



Staff Report

Expanded Conditional Use

Case #: Z-2020-03-00072

Attachments:

Staff Report, Photos, Survey, Application, Mobile Home Map, Proposed MH area map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, June 4, 2020

City Council Introduction: Tuesday, June 9, 2020

City Council Final: Tuesday, June 23, 2020

City Council Request (Ordinance):

Introduction to an Ordinance for an Expanded Conditional Use request by Ramona Holland (applicant) to allow placement of a manufactured home meeting all code requirements located on Lots 13 & 14 Square 8 Greenville Park Subdivision at 120 W. Newman St.; Zoned RS-3 (Z-2020-03-00072) Recommended with conditions by the Zoning Commission

1) The approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Ramona Holland, and

2) Must meet all placement requirements for a manufactured home.

Site Information:

Location (Address): 120 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:

2 lots of record located on the corner of W. Newman St. and Haskins Alley. West of this property is Hammond Greenville School.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Mobile Home/ RS-3
South	Mobile Home/RS-3
West	School/RS-3
East	Single family house/RS-3

Additional Information:

Property would be required to combine 2 lots into 1 in order to meet setback requirements

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: Mr. Holland (applicant)

Against: NONE

Commission Recommendation:

Motion: Recommend approval with conditions

For: William Travis, Kylan Douglas, Matt Sandifer, Jeffrey Smith

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on June 4, 2020 the Hammond Zoning Commission held a public hearing for an Expanded Conditional Use request by Ramona Holland (applicant) to allow placement of a manufactured home meeting all code requirements located on Lots 13 & 14 Square 8 Greenville Park Subdivision at 120 W. Newman St.; Zoned RS-3 (Z-2020-03-00072), and recommended 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 ownership of Ramona Holland, and
- 2) Must meet all placement requirements for a manufactured home.

NOW THERE FOR IT BE ORDAINED, the Hammond City Council hereby approves an Expanded Conditional Use request by Ramona Holland (applicant) to allow a placement of a manufactured home meeting all code requirements located on Lots 13 & 14 Square 8 Greenville Park Subdivision at 120 W. Newman St. 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 ownership of Ramona Holland, and
- 2) must meet all placement requirements for a manufactured home.

MAP
OF
GREENVILLE AND COLEMAN PARK
SUBDIVISIONS

SCALE 1"=60'



