



# Staff Report

## Expanded Conditional Use

Case #: Z-2020-05-00076

### Attachments:

Staff Report, Site Photos, Survey, Neighborhood Petition, Application, Zoning map, MH Proposed Area Map, Aerial Map, Existing MH Zoning Map

Zoning Commission Public Hearing: Thursday, July 2, 2020

City Council Introduction: Tuesday, July 14, 2020

City Council Final: Tuesday, July 28, 2020

### City Council Request (Ordinance):

Introduction of an ordinance for an Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West Street; Zoned RS-3 (Z-2020-05-00076) Recommend approval (4-1) with the following conditions by the Zoning Commission

1. this approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Vashaun L. Moore; and
2. Must meet all placement requirements for a manufactured home.

### Site Information:

**Location (Address):** 110 W Louisa West 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 fronting W. Louisa West St. Not located in proposed mobile home area. Several new and older mobile homes in the area.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Manufactured Home/ RS-3
South	Manufactured Home/ RS-3
West	
East	Manufactured Home/RS-3

### Additional Information:

Property will require administrative resubdivision survey combining the lots. This will allow for front facing entrance.

**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:** Vashan Moore

**Against:** Marvin & Carolyn Mitchell (115 W. Louisa West)

**Commission Recommendation:**

**Motion:** Recommend approval with Conditions

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

**Against:** Jeffrey Smith

**Abstain:** NONE

**Absent:** NONE

**Ordinance to Read:**

WHEREAS on July 2, 2020 the Hammond Zoning Commission held a public hearing and recommended approval with conditions (4-1) for an Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West Street; Zoned RS-3 (Z-2020-05-00076)

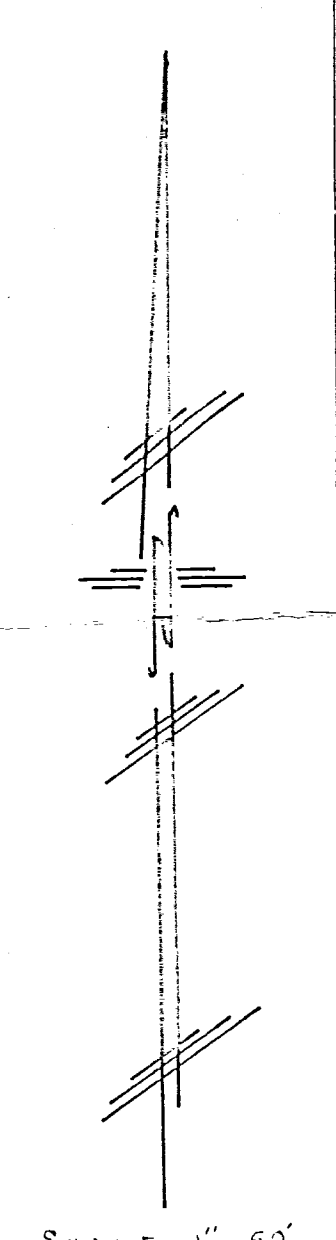
1. this approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Vashaun L. Moore; and
2. Must meet all placement requirements for a manufactured home.

NOW THEREFORE BE IT ORDAINED, the Hammond City Council approves with conditions an Expanded Conditional Use request by Vashaun L. Moore to allow placement of a manufactured home meeting all code requirements on Lots 8 & 9 Blk 10 Greenville Park Subdivision located at 108 & 110 W. Louisa West Street; Zoned RS-3 (Z-2020-05-00076)

1. this approval shall be with the understanding that such use is a personal right that expires upon a change in ownership of Vashaun L. Moore; and
2. Must meet all placement requirements for a manufactured home.



MAP OF GREENVILLE AND COLEMAN PARK SUBDIVISIONS



JACKSON ROAD

13287

13289

Section 26

Section 25

Section 24

Section 23

Section 22

Section 21

Section 20

June 19, 2020

Dear Neighbors:

My name is Vashaun Moore Sr., I am petitioning to you as a hopeful neighbor. I have recently purchased a 2019 mobile home, I am requesting to place my new home at the location 110 West Louisa Street Hammond, LA. If you do not object to this placement of my mobile home would you please sign, address and add your telephone number below. I would like to thank you in advance for your help and understanding.

Sincerely,

Vashaun Moore Sr.

Name	Address	Telephone #
<u>Bonnie Moore</u>	<u>107 W. Storage</u>	<u>985-687-9100</u>

<u>Joyce Washington</u>	<u>111 W. Louisa<sup>West</sup></u>	<u>985-429-8478</u>
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<u>Melvin J. Miller</u>	<u>103 West Louisa<sup>West</sup></u>	<u>985-687-5914</u>
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<u>Olma M. Benson</u>	<u>104 W. Louise</u>	<u>985-429-8662</u>
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<u>Alan Carter</u>	<u>116 W. Louisa W.</u>	<u>985-662-8280</u>
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<u>Mary Ann Dumas</u>	<u>119 W. Louisa W.</u>	<u>985-320-5960</u>
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_____	_____	_____
_____	_____	_____

