



# Staff Report

## Expanded Conditional Use

Case #: Z-2018-07-00051

**Attachments:**

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

Zoning Commission Public Hearing: Thursday, September 6, 2018

City Council Introduction: Tuesday September 11, 2018

City Council Final: Tuesday September 28, 2018

**City Council Request (Ordinance):**

Introduction to an Ordinance to approve Expanded Conditional Use request by Latrica Anderson to place a 2011 28' x 60' Manufactured home meeting all code requirements on Lot A of the Valenti Subdivision in accordance with survey by Wm . J. Bodin Jr. dated 6/18/2018 (recommend approval with conditions by Zoning Commission) Z-2018-07-00051

**Site Information:**

**Location (Address):** 404 A Harden Dr

**Council District:** City Council District 4

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

**Site Description:**

Lot has access from Harden Drive by 30' access servitude. Lot size exceeds the requirements for a mobile home

**Adjacent Land Use and Zoning:**

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-3
South	RS-3/Undeveloped
West	Single Family/RS-3
East	MH/RS-3

**Additional Information:**

Located in proposed MH 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 or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** Latrica Anderson

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend approval

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

**Against:** NONE

**Abstain:** NONE

**Absent:** William Travis, Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on September 6, 2018 the Hammond Zoning Commission held a public hearing on Case#Z-2018-07-00051 Expanded Conditional Use request by Latrica Anderson to place a 2011 28' x 60' Manufactured home meeting all code requirements on Lot A of the Valenti Subdivision in accordance with survey by Wm . J. Bodin Jr. dated 6/18/2018 Z-2018-07-00051 and recommended approval with conditions;

NOW, THEREFORE BE IT ORDAINED, that the Hammond City Council hereby approves Expanded Conditional Use I request by Latrica Anderson to place a 2011 28' x 60' Manufactured home meeting all code requirements on Lot A of the Valenti Subdivision in accordance with survey by Wm. J. Bodin Jr. dated 6/18/2018 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 and ownership by Latrica Anderson .





