Bobby Mitchell have been sited

1 Mobile Home on site: Per Bobby Mitchell has been sited for demo

Trash on site: Per Bobby Mitchell has been sited

**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:** Leola Robinson

**Against:** NONE

**Commission Recommendation:**

**Motion:** to approve with conditions

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

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis, Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on April 6, 2017 the Hammond Zoning Commission held a public hearing on Case#Z-2017-03-00035 Expanded Conditional Use request by Leola & Jesse Robinson to allow placement of 2017 Mobile Home meeting all code requirements on Lot 15 Blk 5 in Pine Ridge Addition located at 105 Grant St ;Zoned RS-3 and recommended approval with conditions; NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Leola & Jesse Robinson to allow placement of 2017 Mobile Home meeting all code requirements on Lot 15 Blk 5 in Pine Ridge Addition located at 105 Grant St ;Zoned RS-3 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 or ownership by Leola & Jesse Robinson;and
- 3) The property must be cleared of trash, abandon cars, and removal of rear mobile home prior to issuance of any permits .



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: 3/8/17

PERMIT# 7-2017-03-00085

The next Zoning Commission Meeting will be held on 4/12/2017, 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# 824010741039.00

SITE ADDRESS: 105 Grant St, Hammond, La 70401  
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME: Jesse Leola Robinson  
First Name Last Name

Owner Address: 105 Grant St, Hammond La 70401  
Street Name/Street Number City State Zip  
Telephone: (225) 757-5767 or Cell #: ( ) ( ) ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Jesse Leola Robinson  
First Name Last Name

COMPANY NAME: [ ] Owner [ ] Other

Applicant Mailing Address: 105 Grant St Hammond La 70401  
Street Name/Street Number City State Zip

Applicant Telephone: (225) 757-5767 or Cell #: ( ) ( ) ( )

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

REASON FOR REZONING: RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC  
for MH

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).

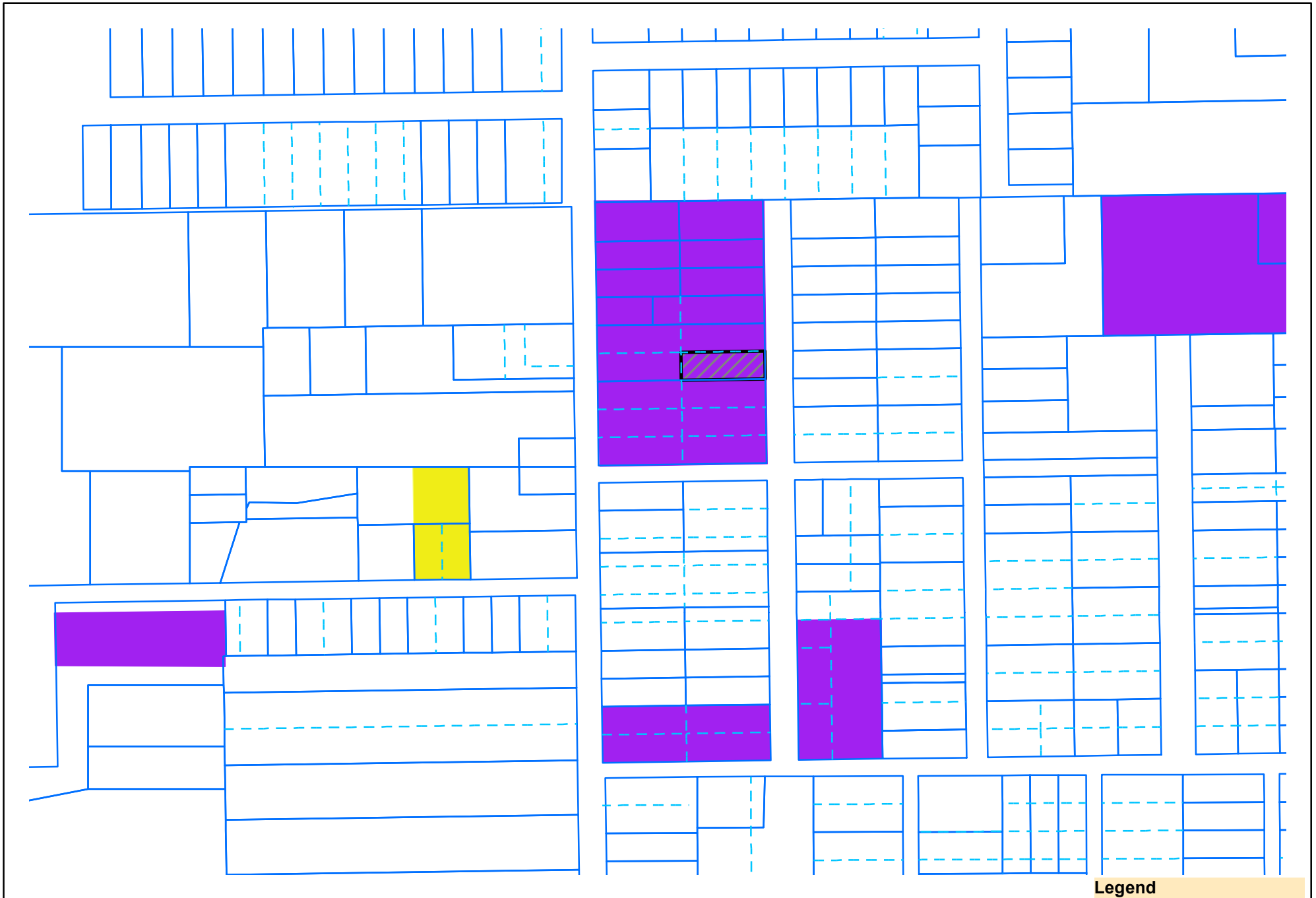
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Jesse Robinson Jesse M Robinson 3-8-17  
APPLICANT SIGNATURE DATE





