



Staff Report

Expanded Conditional Use

Case #: Z-2017-09-00042

Attachments:

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

Zoning Commission Public Hearing: Thursday, November 2, 2017

City Council Introduction: Tuesday Nov. 14, 2017

City Council Final: Tuesday Nov. 28, 2017

City Council Request (Ordinance):

Introduction to an Ordinance to approve an Expanded Conditional Use request by Oscar Dantzler (owner) to allow placement of a modular home with chassis meeting all code requirements located at 1203 Apple St in accordance with survey by Wm. J. Bodin Jr. dated 9/6/2017; Zoned RS-3 (Z-2017-09-00042) with the following conditions:

- 1) Modular Home must meet all requirements for placement of a modular 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 Oscar Dantzler (owner); and
- 3) The existing house to be demolished before placement of new structure.

Recommend approval by the Zoning Commission

Site Information:

Location (Address): 1203 Apple St

Council District: City Council District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Single Family

Site Description:

Existing home and shed on site fronting on Apple St. The home is to be demolished.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RS-3/Single Family
South	RS-3/ Single Family Home (to be demo/burned home)
West	RS-3-Vacant
East	RS-3/Single family

Additional Information:

9/2017: Resubdivision of 2 lots into 1 have been approved

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: Oscar Dantzler (owner)

Against: NONE

Commission Recommendation:

Motion: Matt Sandifer recommend approval with conditions

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

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

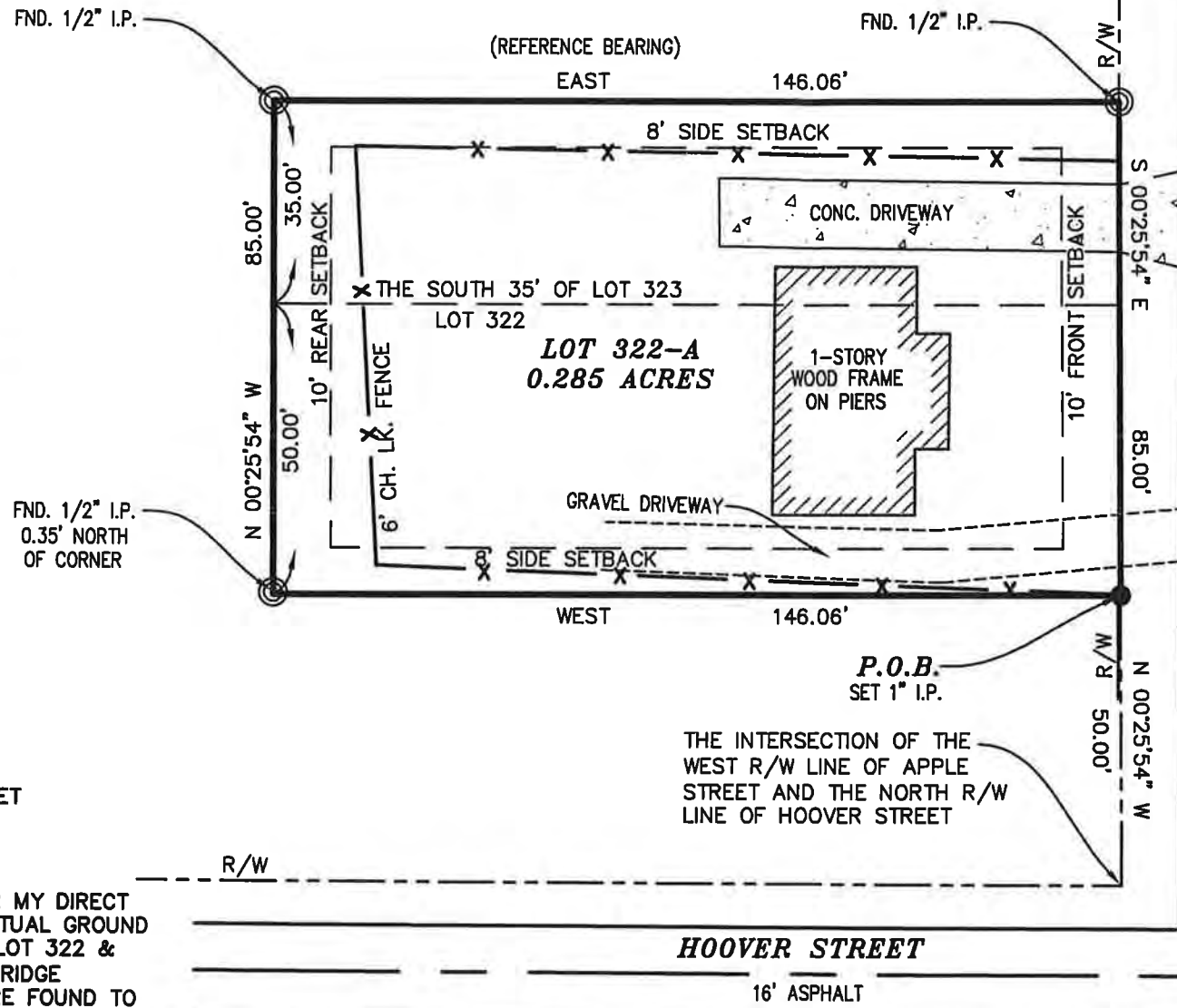
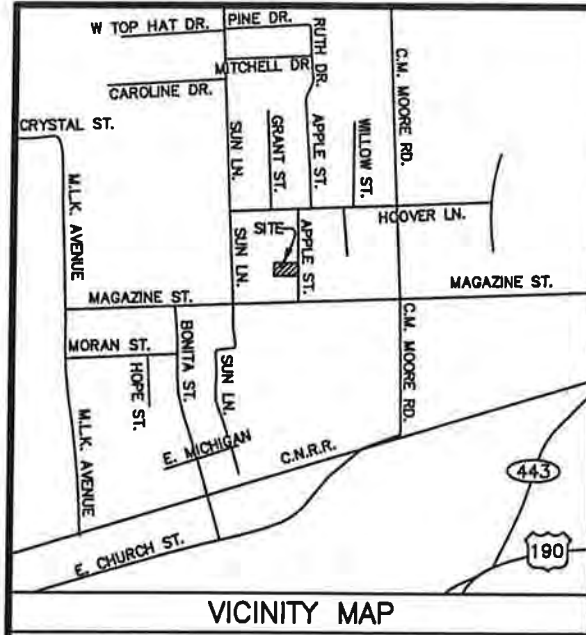
Ordinance to Read:

WHEREAS, November 2, 2017 the Hammond Zoning Commission held a public hearing on Case#Z-2017-09-00042 Expanded Conditional Use request by Oscar Dantzler (owner) to allow placement of a modular home with chassis meeting all code requirements located at 1203 Apple St in accordance with survey by Wm. J. Bodin Jr. dated 9/6/2017; 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 Oscar Dantzler (owner) to allow placement of a modular home with chassis meeting all code requirements located at 1203 Apple St in accordance with survey by Wm. J. Bodin Jr. dated 9/6/2017 with the following conditions:

- 1) Modular Home must meet all requirements for placement of a modular 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 Oscar Dantzler (owner); and
- 3) The existing house to be demolished before placement of new structure .

**RESUBDIVISION OF LOT 322 AND THE SOUTH 35' OF LOT 323, BLOCK 3
OF PINE RIDGE SUBDIVISION INTO LOT 322-A OF BLOCK 3 OF
PINE RIDGE SUBDIVISION
GREENSBURG LAND DISTRICT, SECTION 24, T6S-R7E,
CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.**



DESCRIPTION OF LOT 322-A

A 0.285 ACRE PARCEL OF LAND, BEING LOT 322 AND THE SOUTH 35' OF LOT 323 OF BLOCK 3 OF PINE RIDGE SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST R/W OF APPLE STREET AND THE NORTH R/W OF HOOVER STREET, THENCE PROCEED 50.00' N 00°25'54" W TO THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 146.06 FEET; THENCE N 00°25'54" W A DISTANCE OF 85.00 FEET; THENCE EAST A DISTANCE OF 146.06 FEET; THENCE S 00°25'54" E A DISTANCE OF 85.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.285 ACRES, ALL LOCATED IN GREENSBURG LAND DISTRICT, SECTION 24, T6S-R7E, BLOCK 3 OF PINE RIDGE SUBDIVISION, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 8-24-2017.



REFERENCE PLAT #1
PLAT OF PINE RIDGE
ADDITION
BY C.M. MOORE
DATED 8-5-1910

REFERENCE PLAT #2
PLAT OF 0.18 ACRES
BY BODIN & WEBB, INC.
DATED 9-22-2010

REFERENCE BEARING
EAST AS PER
REFERENCE PLAT #2

LEGEND:

- = 1" IRON PIPE SET
- ⊙ = FOUND CORNER

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.285 ACRE PARCEL OF LAND, BEING LOT 322 & THE SOUTH 35' OF LOT 323, BLOCK 3 OR THE PINE RIDGE ADDITION, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

AUGUST 24, 2017

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF OSCAR DANTZLER.

