



# Staff Report

## Expanded Conditional Use

Case #: Z-2018-05-00047

**Attachments:**

Staff report, site plan, photos, application, zoning map, aerial map

Zoning Commission Public Hearing: Thursday, June 7, 2018

City Council Introduction: Tuesday June 12, 2018

City Council Final: Tuesday June 26, 2018

**City Council Request (Ordinance):**

Introduction of an Ordinance for an Expanded Conditional Use request by The Nightkap Billiards & Eatery to allow sale of alcohol in conjunction with a billiards hall located at 42309 S. Morrison Blvd. Suite B in accordance with site plan dated 5/11/2018; Zoned C-H (Z-2018-05-00047) Recommend approval with conditions by Zoning Commission

- 1) This approval is with the understanding will expire upon a change in occupancy or ownership from The Nighkap Billards & Eatery; and
- 2) This approval is only for Suite B acting as a Billards Hall.

**Site Information:**

**Location (Address):** 42309 S Morrison Blvd

**Council District:** City Council District 3

**Existing Zoning:** C-H

**Future Land Use:** Commercial

**Existing Land Use:** Hotel

**Site Description:**

Suite B entrance located at the rear of hotel near swimming pool

**Adjacent Land Use and Zoning:**

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Corner store/CH
South	Big Wheel/CH
West	Single Family Home/CH
East	Tractor Sales/CH

**Additional Information:**

Billards hall is considered indoor entertainment. Request is to allow alcohol sales inconjunction with entertainment . Kitchen area has not been renovated or approved for service by the health dept, or fire marshal . There is a separate lounge area where alcohol will be sold. Establishment without food sales meeting 60/40 is considered a bar.

**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:** Eddie Fisher-Owner of Billards Hall  
Patel (42309 S. Morrision Blvd) Building owner

**Against:**

**Commission Recommendation:**

**Motion:** William Travis motion to approve with conditions

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

**Against:** NONE

**Abstain:** NONE

**Absent:** Jimmy Meyer

**Ordinance to Read:**

WHEREAS on June 7, 2018 the Hammond Zoning Commission held a public hearing for an Expanded Conditional Use requet by The Nightkap Billards & Eatery to allow sale of alcohol in conjunction with a billards hall located at 42309 S. Morrison Blvd Suite B in accordance with site plan dated 5/11/2018;Zoned CH;

WHEREAS the Zoning Commission recommended approval with the following conditions :

