Staff Report

Expanded Conditional Use

Case #: Z-2017-06-00038

Attachments:

Staff Report, Survey,Photos, Site Plan, MH Model, Application, MH Proposed Area Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, July 6, 2017

City Council Introduction: Tuesday July 25, 2017

City Council Final: Tuesday August 8, 2017

City Council Request (Ordinance):

Introduction of an Ordinance for Expanded Conditional Use request by Johnny Jackson to allow placement of Manufactured Home meeting all code requirements located at 304 Mississippi St. in accordance with survey by Roy C. Edwards Jr. dated revised 2/10/1984 (Z-2017-06-00038) Recommend approval by Zoning Commission with the following conditions:

1) The manufactured home must meet all requirements of placement 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 Johnny Jackson

Site Information:

Location (Address): 304 Mississippi St

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

Frontage on Mississippi Street. Property sits to the west of L-2F canal. Located in flood zone A

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Canal
South	Single family residential/RS3
West	Single Family residential/RS3
East	Single Family residential/RS3

Additional Information:

Property is located in a proposed mobile home area

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 of hazard?

Overburden existing drainage and utilities?

Emissions of odors, fumes, gasses, dust, smoke?

Noise and vibrations?

Public Hearing:

For: Johnny Johnson

Against: NONE

Commission Recommendation:

Motion: William Travis recommend approval with conditions

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

Against: NONE

Abstain: NONE

Absent: Jefferey Smith

Ordinance to Read:

WHEREAS, on July 19, 2017 the Hammond Zoning Commission held a public hearing on Case#Z-2017-06-00038 Expanded Conditional Use request by Johnny Jackson to allow placement of Manufactured Home meeting all code requirements located at 304 Mississippi St. in accordance with survey by Roy C. Edwards Jr. dated revised 2/10/1984 and recommend approval with the following conditions:

1) The manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards; and

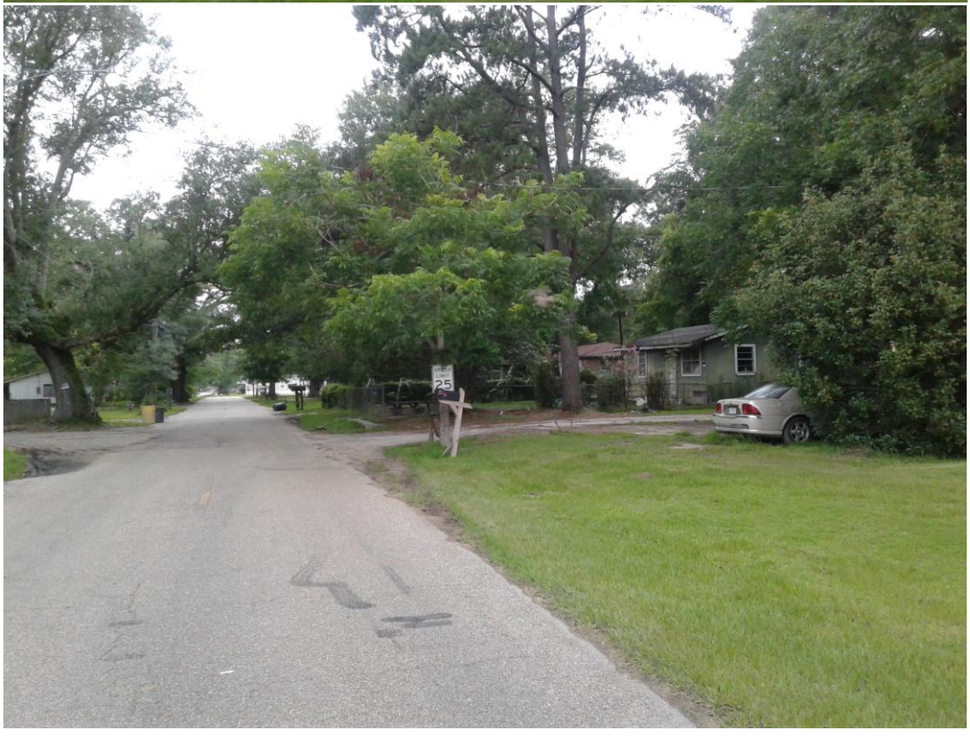
2) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership by Johnny Jackson.

