Staff Report

Expanded Conditional Use

Case #: Z-2019-01-00055

Attachments:

Staff Report, Photos, Survey, Allowed Use Table, State of LA Level 1 ARCP, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Wednesday, February 6, 2019

City Council Introduction: Tuesday, February 26, 2019

City Council Final: Tuesday, March 12, 2019

City Council Request (Ordinance):

Introduction to an Ordinance for an Expanded Conditional Use request by Marcella M. Crier (applicant) to allow for a group care facility consisting of no more than 8 individuals at Lot 1 Blk 3 Sherry Drive Ext of College Town Subdivision located at 1208 W. University Ave.; Zoned RM-2 (Z-2019-01-00055)

Site Information:

Location (Address): 1208 W University Ave

Council District: City Council District 5

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Vacant House

Site Description:

House on corner of W. University and Sherry Drive. Has access on W. University Ave by a circle drive, and on Sherry Drive a 2 space carport.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Duplex/RM-2
South	Commerical/MX-C (across W. University)
West	Single Family/RM-2 (across Sherry Dr)
East	Single Family/RM-2

Additional Information:

Federal Laws/Fair Housing Act and recent federal court cases were explained by City Attorney.

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion of hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Marcela Crier (applicant),
James Harlan (101 Sherry Dr), Ava Ladell (101 Elm Dr)

Against: Louise Bostic (112 Elm Dr),
Jimmy France (113 Elm Dr)

Commission Recommendation:

Motion: Recommendation to approve based on a reasonable accommodation under the Fair Housing Act, and meeting all state licensing, inspections, and regulations

For: William Travis, Matt Sandifer, Jeff Smith, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: NONE

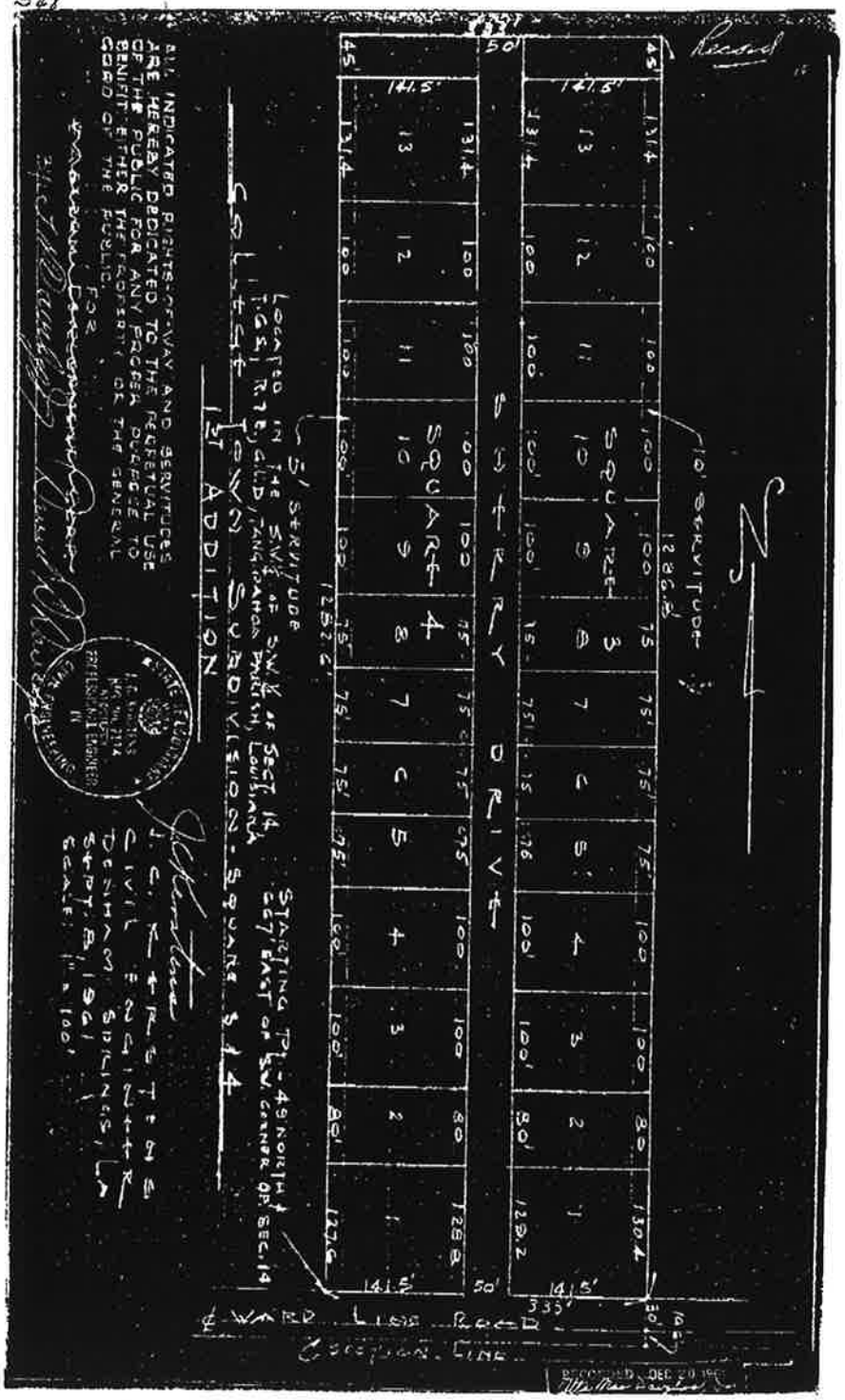
Ordinance to Read:

WHEREAS, on Feb. 6, 2019 the Zoning Commission held a public hearing on Case#Z-2019-01-00055 request by Marcella M. Crier (applicant) to allow for a group care facility consisting of no more than 8 individuals at Lot 1 Blk 3 Sherry Drive Ext of College Town Subdivision located at 1208 W. University Ave, Zoned RM-2 (Recommend approval)
NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Marcella M. Crier (applicant) meeting all state and local regulations on Lot 1 Blk 3 Sherry Drive Ext of College Town Subdivision located at 1208 W. University Ave.

GENERAL

SPEED
LIMIT
25

SHERRY DR

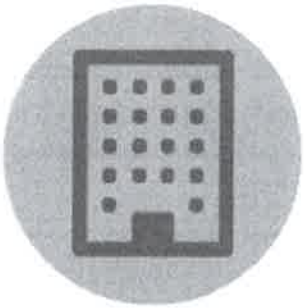

ALL INDICATED RIGHTS-OF-WAY AND SERVITUDES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR ANY PROPER PURPOSE TO BENEFIT EITHER THE PROPERTY OF THE GENERAL GOOD OF THE PUBLIC. FOR
SURVEYED AND PLATTED BY
J. C. KEATHLEY & CIVIL ENGINEER
DENHAM SPRINGS, LA.
SEPT. 8, 1961
SCALE: 1" = 100'
LOCATED IN THE SW¼ OF SEC. 14, T6S, R2E, LIVINGSTON PARISH, LOUISIANA
LOT 1 TO 24 INCL. SQUARE 4
LEWIS SUBDIVISION - SECTION 14
ADDITION
STARTING POINT 49 NORTH & 217 EAST OF SW. CORNER OF SEC. 14
SOUTH DRIVE
SQUARE 4
10' SERVITUDE
5' SERVITUDE
50'
141.5'
1314
1286.2
335'
30'
RECORDED DEC 20 1961

