



Staff Report

Expanded Conditional Use

Case #: Z-2019-01-00057

Attachments:

Staff Report, Site PHotos, MH Photos, Survey, Petition, Application, Zoning Map, Proposed MH Map, Aerial Map

Zoning Commission Public Hearing: Wednesday, February 6, 2019

City Council Introduction: Tuesday, February 12, 2019

City Council Final: Tuesday, February 26, 2019

City Council Request (Ordinance):

Introduction to an Ordinance for an Expanded Conditional Use request by Enrico Rogers to allow a mobile home on Lot 24 Blk 9 Greenville Park Subdivision at 107 W. Newman St.; Zoned RS-3 (Z-2019-01-00057) Recommend approval with the following conditions by Zoning Commission

- 1) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy and ownership of Enrico Rogers, and
- 2) Must meet all placement requirements.

Site Information:

Location (Address): 107 W Newman St

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

Property fronts on W. Newman St measuring 40'x94'

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-3 (across W. Newman St)
South	Single Family/RS-3
West	Single Family/RS-3
East	Building to be demoed/RS-3

Additional Information:

Also applied for variance for age of mobile home, and to waive front facing door .
Property not 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: Enrico Rogers (owner), Devon Wells (City Councilman)

Against: NONE

Commission Recommendation:

Motion: Recommend Approval

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

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on Wednesday February 6, 2019 the Hammond Zoning Commission held a public hearing for an Expanded Conditional Use request by Enrico Rogers to allow a mobile home on Lot 24 Blk 9 Greenville Park Subdivision at 107 W. Newman St.; Zoned RS-3 (Z-2019-01-00057) and recommend approval with the following conditions:

- 1) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy and ownership of Enrico Rogers, and
- 2) Must meet all placement requirements.

NOW THEREFORE BE IT ORDAINED, the Hammond City Council hereby approves the Introduction to an Ordinance for an Expanded Conditional Use request by Enrico Rogers to allow a mobile home on Lot 24 Blk 9 Greenville Park Subdivision at 107 W. Newman St.; Zoned RS-3 (Z-2019-01-00057) Recommend approval with a conditions by Zoning Commission

- 1) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy and ownership of Enrico Rogers, and
- 2) Must meet all placement requirements.