Section 26
Section 25

N 0° 09' W

JACKSON ROAD

985-00

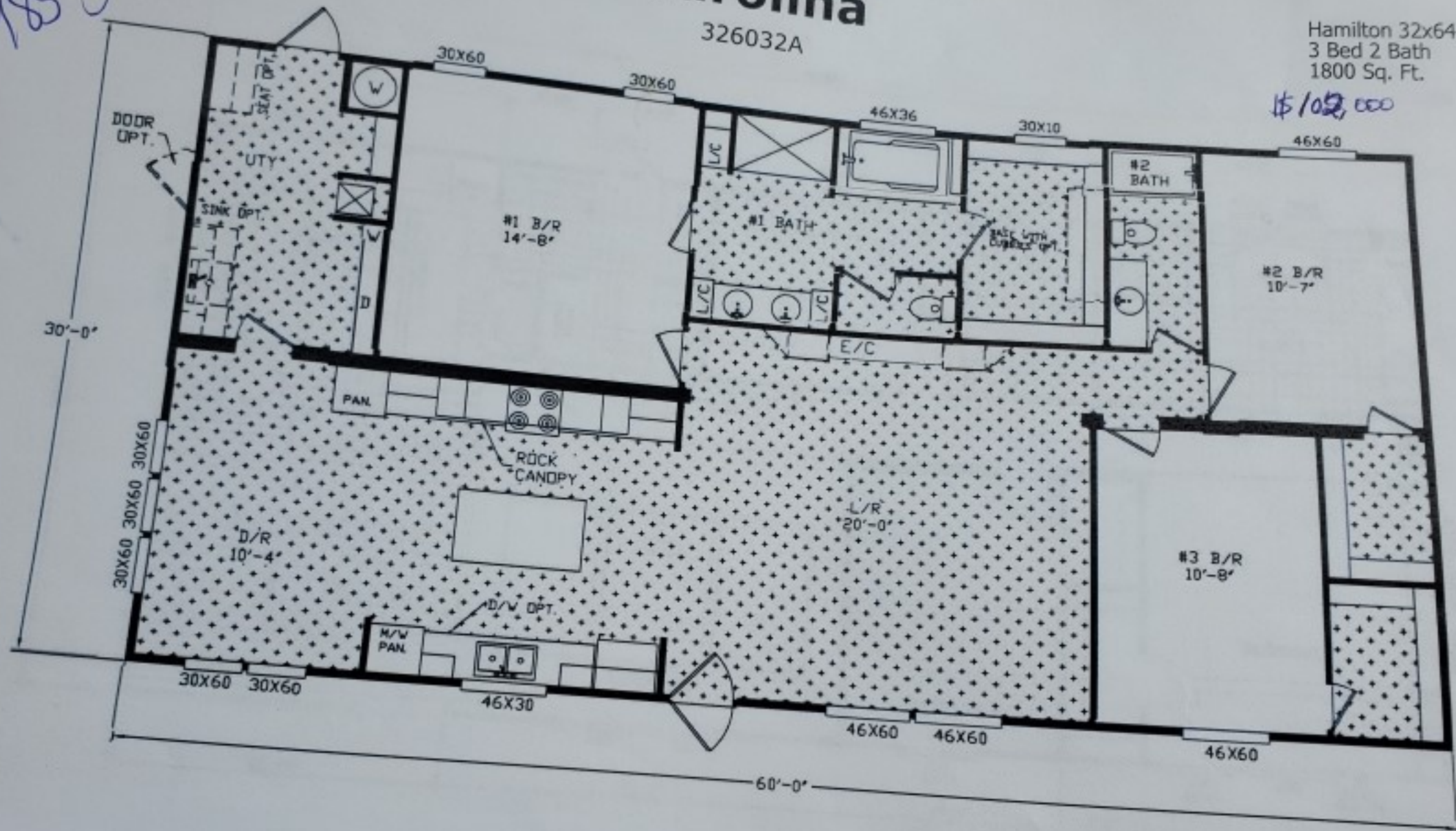
Carolina

326032A

Winston 32x70

Hamilton 32x64
3 Bed 2 Bath
1800 Sq. Ft.

\$102,000



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: 1/1/ PERMIT# 2-2020-03-00072

The next Zoning Commission Meeting will be held on 4/5/2020 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#
SITE ADDRESS: 26 W Newman St Hammond La 70403
STREET # & STREET NAME
Legal Description or Survey: L27513 + 14 Sub & Greenville Park Sub
Hammond La 80 X 94 FT 10366 PLOT 6362 PLOT 2405579 P135
PROPERTY OWNER NAME: LULA M. COSBY
First Name MI Last Name
Owner Address: 1225 APOLLO AVE SPRINGFIELD CH 45503
Street Name/Street Number City State Zip
Telephone: () or Cell #: (937) 206-1836

PLEASE READ AND SIGN BELOW
APPLICANT NAME: Ramona Marie Holland
First Name MI Last Name
COMPANY NAME: Owner Other
Applicant Mailing Address: 115 Washington Ave Hammond LA 70403
Street Name/Street Number City State Zip
Applicant Telephone: () or Cell #: 985.507-2422

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-11A 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-11A S-1 S-2 SC
REASON FOR REZONING: Manufactured Double Wide
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.