6.2 Allowed Use Table	Single Family Residential					Multi-Family Residential		Mixed Use			Commercial			Industrial	
	RS-11	RS-8	RS-5	RS-3	RS-11.A	RM-2	RM-3	MX-CBD	MX-N	MX-C	C-N	C-H	C-R	I-L	I-H
Residential Use Categories															
Single Family Detached House	■	■	■	■	■	■	■		■	■	■	■			
Attached House					■	■	■		■	■	■	■			
Row House							■		■	■	■	■			
Multifamily Dwelling							■	■	■	■	■	■			
Upper-story Residential								■	■	■	■	■			
Attached accessory apartment (no more than one per lot)	■	■	■	■	■	■									
Manufactured Home and/or Park					■										
Camps															
Group Living							■	□	□	□	□	□			
Nursing Home							■		■	■	■	■			
Social Services							■	■	■	■	■	■			
Public Use Categories															
Civic Uses	■	■	■	■	■	■	■	■	■	■	■	■			
Cemeteries/Memorial Gardens	□	□	□	□	□	□	□	□	□	□	□	□			
Parks and Open Space	■	■	■	■	■	■	■	■	■	■	■	■			
Minor Utilities	□	□	□	□	□	□	□	□	□	□	□	□			
Major Utilities															
Commerce Use Categories															
Commercial Parking								■	■	■	■	■		■	■
Day Care		□	□	□	■	■	■		■	■	■	■			
Country Club	■	■					■	■		■	■	■			
Indoor Recreation except as listed below:							■		■	■	■	■			
Adult Material													■		
Adult Entertainment													■		
Sexually oriented business													■		
Hospital							■			■	■	■			
Health Clinic except as listed below:							■		■	■	■	■			
Mental Health Clinic										■	■	■			
Office								■	■	■	■	■			
Reception/Banquet Hall								■	■	■	■	■	■	■	

HEALTH STANDARDS

Directory

← Select Another Division



Adult Residential Care Provider (ARCP)

Note: For information on the Office Of Aging & Adult Services (OAAS) Permanent Supportive Housing (PSH) program go to: http://new.dhh.louisiana.gov/index.cfm/page/1732/n/388. Please contact OAAS for information on the PSH program.

"Adult residential care provider" means a facility, agency, institution, society, corporation, partnership, company, entity, residence, person or persons, or any other group that provides adult residential care for compensation to two or more adults who are unrelated to the licensee or operator. Adult residential care includes but is not limited to the following services: lodging, meals, medication administration, intermittent nursing services, assistance with personal hygiene, assistance with transfers and ambulation, assistance with dressing, housekeeping, and laundry. - *RS 40:2166.3*

There are four levels of Adult Residential Care Providers:

Level 1 – ARCP

– an ARCP that provides adult residential care for compensation to two or more residents but no more than eight who are unrelated to the licensee or operator in a setting that is designed similarly to a single-family dwelling.

468 Act 28

- zoster (shingles) - LDH Fact Sheet
- pneumonia (pneumococcal) - LDH Fact Sheet (Revised 08/2018)
- Influenza (flu) - LDH Fact Sheet
- Flu Facts for Children- LDH Fact Sheet
- Flu Facts for Students- LDH Fact Sheet
- Human Papillomavirus (HPV) Q&A- LDH Fact Sheet

Links

- Complaints
- Criminal Background Check Information
- Direct Service Workers
- Locations
  - Providers in Microsoft Excel Spreadsheet Format

Contact Information

(225) 342-6298

(225) 342-5073

Resources:

FAQ- New Regulations (effective August 15, 2015)

PowerPoint Presentation - Regulation Updates

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: 1/4/2019 **PERMIT#** Z-2019-01-00055

The next Zoning Commission Meeting will be held on Feb. 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# 2676741034.00

SITE ADDRESS: 1208 W University, Hammond, La 70401
STREET # & STREET NAME

Legal Description or Survey _____

* **PROPERTY OWNER NAME:** Cielo (First Name) H. (MI) Berner (Last Name)

Owner Address: 729 E. Charles St. (Street Name/Street Number) Hammond (City) LA (State) 70401 (Zip)

Telephone: (225) 444 2018 or Cell #: (____) Same

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Marcella M. Crier (First Name / MI / Last Name) merryberry818@gmail.com

COMPANY NAME: Lillian's Place ☒ Owner ☐ Other

Applicant Mailing Address: 47384 Ethan Court (Street Name/Street Number) Hammond (City) LA (State) 70401 (Zip)

Applicant Telephone: (985) 351-1585 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: _____

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 Marcella Crier — APPLICANT SIGNATURE — 1/4/2018/19 DATE