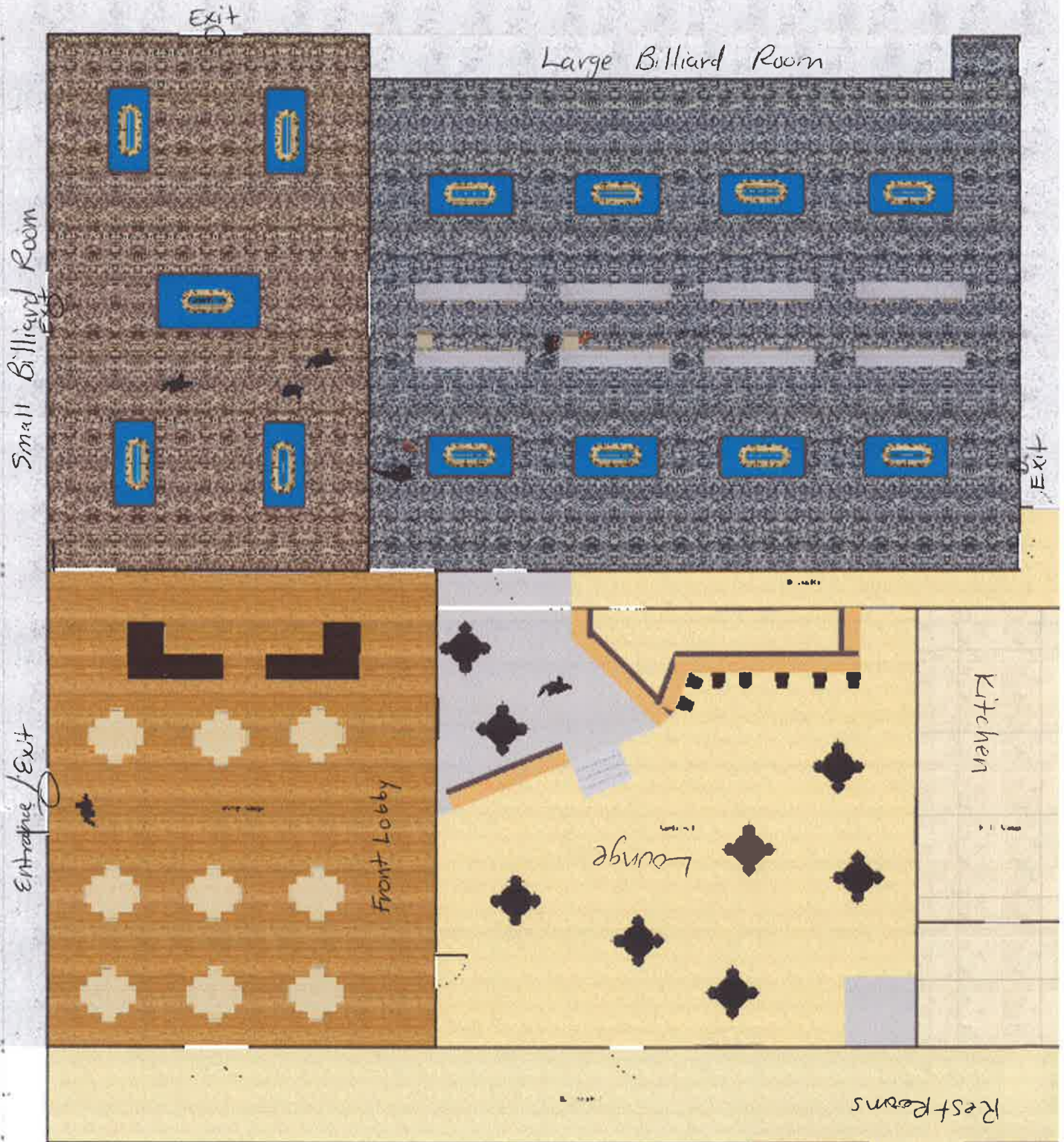
Introduction of an Ordinance for an Expanded Conditional Use request by The Nightkap Billiards & Eatery to allow sale of alcohol in conjunction with a billiards hall located at 42309 S. Morrison Blvd. Suite B in accordance with site plan dated 5/11/2018; Zoned C-H (Z-2018-05-00047) Recommend approval with conditions by Zoning Commission

- 1) This approval is with the understanding will expire upon a change in occupancy or ownership from The Nighkap Billards & Eatery; and
- 2) This approval is only for Suite B acting as a Billards Hall.

NOW THEREFORE BE IT ORDAINED, the Hammond City Council approved Expanded Conditional Use request by The Nightkap Billiards & Eatery to allow sale of alcohol in conjunction with a billiards hall located at 42309 S. Morrison Blvd. Suite B in accordance with site plan dated 5/11/2018; Zoned C-H (Z-2018-05-00047) with the following conditions:

- 1) This approval is with the understanding will expire upon a change in occupancy or ownership from The Nighkap Billards & Eatery; and
- 2) This approval is only for Suite B acting as a Billards Hall.

# The Nightcap Billiard Room & Eatery



















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: 5/11/18

PERMIT# Z-2018-05-00047

The next Zoning Commission Meeting will be held on June 7, 2018, 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# 2076581009.00

SITE ADDRESS: 42304 South Morrison Blvd Hammond LA 70403  
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME: Ken Patel  
First Name Last Name

Owner Address: 42304 South Morrison Blvd Hammond LA 70403  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Eddie L Fisher  
First Name MI Last Name

COMPANY NAME: Jason Liam Enterprises LLC  Owner  Other

Applicant Mailing Address: PO Box 2095 Fouchville LA 70454  
Street Name/Street Number City State Zip

Applicant Telephone: ( 985 ) 520-2844 or Cell #: ( 985 ) 956-7434

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: EAU to allow alcohol sales

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.