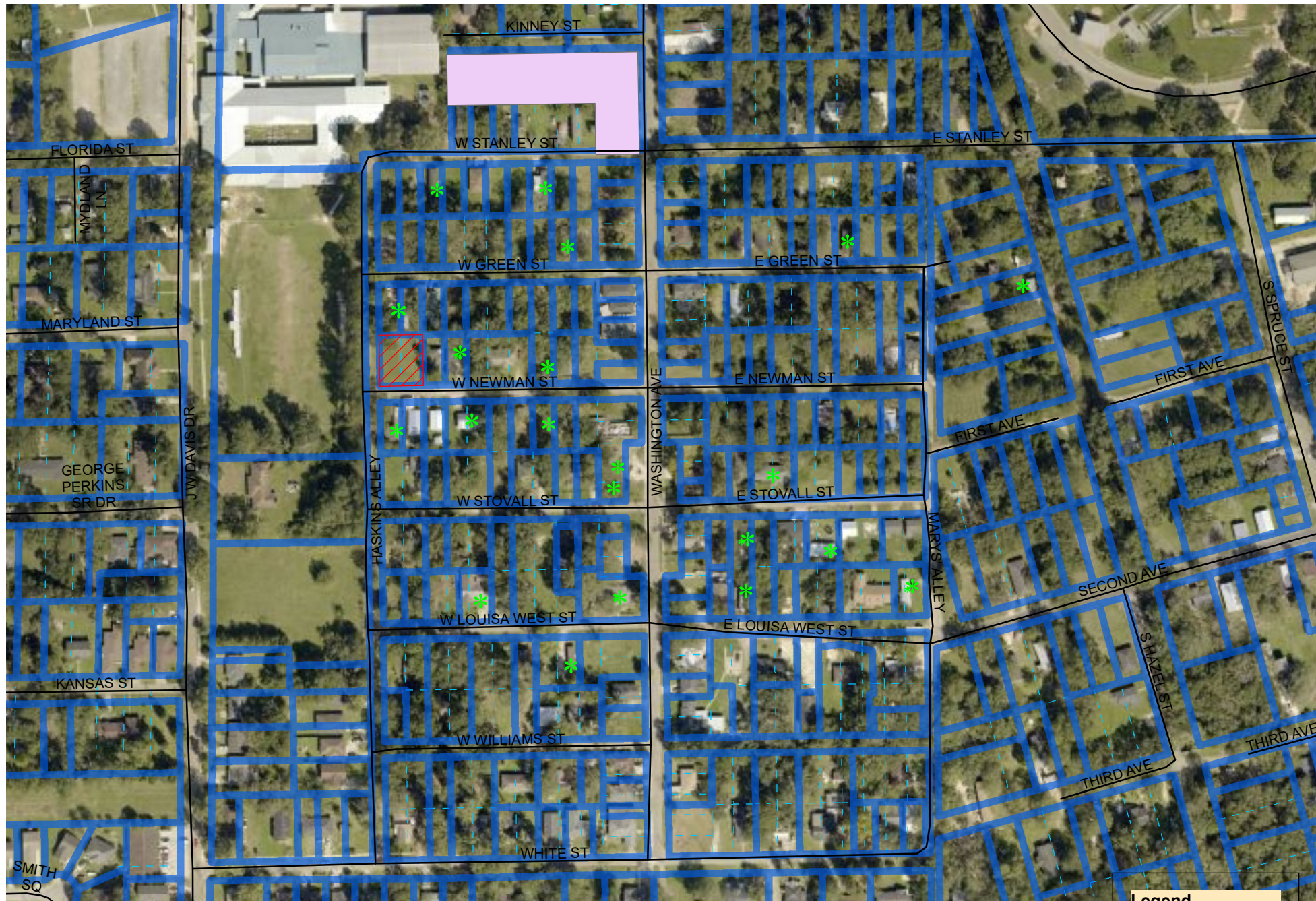
If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area 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 Ramona M. Holland
APPLICANT SIGNATURE DATE
X Lula M. Cosby
OWNER(S) SIGNATURE DATE
X
CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ CHECK# CASH ☐ DATE PAID 1/1/