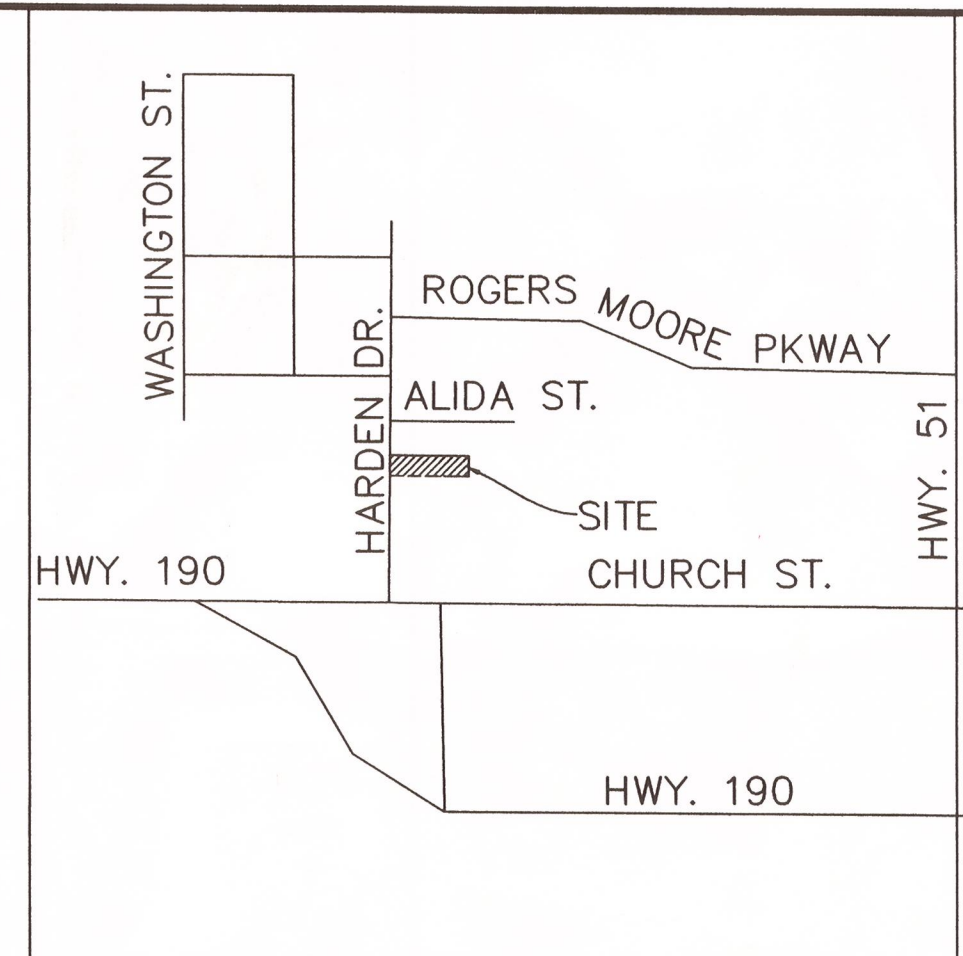




**DESCRIPTION OF ENTIRE TRACT**

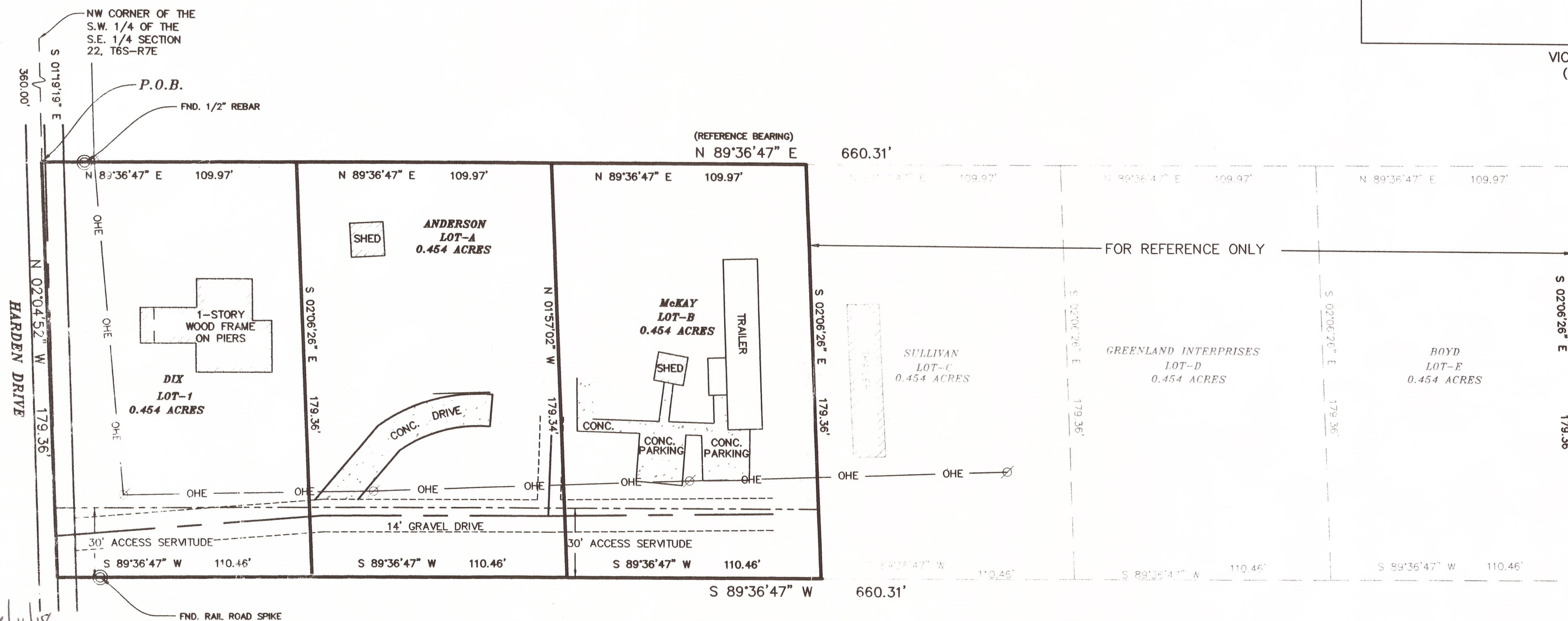
A 2.718 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 360.00' S 01°19'19" E FROM THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 22, T6S-R7E TO THE POINT OF BEGINNING; THENCE N 89°36'47" E A DISTANCE OF 660.31 FEET; THENCE S 02°06'26" E A DISTANCE OF 179.36 FEET; THENCE S 89°36'47" W A DISTANCE OF 660.31 FEET; THENCE N 02°06'26" W A DISTANCE OF 179.36 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 2.718 ACRES, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON C.O.B. 818 PAGE 879.

