



Staff Report

Expanded Conditional Use

Case #: Z-2020-02-00071

Attachments:

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

Zoning Commission Public Hearing: Thursday, March 5, 2020

City Council Introduction: Tuesday, March 10, 2020

City Council Final: Tuesday, March 24, 2020

City Council Request (Ordinance):

Introduction to an Ordinance for an Expanded Conditional Use request by Paula Middleton (applicant) and Kinchen Investments LLC (Owner) to allow placement of Manufactured Home meeting all code requirements to be placed on Parcel 3B located at 1104 Harvey St. in accordance with survey by Wm. J. Bodin Jr., Zoned RS-3 (Z-2020-02-00071) Recommended approval with conditions by the Zoning Commission

1) The manufactured home must meet all requirements of placement 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 or ownership by Paula Middleton.

Site Information:

Location (Address): 1104 Harvey St

Council District: City Council District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: VACANT

Site Description:

Property has servitude of access to get to the property

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant Land/RS-3
South	Double Wide/RS-3*
West	Undeveloped/Canal/RS-3
East	Residential/RS-3

Additional Information:

Adjacent property was granted ECU on 6/25/2019.

Proposed Single Wide Manufactured Home 16'x76'. 2020 Hamilton Model167232D

Property located in a flood zone

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 or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: Recommend approval with standard conditions for ECU

For: Kylan Douglas, William Travis, Matt Sandifer, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: Jeffrey Smith

Ordinance to Read:

WHEREAS, on Thursday March 5, 2020 the Zoning Commission held a public hearing for an Expanded Conditional Use requested by Paula Middleton (applicant) and Kinchen Investments LLC (Owner) to allow placement of Manufactured Home meeting all code requirements to be placed on Parcel 3B located at 1104 Harvey St. in accordance with survey by Wm. J. Bodin Jr., Zoned RS-3 (Z-2020-02-00071) and recommended approval with the following conditions:

- 1) The manufactured home must meet all requirements of placement and must be constructed to meets 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 or ownership by Paula Middleton.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council hereby approves an Expanded Conditional Use requested by Paula Middleton (applicant) and Kinchen Investments LLC (Owner) to allow placement of Manufactured Home meeting all code requirements to be placed on Parcel 3B located at 1104 Harvey St. in accordance with survey by Wm. J. Bodin Jr., Zoned RS-3 with the following conditions:

- 1) The manufactured home must meet all requirements of placement and must be constructed to meets 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 or ownership by Paula Middleton.





DESCRIPTION OF PARCEL 3-A

A 0.500 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 362.30' EAST, 988.20' SOUTH, 94.02' S 13°59'06" E AND 143.41' N 71°09'21" E, TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 89.01 FEET; THENCE N 84°15'47" E A DISTANCE OF 162.28 FEET; THENCE S 83°06'37" E A DISTANCE OF 58.87 FEET; THENCE S 02°02'02" E A DISTANCE OF 98.23 FEET; THENCE WEST A DISTANCE OF 223.40 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.500 ACRES, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, 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 11-27-2019.

DESCRIPTION OF PARCEL 3-B

A 0.439 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 362.30' EAST, 988.20' SOUTH, 94.02' S 13°59'06" E, 143.41' N 71°09'21" E AND 89.01' NORTH TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 96.73 FEET; THENCE EAST A DISTANCE OF 216.80 FEET; THENCE S 02°02'02" E A DISTANCE OF 87.63 FEET; THENCE N 83°06'37" W A DISTANCE OF 58.87 FEET; THENCE S 84°15'47" W A DISTANCE OF 162.28 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.439 ACRES, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, 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 11-27-2019.

REFERENCE PLAT

PLAT OF PARCELS 1, 2, 3 AND 4
BY ROY C. EDWARDS
DATED 10-30-2001

REFERENCE BEARING

EAST AS PER
REFERENCE PLAT

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.500 & A 0.439 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 24, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