2020 M double wide
28'x40' Regional
32'x44' marina

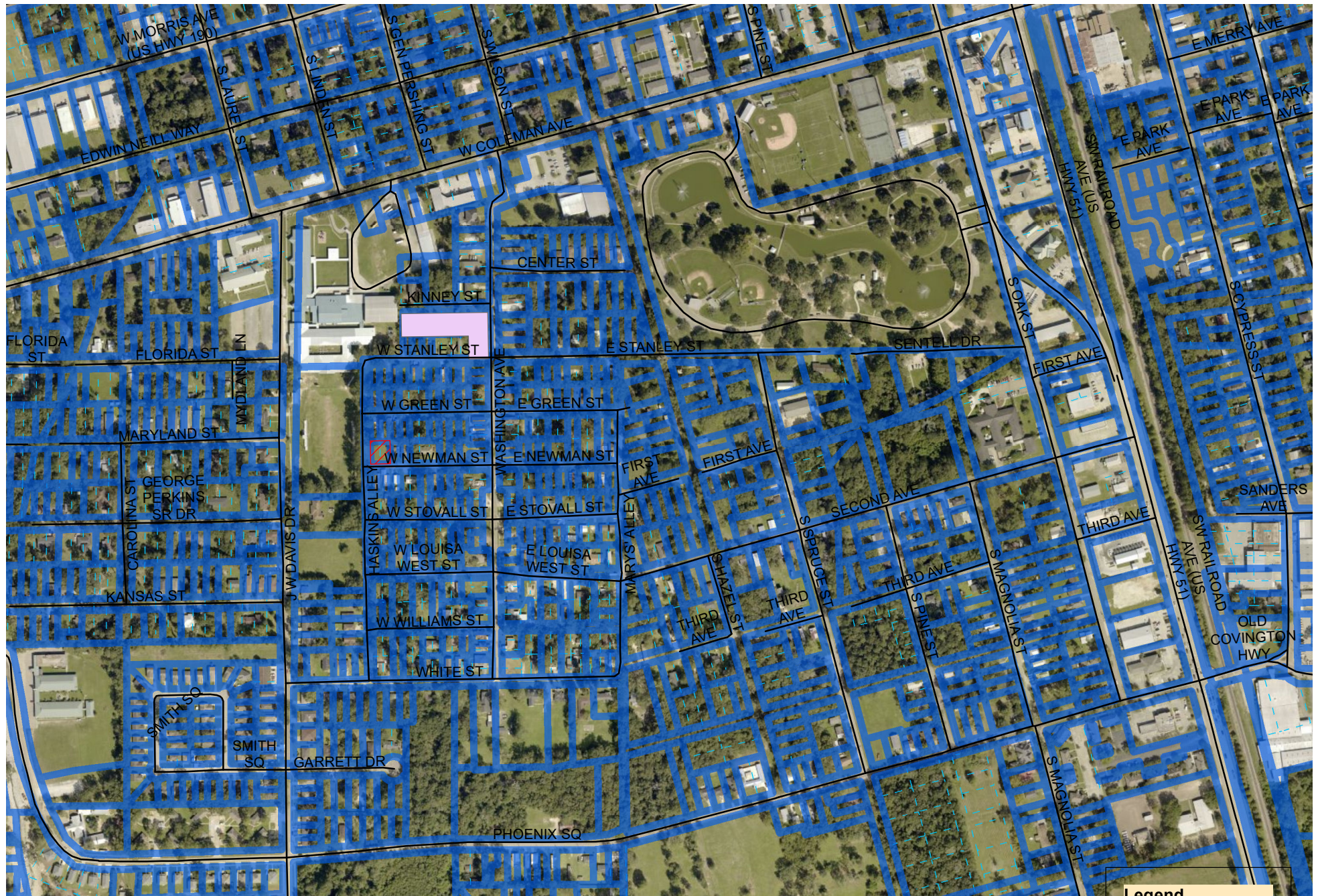


Expanded Conditional Use
 Z-2020-03-00072
 120 W. Newman St.