SURVEY FOR:
OSCAR DANTZLER
1203 APPLE STREET
HAMMOND, LOUISIANA

FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0340F
DATED: 7-22-2010

ZONE RS-3

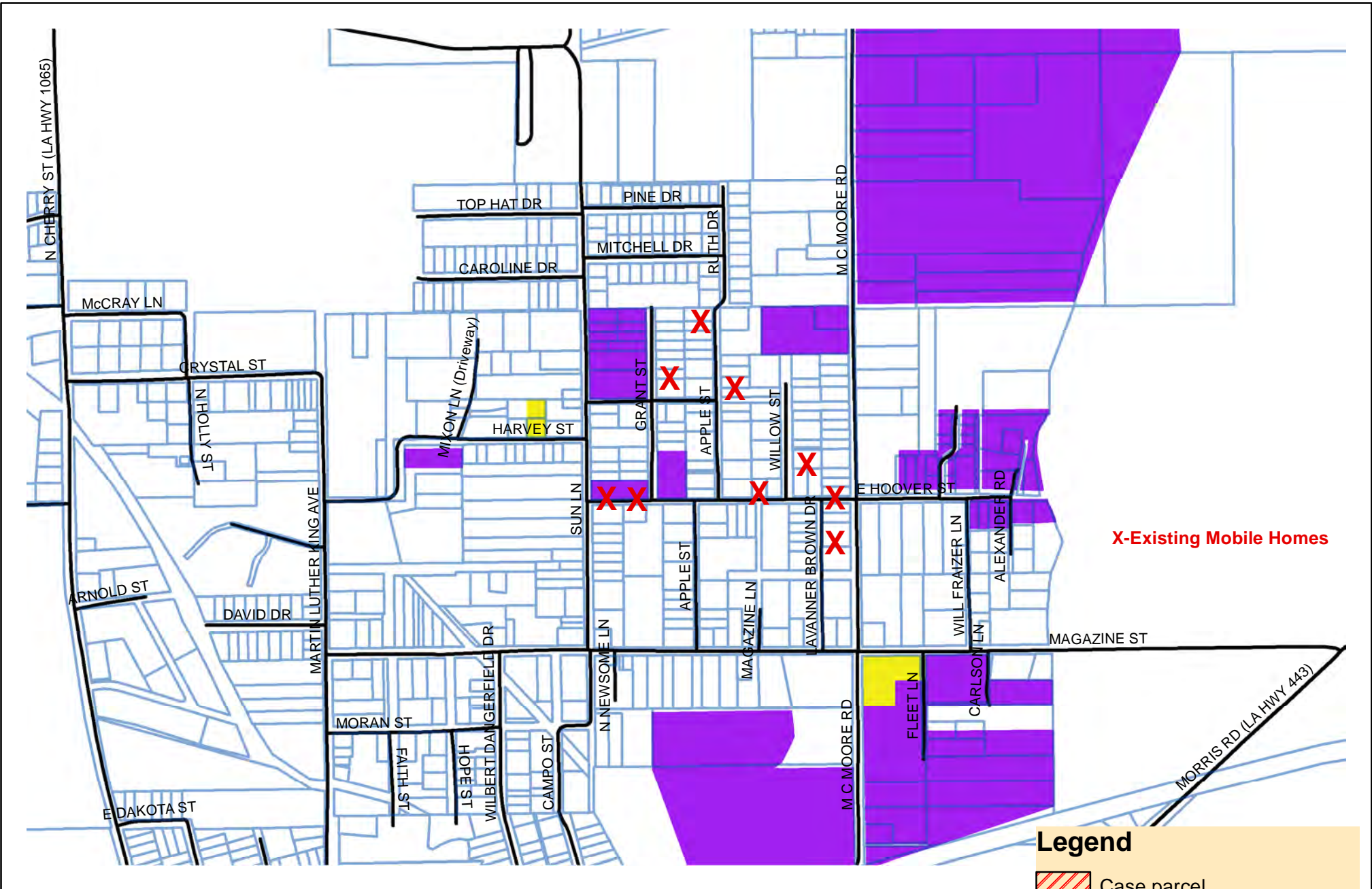
Oscar Dantzler 9-26-17
OWNER: OSCAR DANTZLER DATE
[Signature] 9-28-17
CITY PLANNER/BUILDING OFFICIAL DATE
DISTRICT CITY COUNCIL DATE
[Signature] 9-28-17
PLANNING COMMISSION CHAIRMAN DATE