NOVEMBER 27, 2019

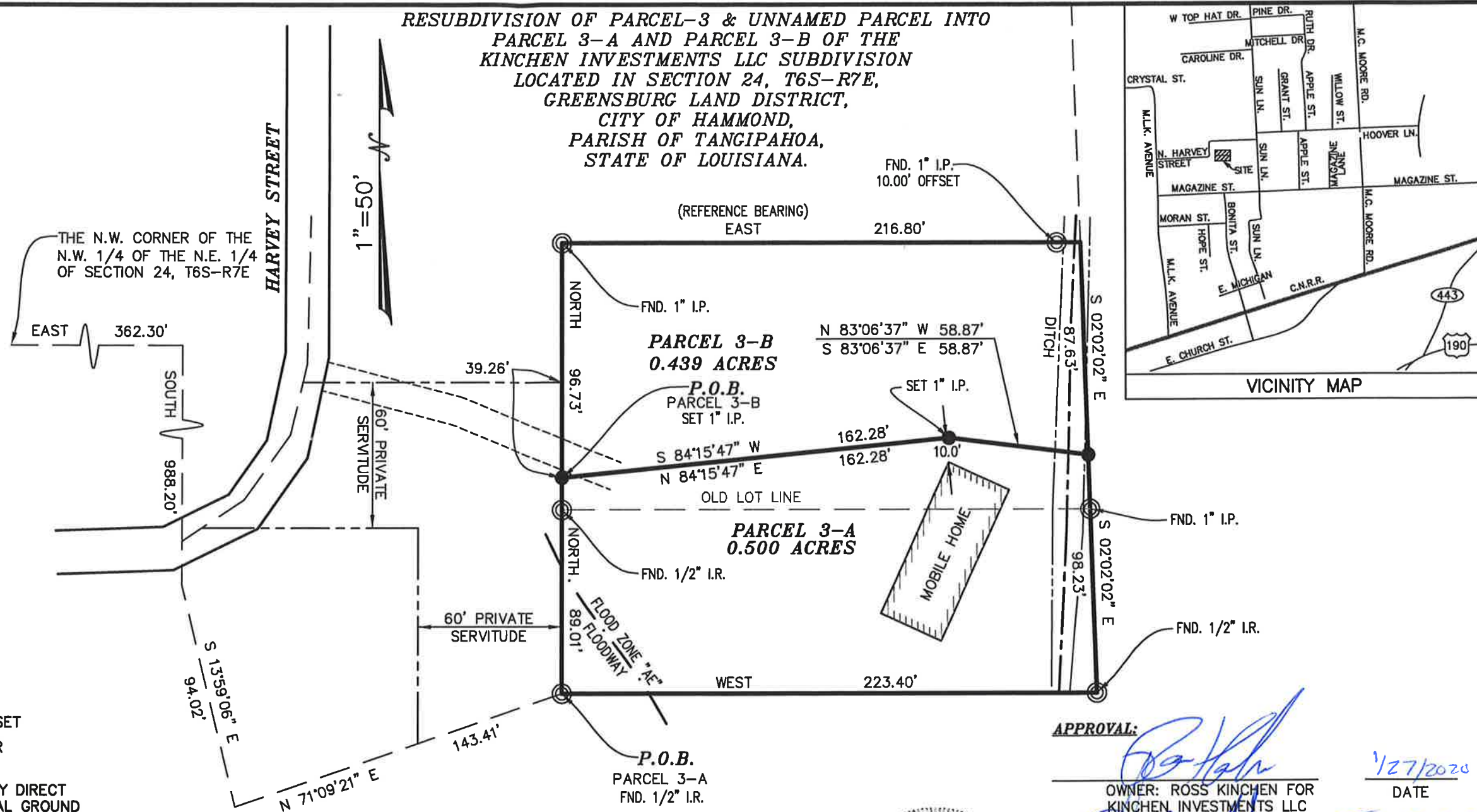
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

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 KEONNAL DURIO.

SURVEY FOR:
ROSS KINCHEN
1100 HARVEY STREET
HAMMOND, LOUISIANA

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

**RESUBDIVISION OF PARCEL-3 & UNNAMED PARCEL INTO
PARCEL 3-A AND PARCEL 3-B OF THE
KINCHEN INVESTMENTS LLC SUBDIVISION
LOCATED IN SECTION 24, T6S-R7E,
GREENSBURG LAND DISTRICT,
CITY OF HAMMOND,
PARISH OF TANGIPAHOA,
STATE OF LOUISIANA.**



LEGEND:

- = 1" IRON PIPE SET
- = FOUND CORNER

APPROVAL:

	1/27/2020
OWNER: ROSS KINCHEN FOR KINCHEN INVESTMENTS LLC	DATE
	1-30-2020
PLANNING CHAIRMAN	DATE
	1/27/2020
DISTRICT COUNCILMAN	DATE
	1/27/2020
BUILDING OFFICIAL / CITY PLANNER	DATE