X Cielo H Berner — OWNER(S) SIGNATURE — 1/4/2019 DATE

X _____ — CITY PLANNER — _____ DATE

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

AMOUNT PAID $ 120.00 **CHECK#** _____ **CASH** ☒ **DATE PAID** 1/9/18

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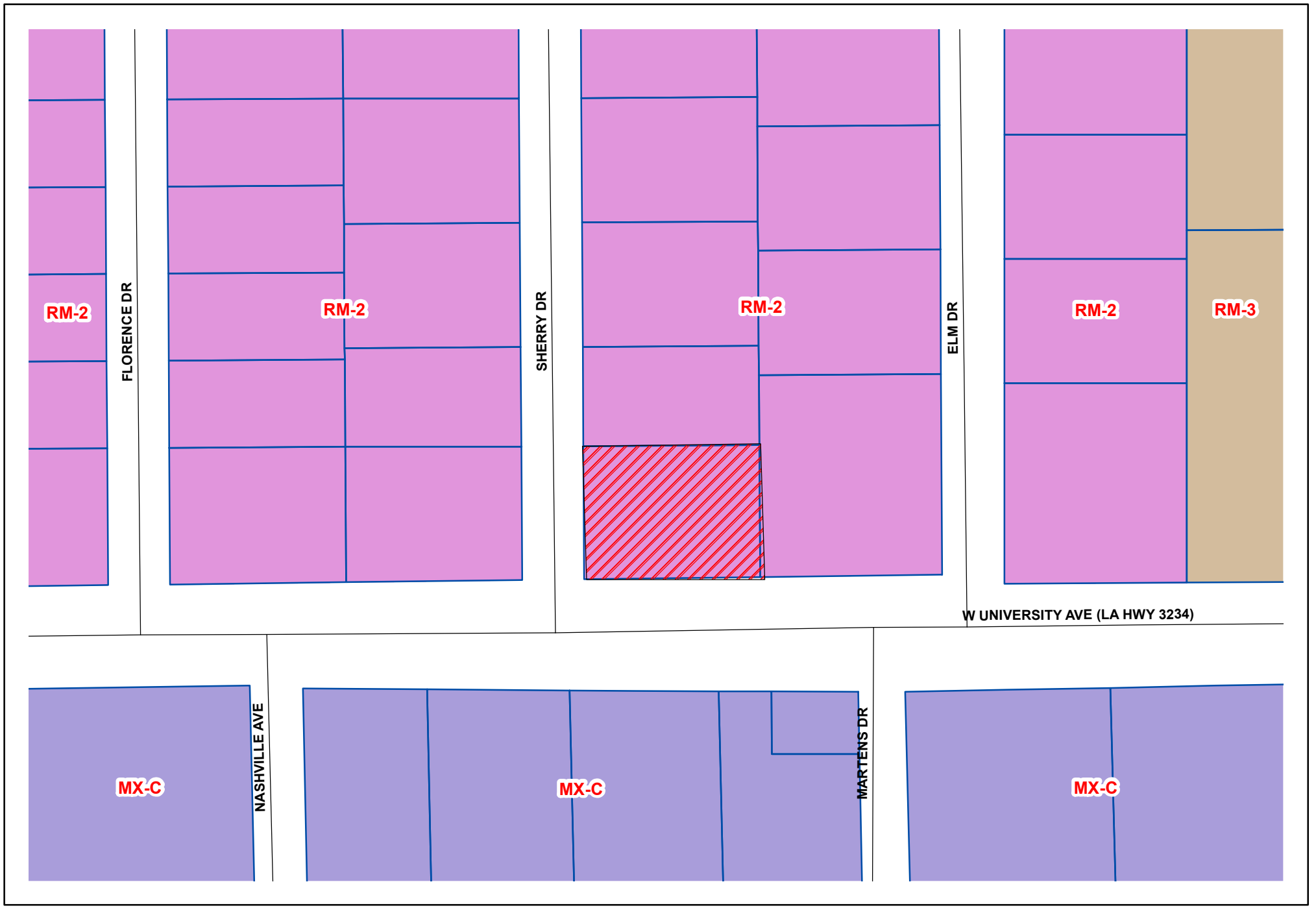
Revised 03/01/2014