NOW THEREFORE BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Johnn Jackson to allow placement of Manufactured Home meeting all code requirements located at 304 Mississippi St. in accordance with survey by Roy C. Edwards Jr. dated revised 2/10/1984 with the following conditions:

1) The manufactured home must meet all requirements of placement 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 Johnny Jackson.

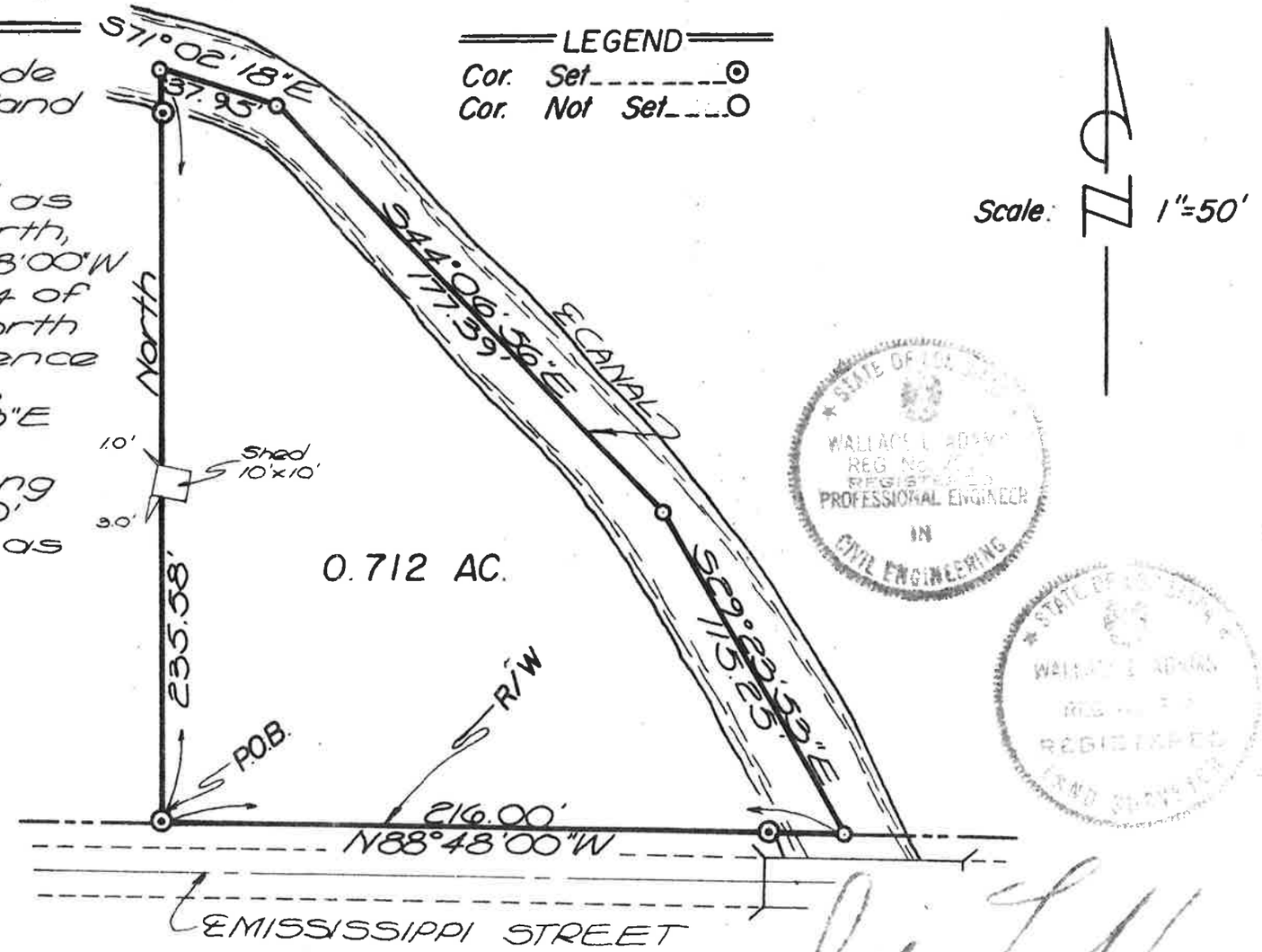
City of Hammond Notice of
Expanded Conditional Use
Request: to allow placement of Mobile Home
At: 304 Mississippi Street
Location
A Public Hearing at City Hall is set for
7-6-17