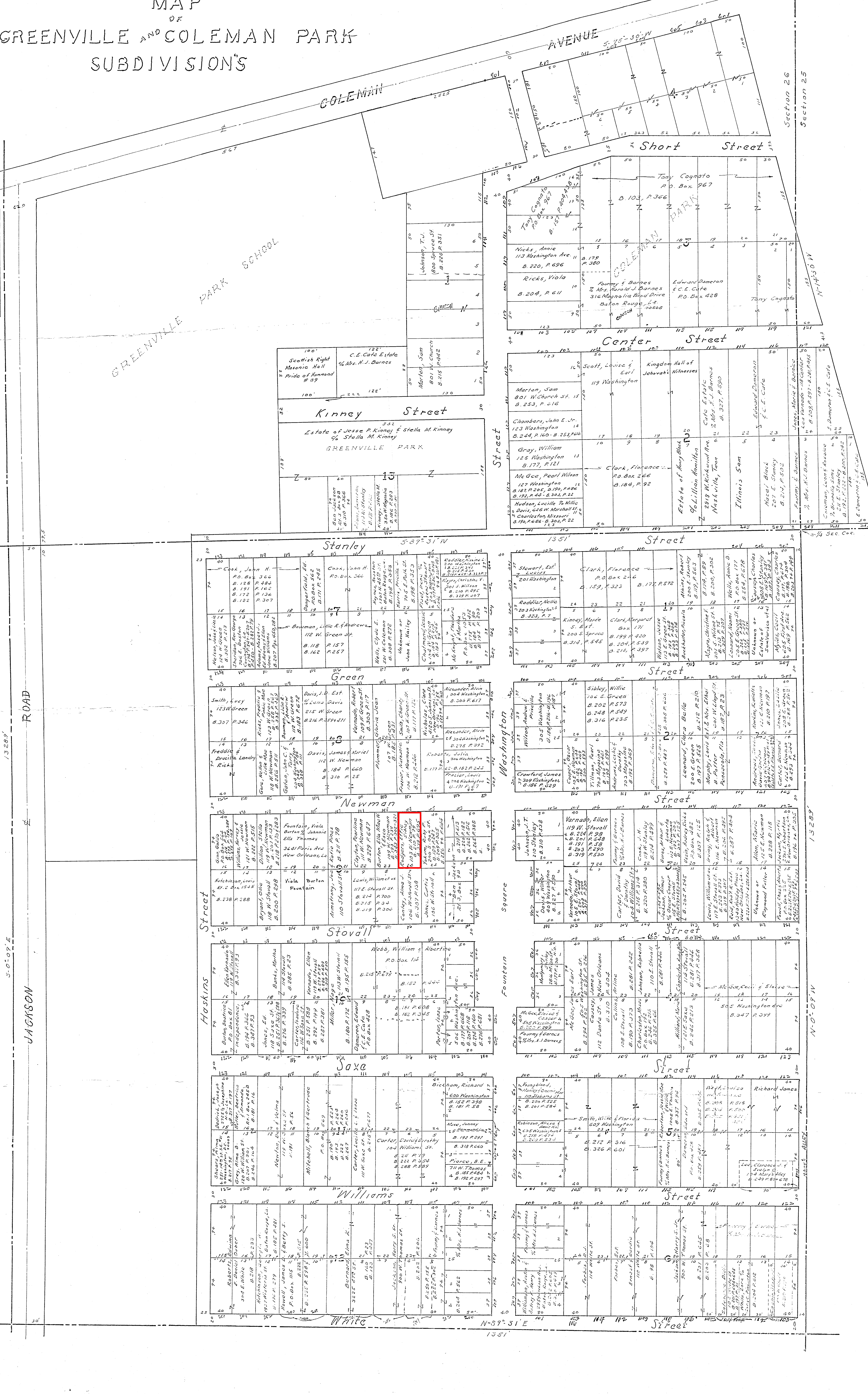
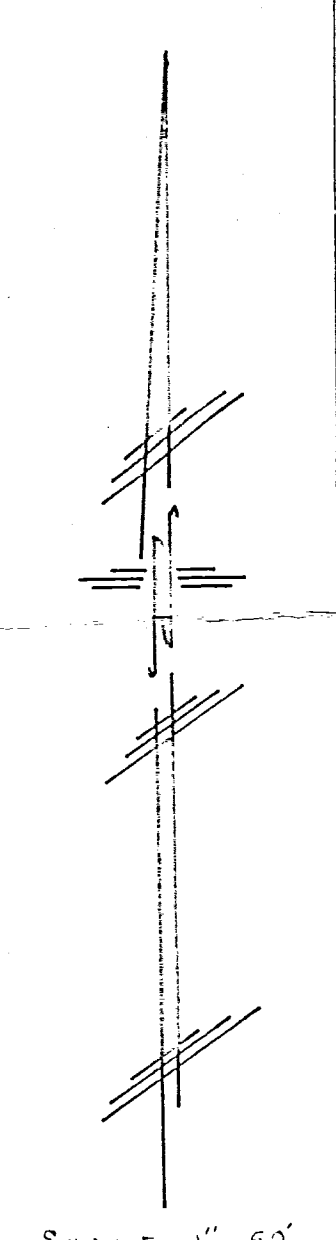








MAP OF GREENVILLE AND COLEMAN PARK SUBDIVISIONS



JACKSON ROAD

5-0°-09'E

13289

SCALE 1"=60'

Section 26

Section 25

Section 24

13289

N-0°-09'W

1351

Section 23

I ENRICO ROGERS IS ASKING FOR
SIGNATURES OF APPROVAL TO MOVE
MY TRAILER IN THE NEIGHBORHOOD ON
MY PROPERTY 107 W. NEWMAN

1. Melvin King
2. Jerome King
3. Juanita Dukes
4. Rick Howard
5. Johnathan Allen
6. Willard Dukes
7. Tom Brown
8. Louise Harvey
9. Ann Watson
10. Keyna Watson
11. Lyden Watson

12. Reginald Robinson
13. Lizette Jackson
14. Briana Jackson
15. Mia Hill
16. Julie Hill
17. Kenneth Hill
18. Lela Lewis
19. Aerna Robinson
20. Benjamin
21. Jayce Wood (BOW)
22. James Keith
23. Kevin - Hill
24. John Hill
25. Kalanna Jackson

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 / 11 / 2019

PERMIT# 2019-01-00057

The next Zoning Commission Meeting will be held on Wed. Feb 6th, 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 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# 2706001170.00