Wm. J. Bodin, Jr. 9/06/17
BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253
PH # (985)345-3947 FAX # (985)345-0213





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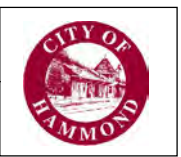
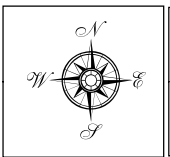




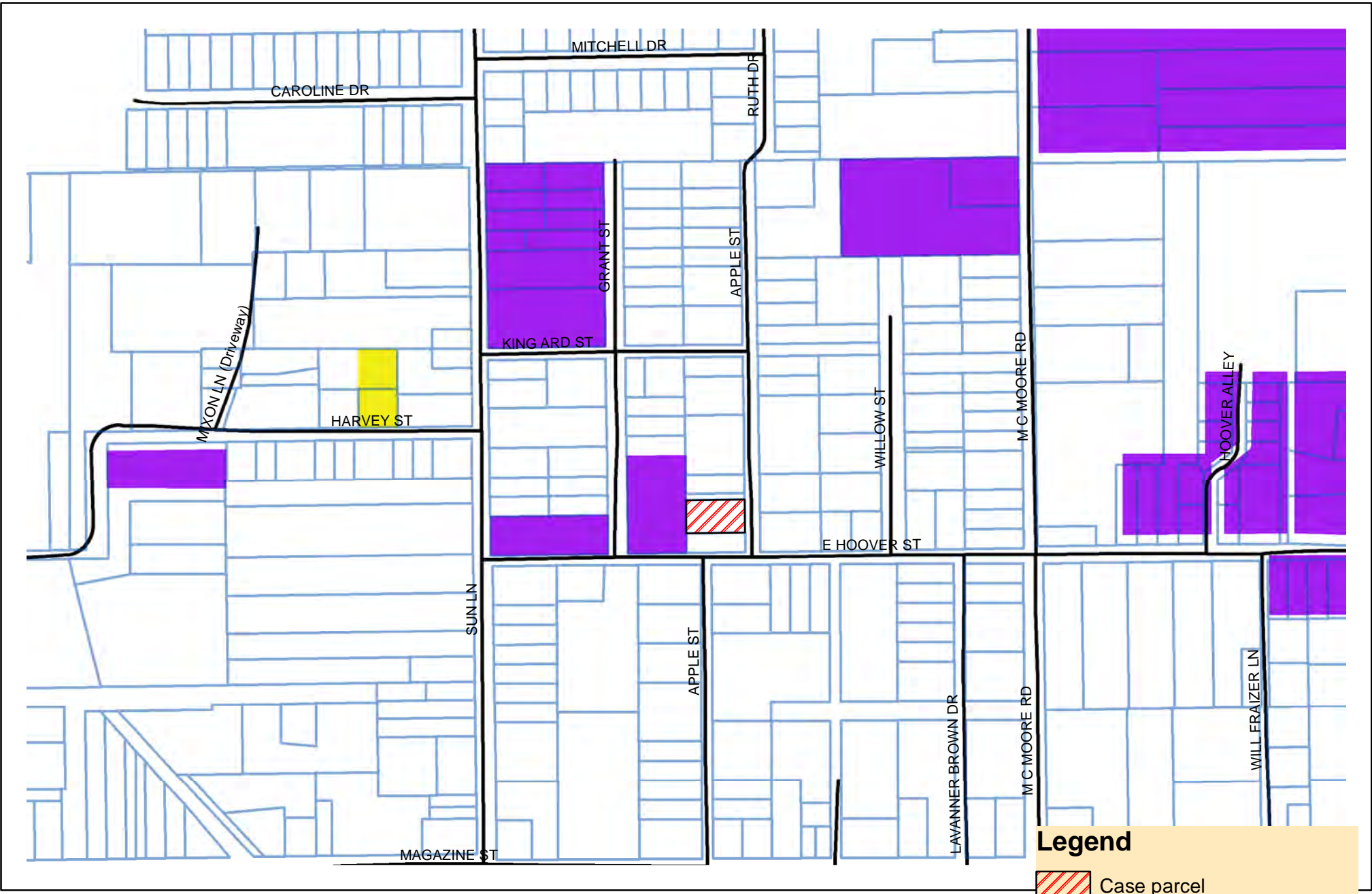
X-Existing Mobile Homes

Legend





-  Case parcel
-  MobileHomeAreas_Proposed
-  MobileHomeParks
-  Current MH Zoning

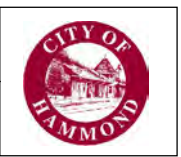
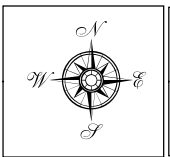


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 1203 Apple St.