PLAT OF SURVEY SHOWING PROPERTY LOCATED IN SECTION 26, T6S-R7E, WARD 7, DISTRICT 7, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

DESCRIPTION OF PROPERTY

An actual ground survey was made of a certain piece or parcel of land situated in Section 26, T6S-R7E, Parish of Tangipahoa, State of Louisiana, more fully described as beginning at a point 703.20' North, 528.00' West, and 295.40' N88°48'00"W of the S.E. corner of the S.W. 1/4 of Section 26, T6S-R7E; thence North 235.58' to the ℄ of a canal; thence along said ℄ S71°02'18"E 37.95', S44°06'56"E 177.39', and S29°23'53"E 115.25' to the North R/W Line of Mississippi Street; thence along said R/W Line N88°48'00"W 216.00' to P.O.B. Contains 0.712 Acre, all as shown on map.



STATE OF LOUISIANA
ROY C. EDWARDS JR.
REG. No. 434
REGISTERED
LAND SURVEYOR

STATE OF LOUISIANA
WALLACE L. ADAMS
REG. No. 7
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

STATE OF LOUISIANA
WALLACE L. ADAMS
REG. No. 7
REGISTERED
LAND SURVEYOR

ROY C. EDWARDS, JR.
REG. LAND SURVEYOR
1 - 13 - 81 REVISED DESCRIPTION 2-10-84

"WR"
ENGINEERING INC.
DRAWN BY: DANNY K. CHRISTIAN

WALLACE L. ADAMS
REG. LAND SURVEYOR & C.E.
1 - 13 - 81

95 - 5 - 1991

#23 SR 008204

JE-8-18-16

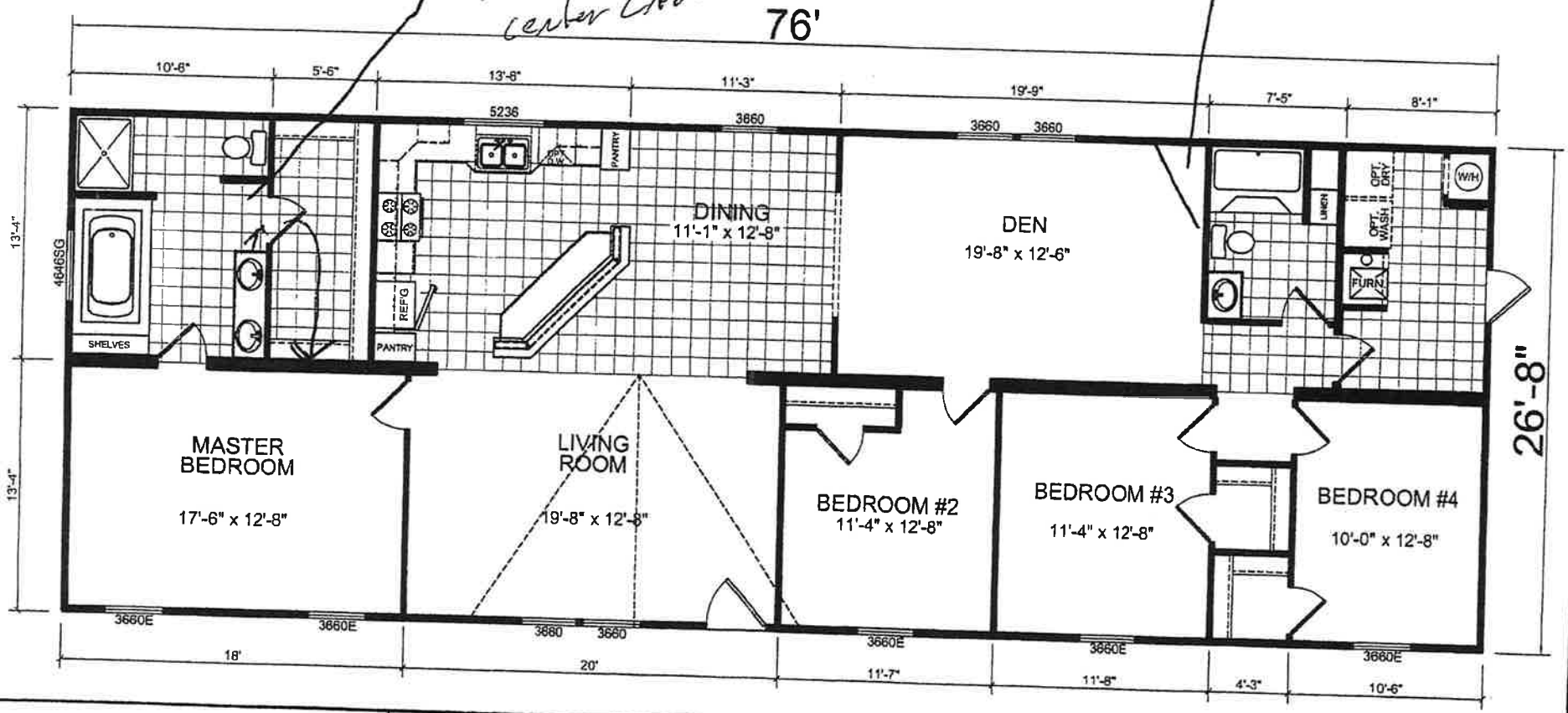
MODEL 21-8501-SP1

4 BEDROOM, 2 BATH
NOMINAL SIZE: 28' x 80'
ACTUAL SIZE: 26'-8" x 76'-0"
TOTAL AREA: 2026 SQ. FT.

$85,500

Add 3 doors