SITE ADDRESS: 107 West Newman St
STREET # & STREET NAME

Legal Description or Survey: 0.086 Acres

PROPERTY OWNER NAME: ENRICO A ROGERS
First Name MI Last Name

Owner Address: P.O. BOX 3072 Hammond LA 70404
Street Name/Street Number City State Zip

Telephone: 985 981-7469 or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: ENRICO A ROGERS
First Name MI Last Name

COMPANY NAME: Owner Other

Applicant Mailing Address: P.O. BOX 3072 Hammond LA 70404
Street Name/Street Number City State Zip

Applicant Telephone: (985) 981-7469 or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

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

REASON FOR REZONING: 6x80

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).

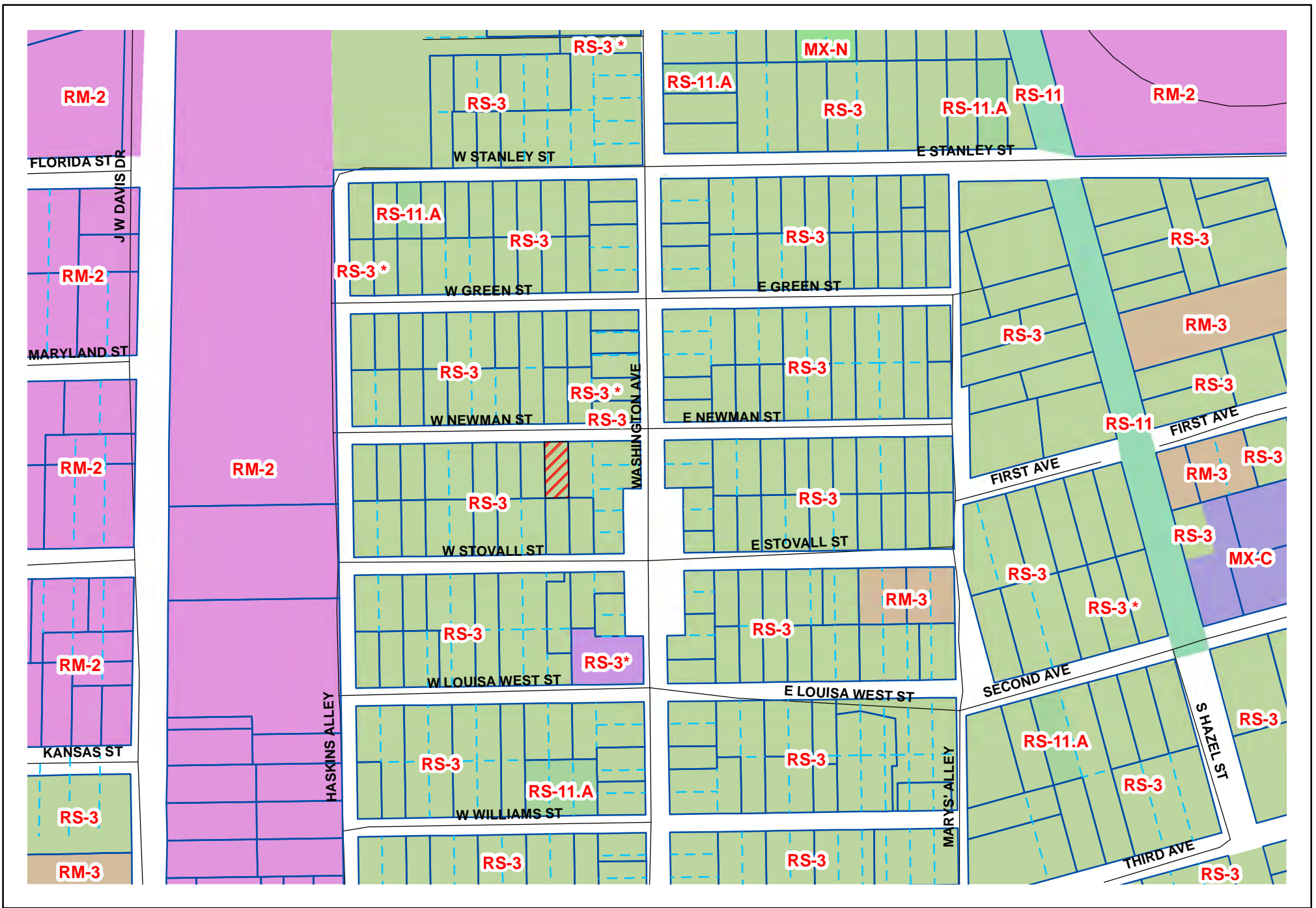
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Enrico Rogers 1/11/19
APPLICANT SIGNATURE DATE