X Jesse Robinson Jesse Robinson 3-8-17  
OWNER(S) SIGNATURE DATE

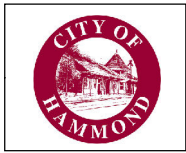
X CITY PLANNER DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# 8905 CASH [ ] DATE PAID 3/8/17  
\*\*\*\*\*



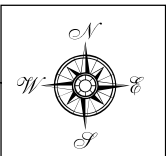
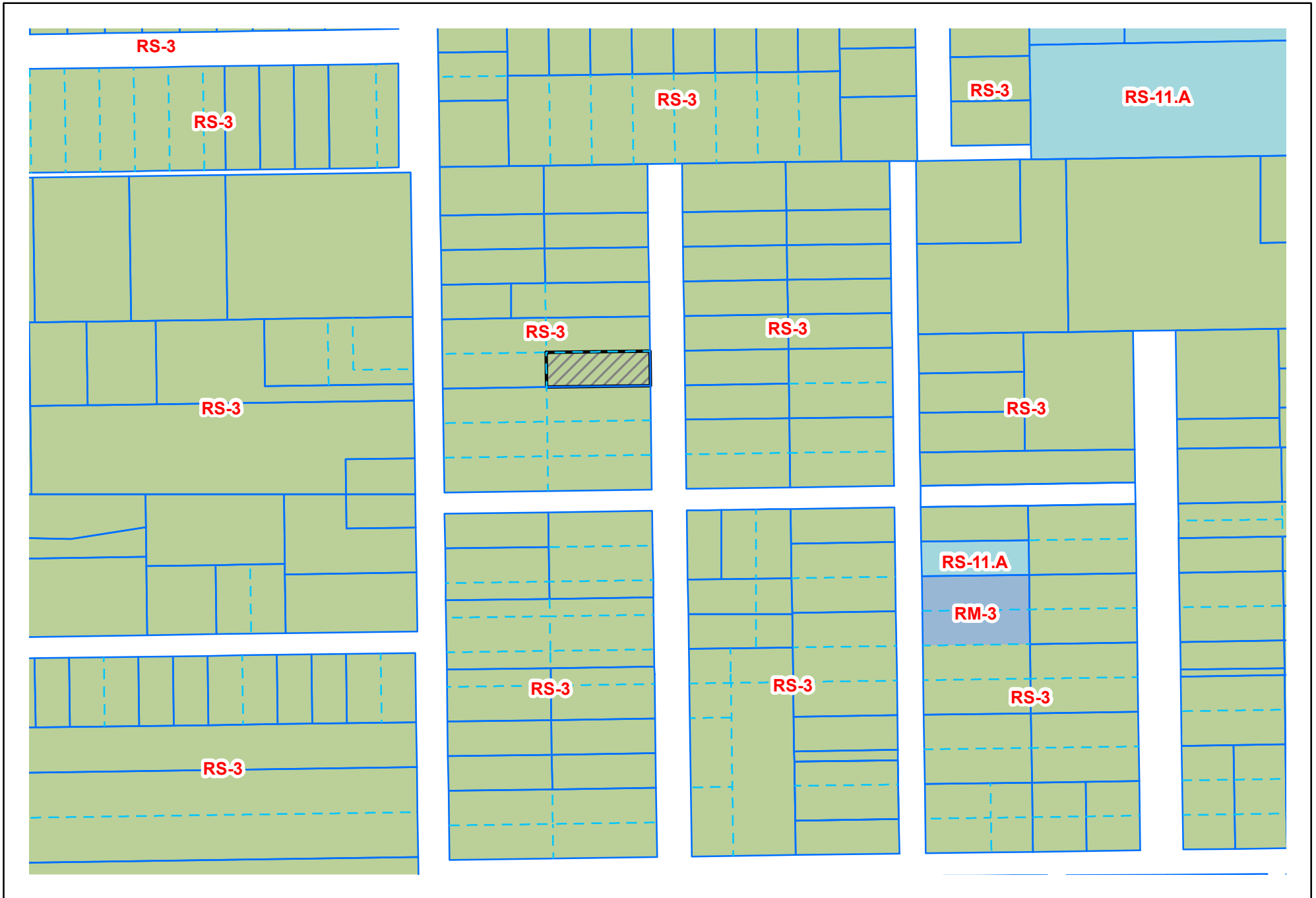
**Legend**

-  Case Parcel
-  MobileHomeAreas\_Proposed
-  MobileHomeParks
-  Current MH Zoning



**105 Grant St**

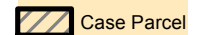
**ECU-2017-03-00035**  
**Expanded Conditional Use**



105 Grant St

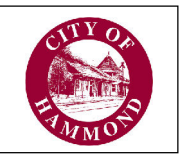
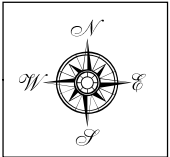
**ECU-2017-03-00035**  
**Expanded Conditional Use**

Legend






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.



105 Grant St

**Z-2017-03-00035**  
**Expanded Conditional Use**

**Legend**  
 Case Parcel