Extend crop
center axis

Fireplace



CHAMPION

APPROVER'S SEAL

MODIFICATIONS

MODEL: 21-8501-SP1

TITLE: LITERATURE PLAN

SHEET: L-101

PROPRIETARY AND CONFIDENTIAL
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DRAWN BY:

DATE: 03-16-15

SCALE: 1/8" = 1'-0"

Special for JE-8-18-16

APPLICATION FO... REZONING, CONDITIONAL USE, OR ...ITIAL ZONING

CITY OF HAMMOND

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX: (985) 277-5638

FILING DATE: 6/9/17 **PERMIT#** Z-2017-06-00038

The next Zoning Commission Meeting will be held on July 6, 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# 2076641130.00

SITE ADDRESS: 304 Mississippi Street
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Johnny (First Name) E. (MI) Jackson (Last Name)

Owner Address: P.O. Box 1464 (Street Name/Street Number) Natalbany (City), LA (State) 70451 (Zip)

Telephone: (985) 542-6784 or Cell #: (985) 415-0923

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Johnny (First Name) E. (MI) Jackson (Last Name)

COMPANY NAME: _____ ☐ Owner ☐ Other

Applicant Mailing Address: _____ (Street Name/Street Number) (City) (State) (Zip)

Applicant Telephone: (_____)_____ 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 RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: 2016 MH 26' x 76'

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 Johnny E. Jackson — APPLICANT SIGNATURE — 6/8/16 DATE