**RESUBDIVISION OF A 2.718 ACRE PARCEL INTO LOTS-1, A & B, LOCATED IN THE VALENTI SUBDIVISION SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT CITY OF HAMMOND PARISH OF TANGIPAHOA STATE OF LOUISIANA**



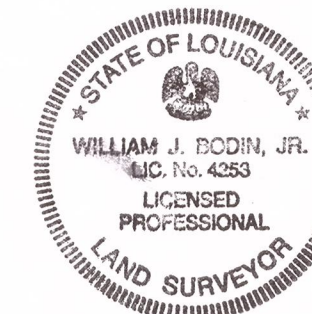
VICINITY MAP (1"=2000')

1"=40'



OWNER: LOT-1 DATE 7/11/18  
 OWNER: LOT-A DATE 7/10/18  
 OWNER: LOT-B DATE 7-17-18

PLANNING COMMISSION CHAIRMAN DATE 7/31/18  
 PLANNER OR BLDG. OFFICIAL DATE  
 COUNCILMAN DATE



REFERENCE DOCUMENT  
 C.O.B. 818 PAGE 879

REFERENCE BEARING  
 N 89°36'47" E AS PER ABOVE DOCUMENT

A PLAT OF A 2.718 ACRE PARCEL OF LAND, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

SEPTEMBER 24, 2013  
 CERTIFICATION: THIS PLAT IS MADE AT THE REQUEST OF GENEVA MCKAY, TO SHOW PROPERTY AND RIGHT-OF-WAY AS PER C.O.B. 818 PAGE 879. THIS PLAT IS NOT AS ACTUAL GROUND SURVEY.

Wm. J. Bodin, Jr.  
 WILLIAM J. BODIN, JR. C.E., P.L.S.  
 L.A. REG. NO. 4253  
 DATE 6/18/18

FLOOD ZONE "AE"  
 (FLOOD PRONE)  
 COMMUNITY NO. 220208  
 MAP NO. 22105C0340F  
 DATED: 7-22-2010

**BODIN AND WEBB, INC.**  
 CONSULTING ENGINEERS  
 1024 S. CYPRESS  
 HAMMOND, LOUISIANA 70403  
 BY PH# (985) 345-3947 FAX# (985) 345-0213

DESIGNED: W.J.B. DATE: 9-24-13  
 DRAWN: C.D.B.  
 CHECKED: W.J.B. SCALE: 1"=40'  
 APPROVED: W.J.B.

**GENEVA MCKAY**  
 SECTION 22, T6S-R7E  
 404-D HARDEN DRIVE HAMMOND, LA. 70401

PROJECT NO. 15-34B  
 SHEET NO. 1 OF 1



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: 1/31/18

PERMIT# 2-2018-07-00051

The next Zoning Commission Meeting will be held on 1/21/18, 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# 204070130.00

SITE ADDRESS: 404 A Harden Drive  
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME: Alicia Anderson  
First Name Last Name

Owner Address: Street Name/Street Number City State Zip  
Telephone: ( ) or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Alicia Anderson  
First Name Last Name

COMPANY NAME: ( ) (Owner) (Other)

Applicant Mailing Address: Street Name/Street Number City State Zip  
Applicant Telephone: ( ) 222-0111 or Cell #: ( )

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-LL  
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-LL  
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: ECU 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 of 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).