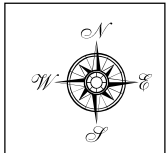
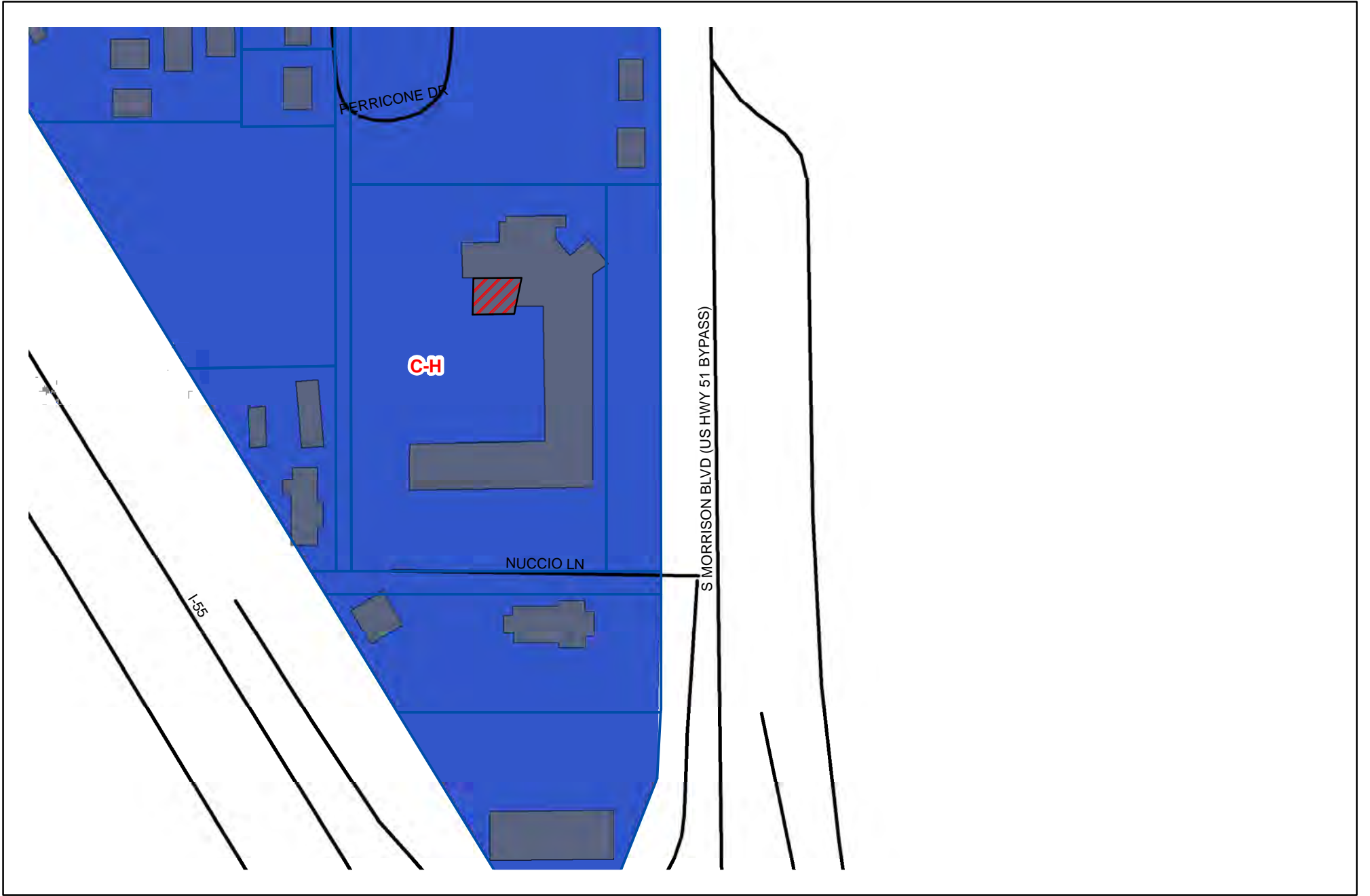
X [Signature] APPLICANT SIGNATURE DATE 05/10/2018