X Enrico Rogers 1/11/19
OWNER(S) SIGNATURE DATE

X _____
CITY PLANNER DATE

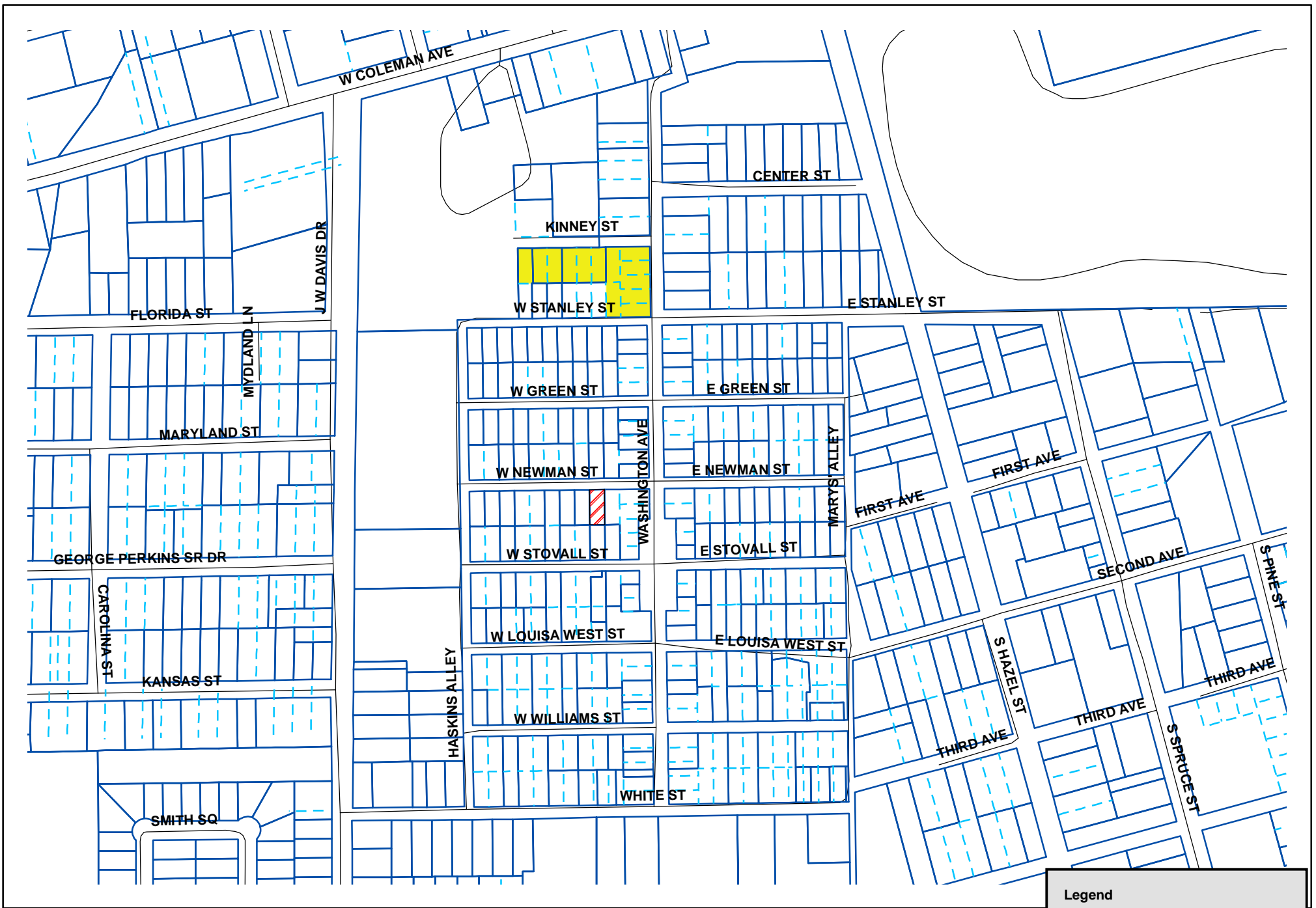
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID / / _____



Expanded Conditional Use
 Z-2019-01-00057
 107 W. Newman St.