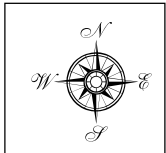
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Alicia Anderson  
APPLICANT SIGNATURE DATE: 1/21/2018

X  
OWNER(S) SIGNATURE: DATE:




X CITY PLANNER DATE:

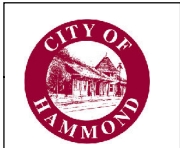
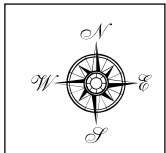
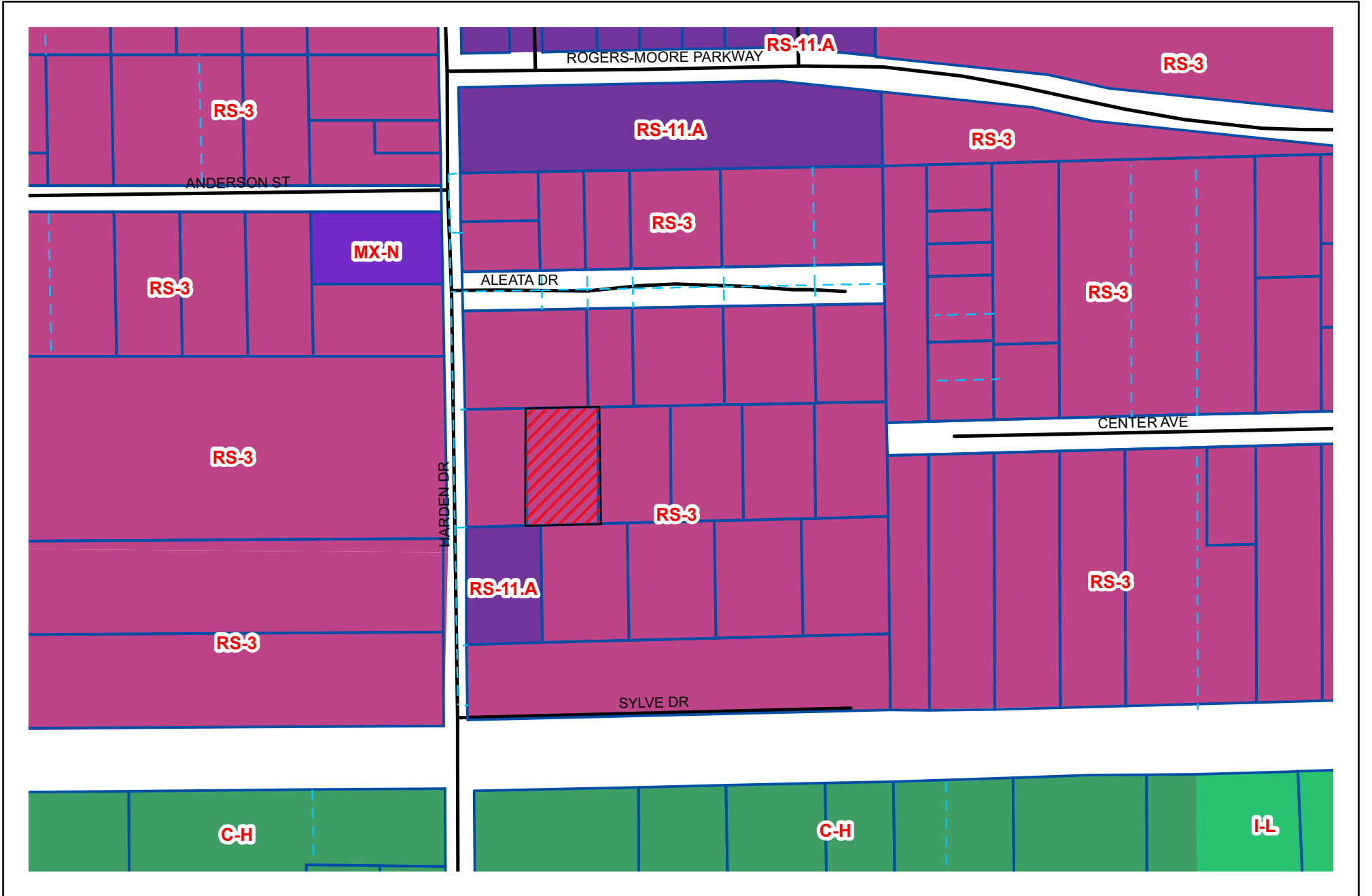
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 20.00 CHECK# CASH  DATE PAID 1/21/18  
\*\*\*\*\*