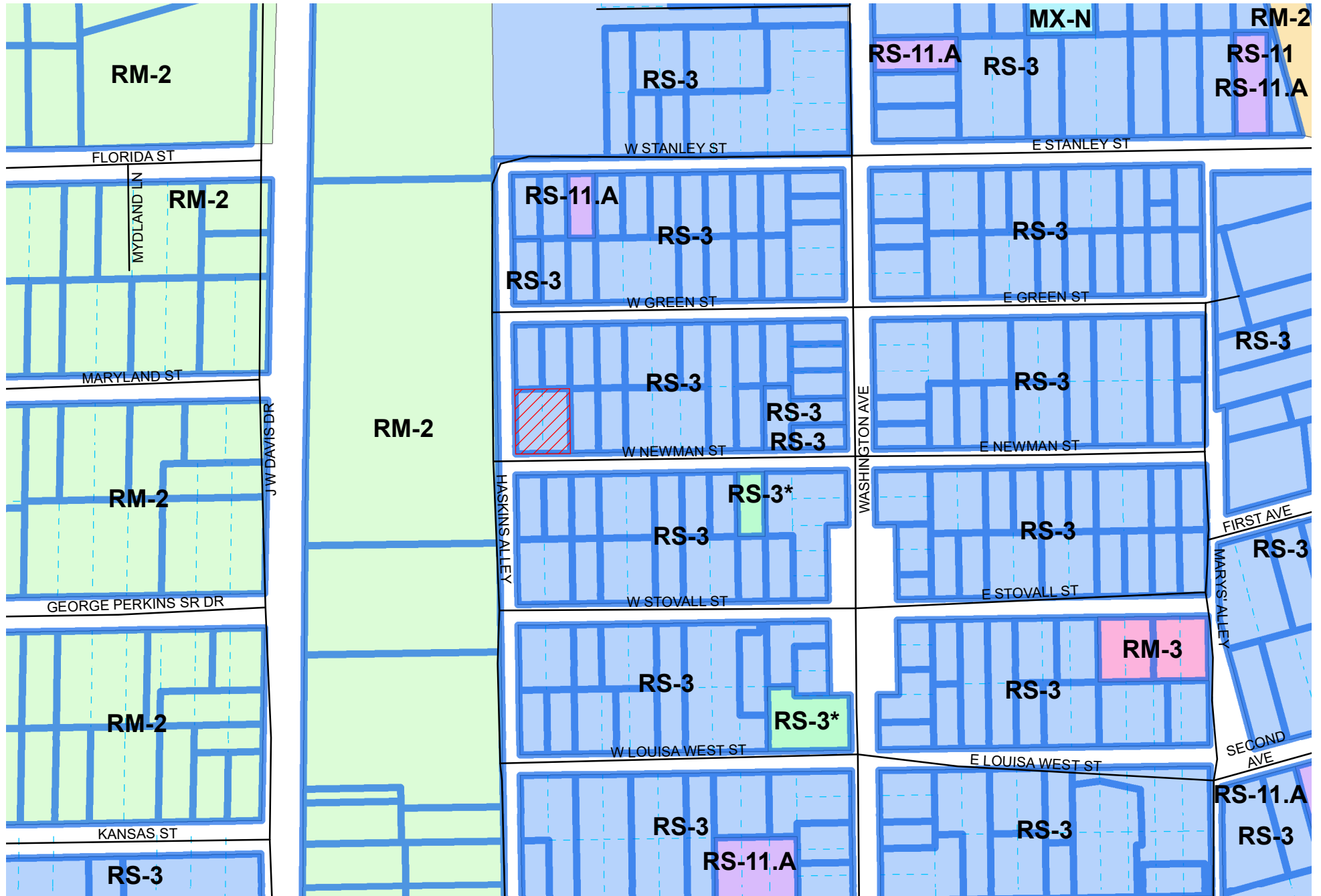
***Existing Mobile Homes**

Legend

-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas




Expanded Conditional Use
 Z-2020-03-00072
 120 W. Newman St.



Expanded Conditional Use
Z-2020-03-00072
120 W. Newman St.

Legend

 Case Parcel