Legend

- City Tax Parcels
- Local Government DBO Lot/Of Record Lines

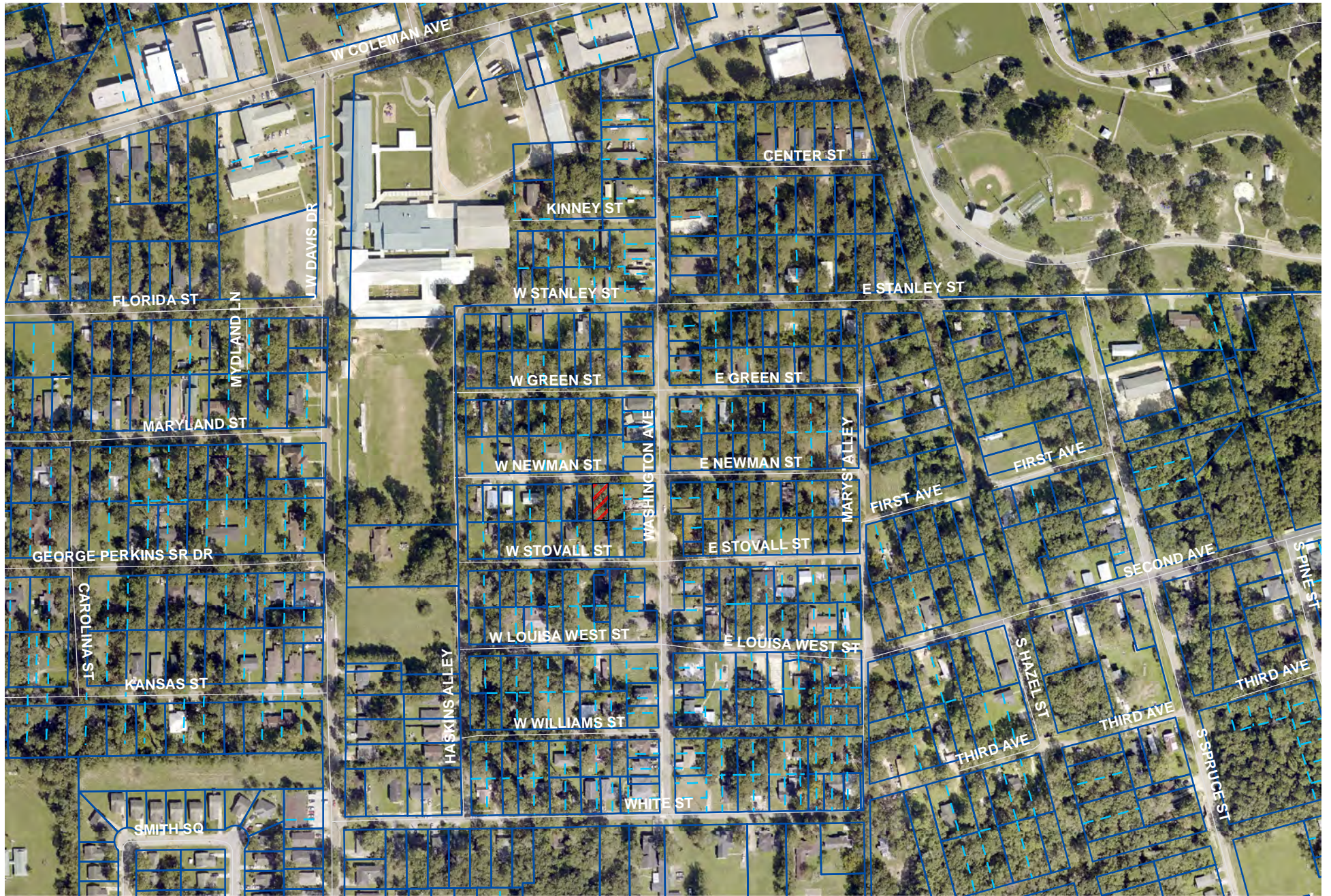


Legend

- City Tax Parcels
- MobileHomeAreas_Proposed
- MobileHomeParks
- Current MH Zoning
- LocalGovernment.DBO.LotOfRecordLines



Expanded Conditional Use
Z-2019-01-00097
107 W. Newman St.



Expanded Conditional Use
 Z-2019-01-00097
 107 W. Newman St.

Legend

- City Tax Parcels
- Local Government DBO Lot of Record Lines