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

01/24/20 DATE

**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: 2/11/2020

PERMIT# 7-2020-02-00071

The next Zoning Commission Meeting will be held on 3/5/2020, 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# 2760721178.00

SITE ADDRESS: 1104 Harvey St.
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Kinchen Investments LLC
First Name MI Last Name

Owner Address: 19144 Florida Blvd. Albany LA 70711
Street Name/Street Number City State Zip

Telephone: (225) 567-6202 or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Paula Middleton
First Name MI Last Name

COMPANY NAME: _____ Owner Other

Applicant Mailing Address: 1013 West Colmans Ct
Street Name/Street Number City State Zip

Applicant Telephone: () or Cell #: (985) 510-8840

PERMIT INFO-ADDITIONAL INFO

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

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

REASON FOR REZONING: Allow for Mobile Home

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.

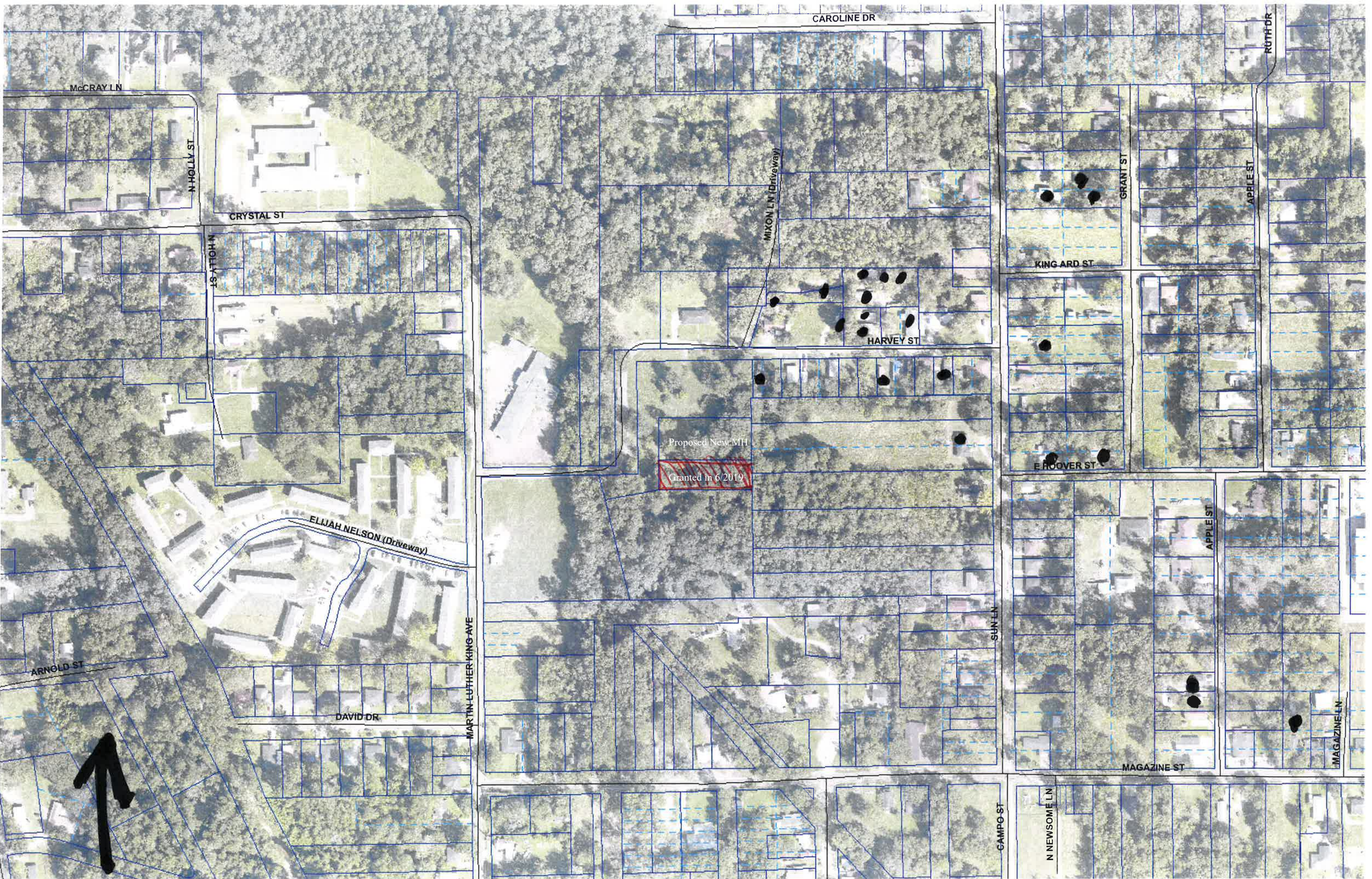
X Paula Bell Paul Bell 2-10-2020
APPLICANT SIGNATURE DATE