X Johnny E. Jackson — OWNER(S)SIGNATURE — 6/8/16 DATE

X _____ — CITY PLANNER — _____ DATE

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

AMOUNT PAID $ 120.00 **CHECK#** _____ **CASH** ☒ **DATE PAID** 6/9/17

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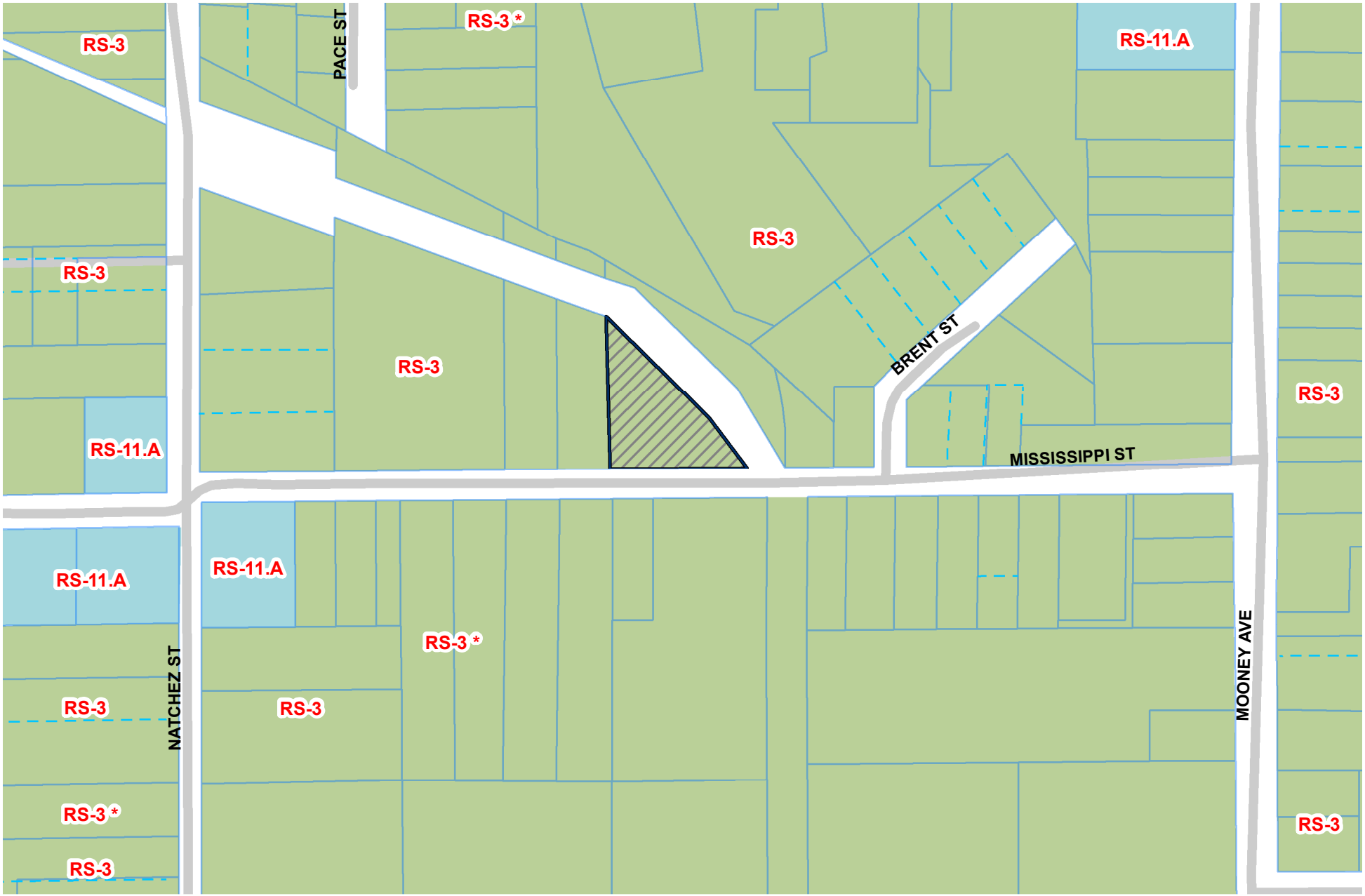
Revised 03/01/2014

304 Mississippi St.

Z-2017-06-00038
Expanded Conditional Use



304 Mississippi St.

Z-2017-06-00038
Expanded Conditional Use

Legend
Case Parcel

CITY OF HAMMOND

304 Mississippi St.

Z-2017-06-00038
Expanded Conditional Use

Legend

Case Parcel