Expanded Conditional Use  
 Z-2018-07-00051  
 404-A Harden Drive


**Legend**

-  Case parcel
-  MobileHomeAreas\_Proposed
-  MobileHomeParks

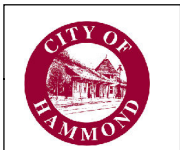
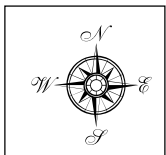
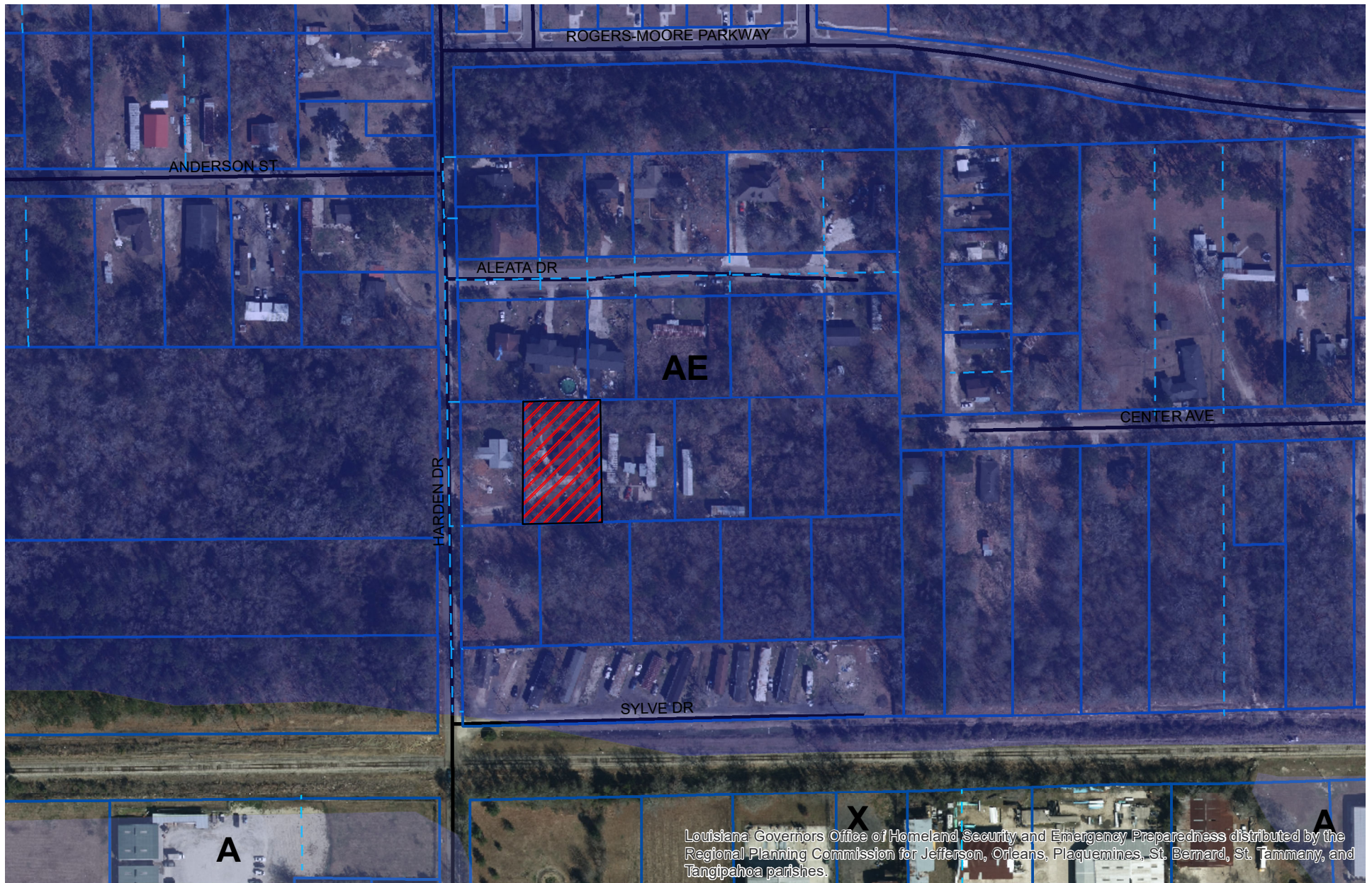


Expanded Conditional Use  
 Z-2018-07-00051  
 404-A Harden Drive

**Legend**

 Case parcel





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**Legend**

 Case parcel