X [Signature] 2/10/20
OWNER(S) SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

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

AMOUNT PAID \$ 120.00 CHECK# _____ CASH DATE PAID 2/10/2020



MCCRAY LN

N HOLLY ST

CRYSTAL ST

ISATTION N

ELJAH NELSON (Driveway)

ARNOLD ST

DAVID DR

MARTIN LUTHER KING AVE

Proposed New MH
Granted in 6/2019

CAROLINE DR

MIXON LN (Driveway)

HARVEY ST

KING ARD ST

E HOOVER ST

GRANT ST

APPLE ST

RUTH DR

APPLE ST

MAGAZINE ST

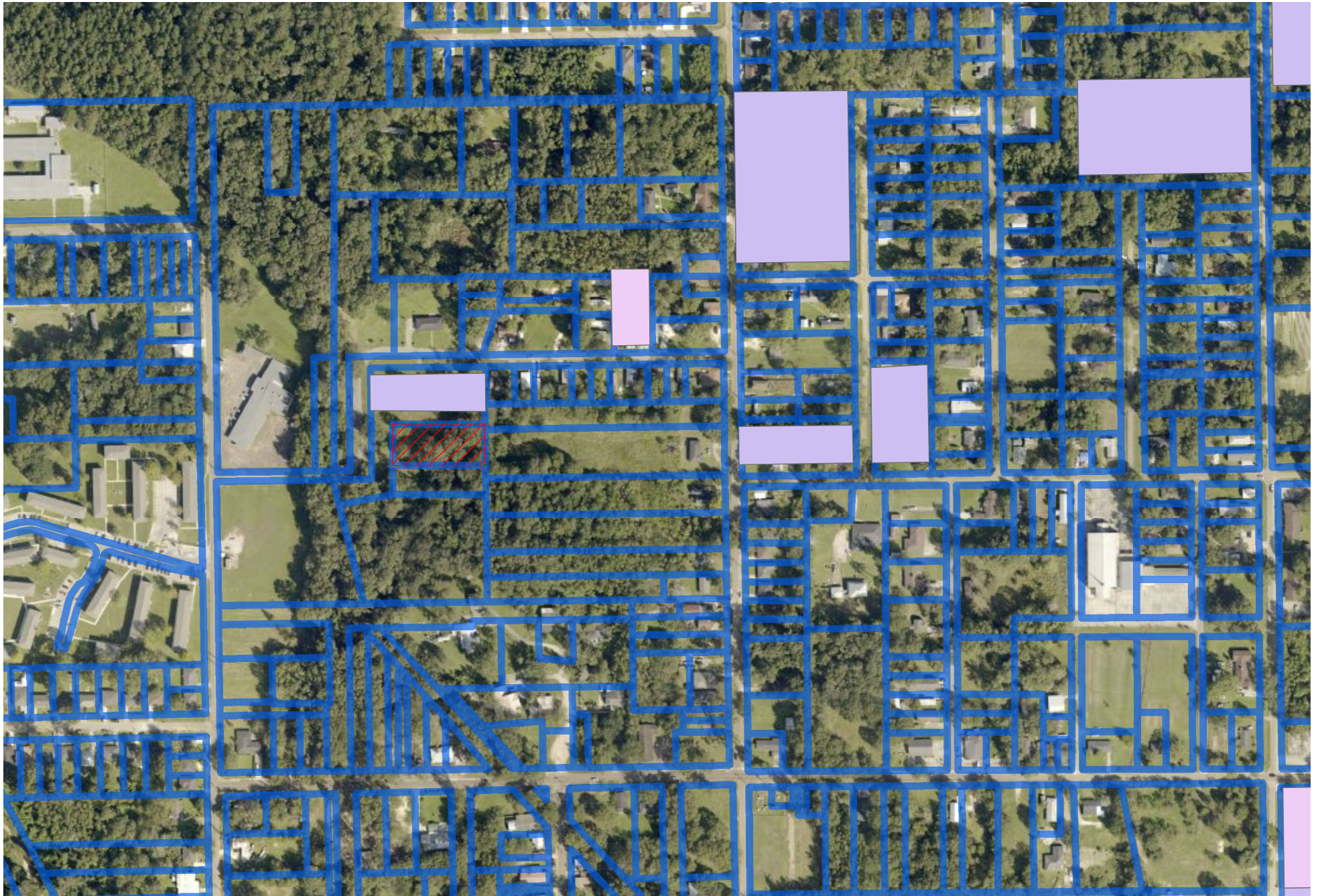
MAGAZINE LN

SUN LN