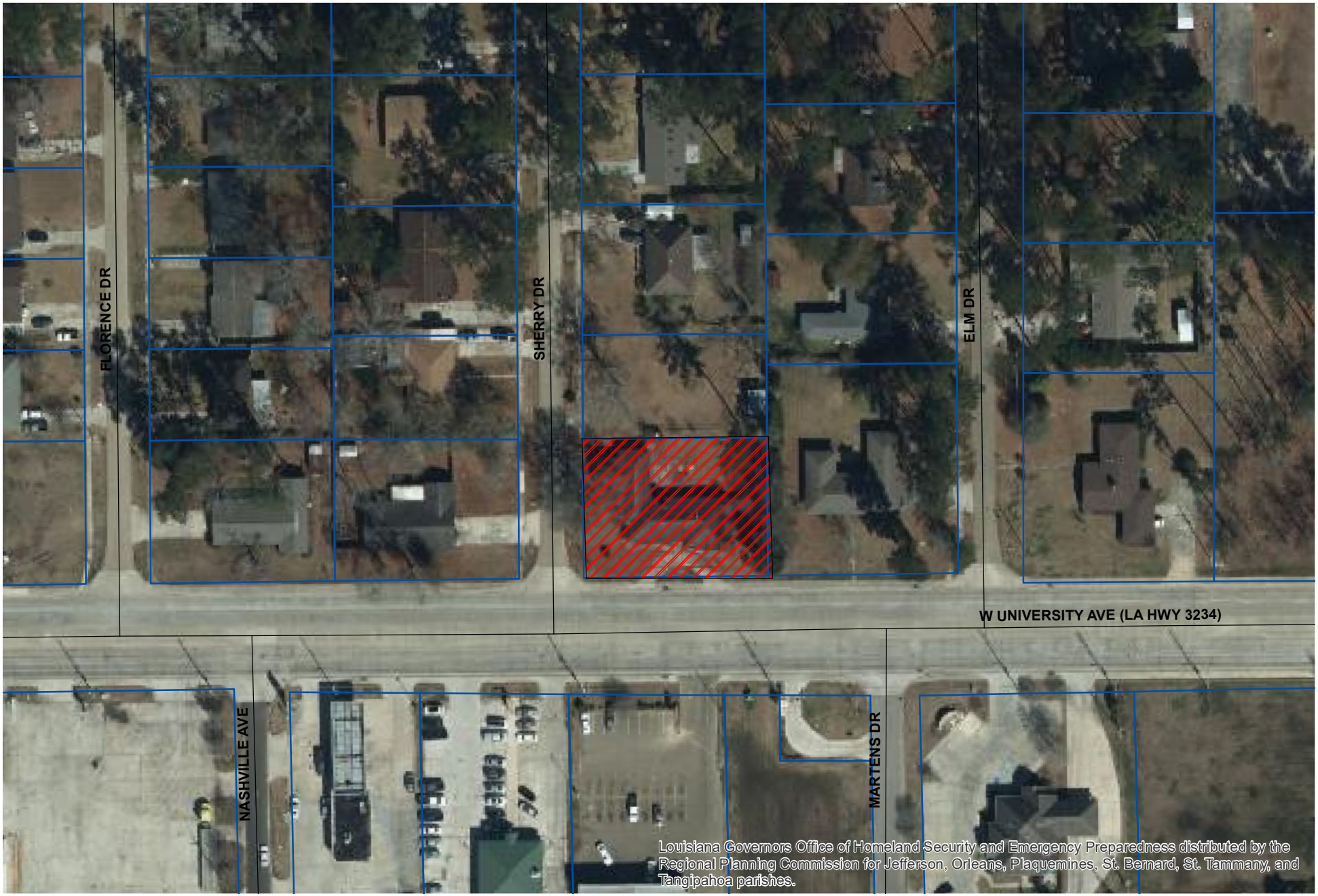


Expanded Conditional Use
Z-2019-01-00055
1208 W. University Ave.

Legend

City Tax Parcels

Case Parcel



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Legend

City Tax Parcels

Case Parcel