X [Signature] OWNERS(S) SIGNATURE DATE 5/11/18

X CITY PLANNER DATE

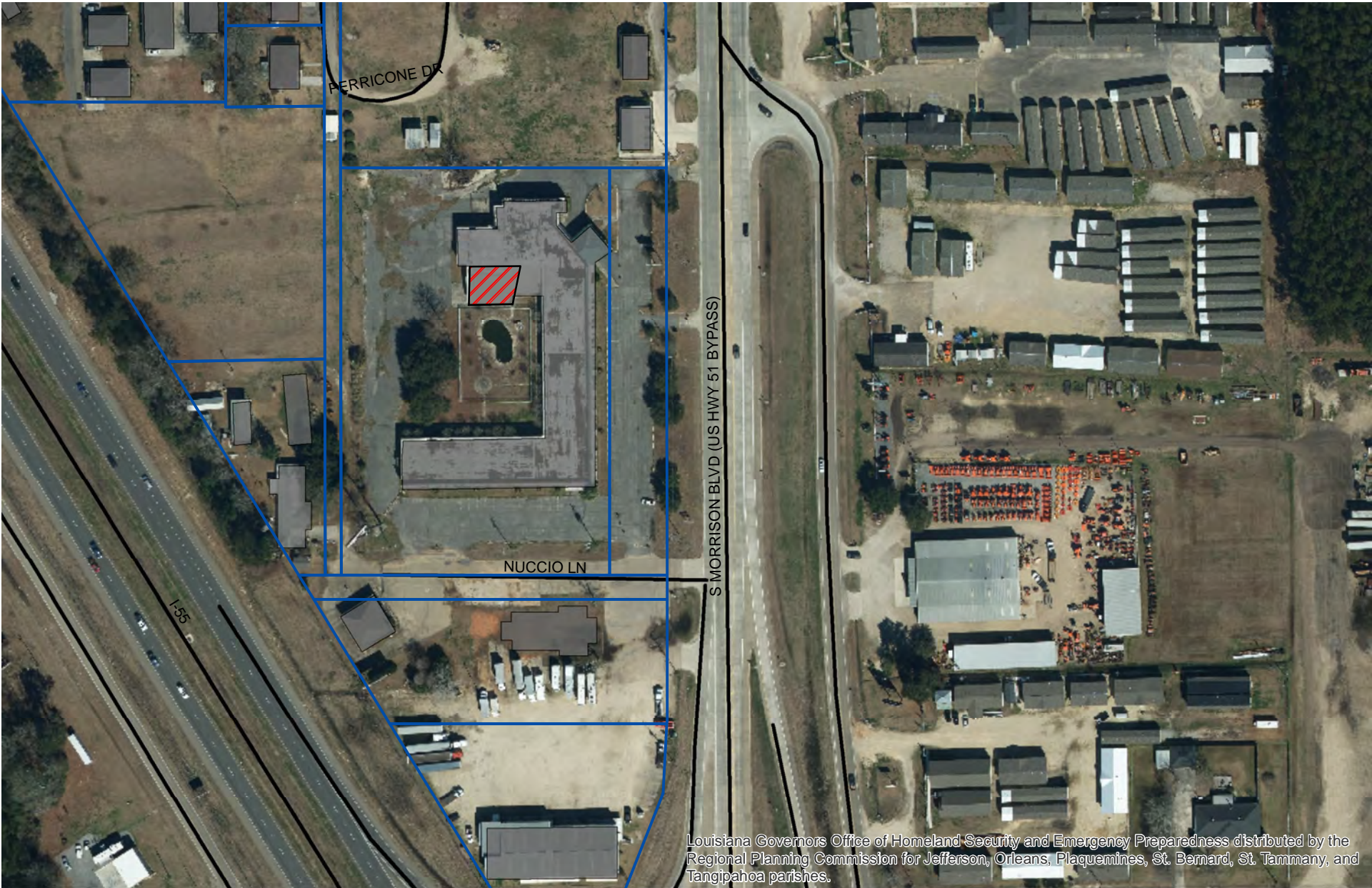
\*\*\*\*\* OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# 3558 CASH  DATE PAID 5/11/18

Heathurst

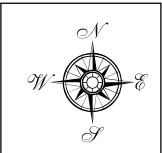


ECU  
Z-2018-05-00049  
42309 S. Morrison Blvd Suite B

**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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**Legend**

 Case parcel