CAMPO ST

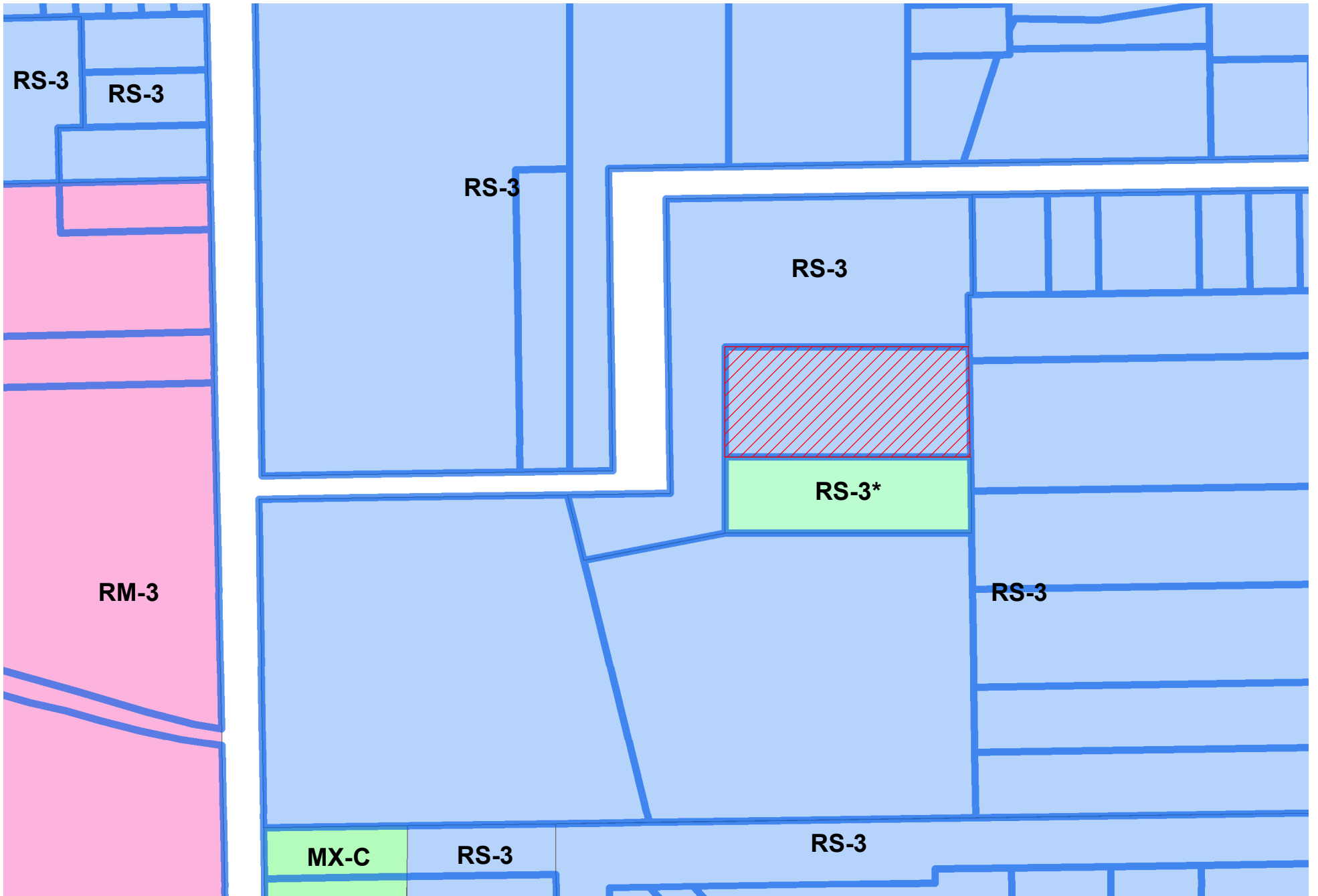
N NEWSOME LN





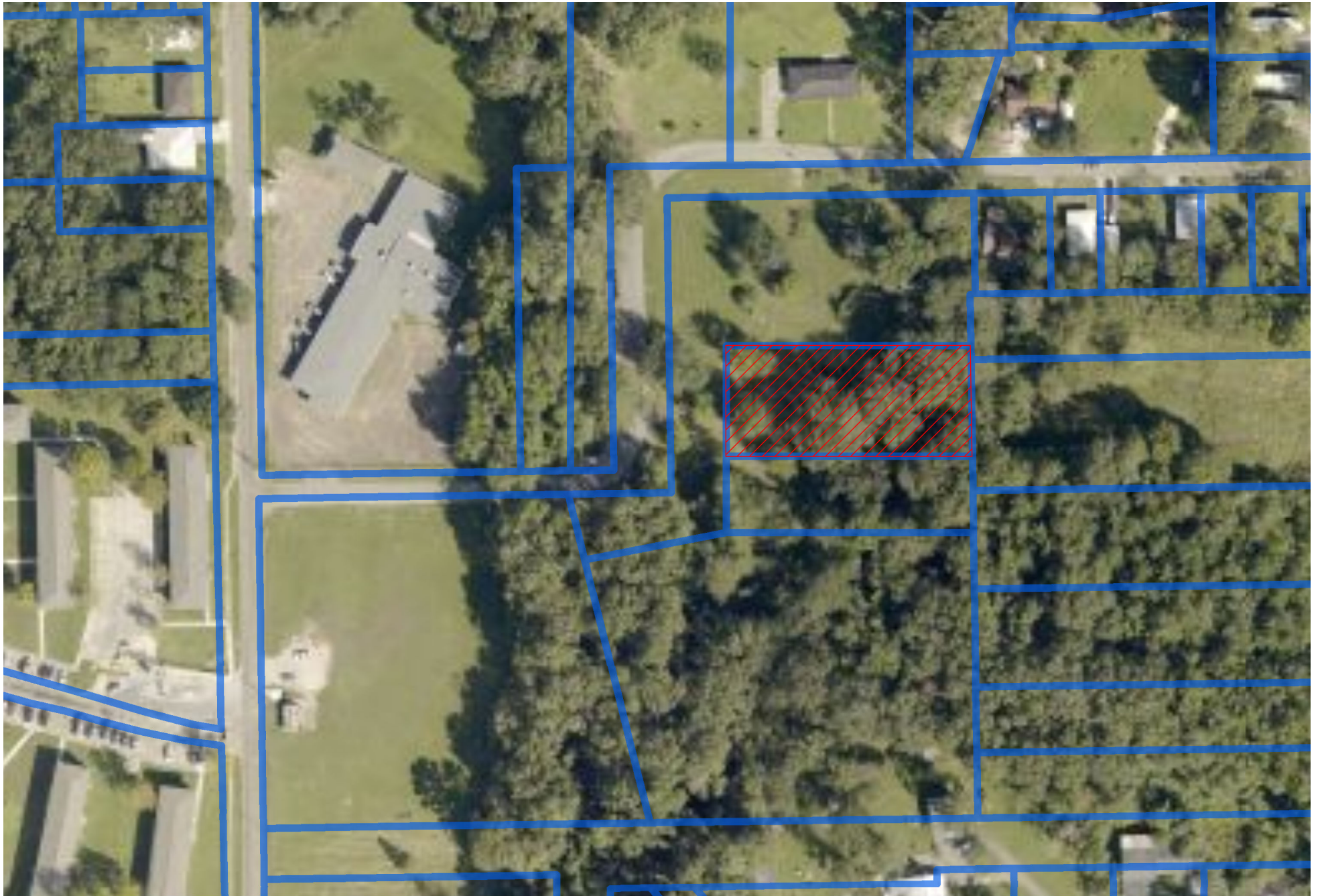
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Z-2020-02-00071
1104 Harvey St.

Legend
Case Parcel




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