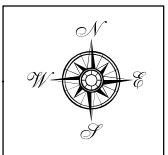


Legend

-  Case parcel
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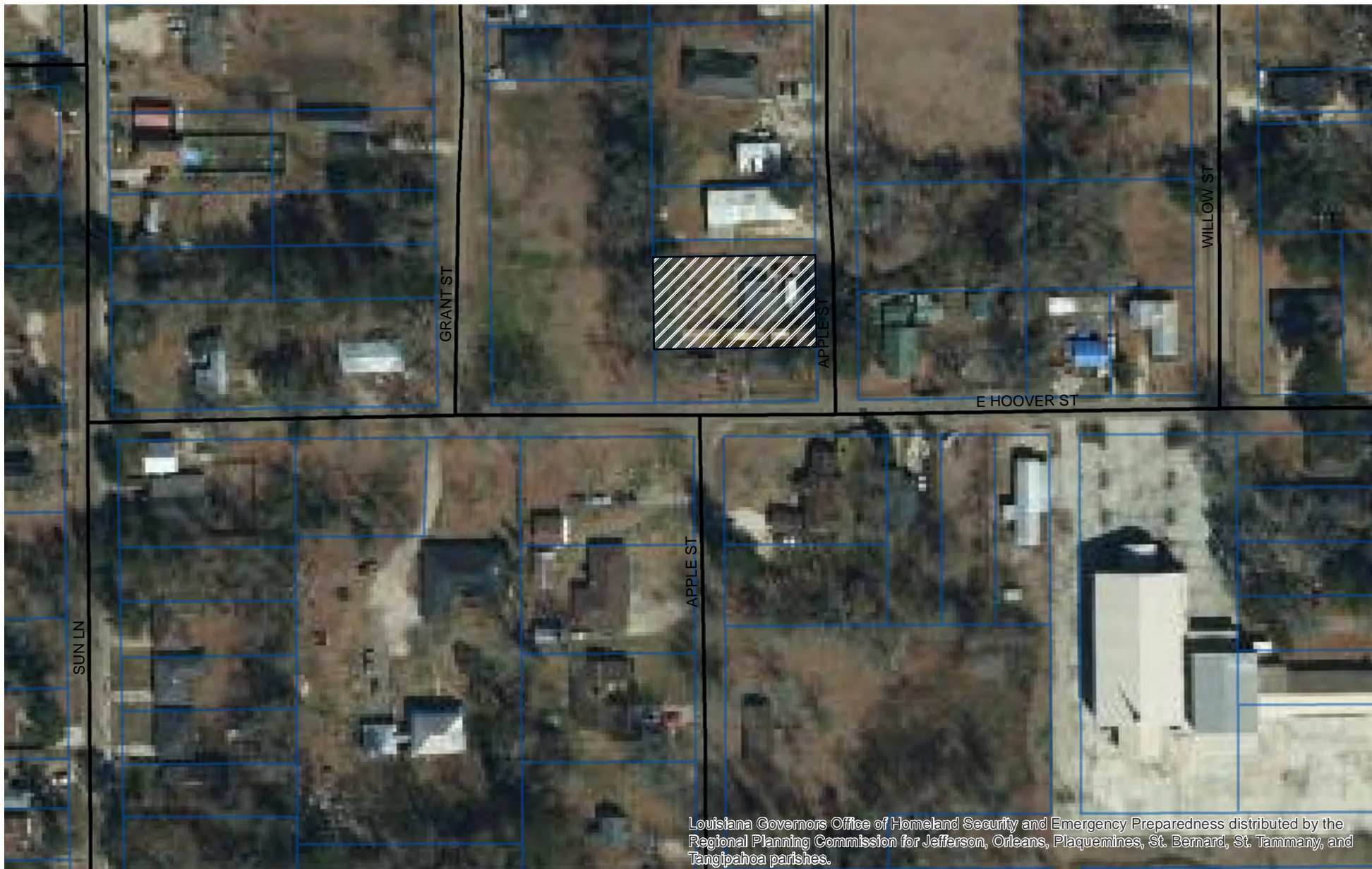
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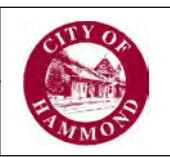
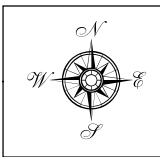
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Legend

 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.



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1203 Apple St.

Legend

 Case parcel