**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:   /  /  

PERMIT# 2-2020-05-00076

The next Zoning Commission Meeting will be held on \_\_\_\_\_, 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# OHMD000001402

SITE ADDRESS: 110 & 108 W. Louisa West  
STREET # & STREET NAME

Legal Description or Survey lots 8 & 9 Blk 10 Greenville Park

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PROPERTY OWNER NAME: Vashaun L Moore  
First Name MI Last Name

Owner Address: 107 W Stovall St Hammond La 70403  
Street Name/Street Number City State Zip

Telephone: ( ) or Cell #: (985) 222-0726

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Vashaun L Moore  
First Name MI Last Name

COMPANY NAME: \_\_\_\_\_  Owner  Other

Applicant Mailing Address: 107 W Stovall St Hammond La 70403  
Street Name/Street Number City State Zip

Applicant Telephone: ( ) or Cell #: (985) 222-0726

**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 Vashaun Moore 5-28-20  
APPLICANT SIGNATURE DATE

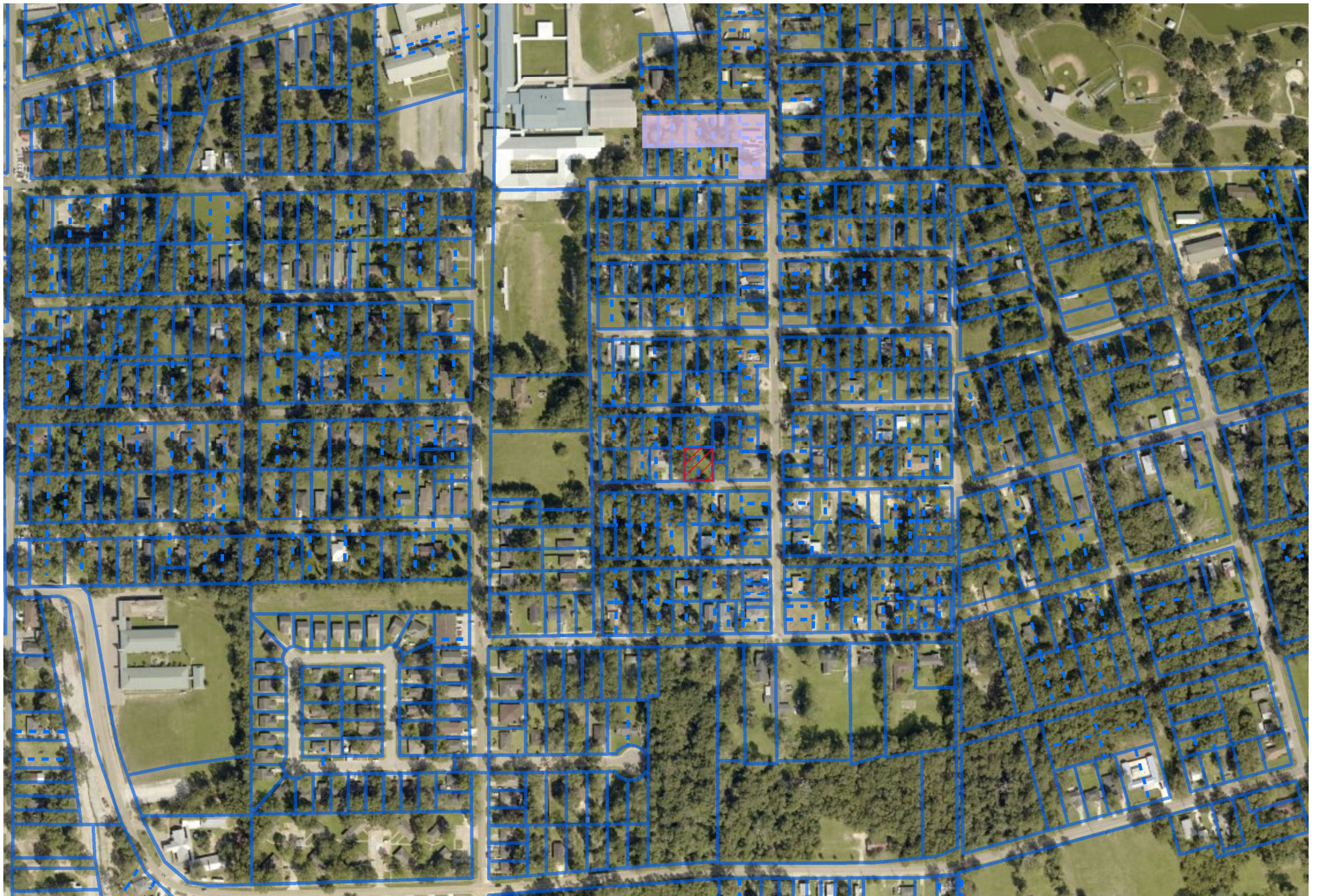
X Vashaun Moore 5-28-20  
OWNER(S) SIGNATURE DATE

X \_\_\_\_\_ \_\_\_\_\_  
CITY PLANNER DATE

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




AMOUNT PAID \$ 123.00 CHECK# \_\_\_\_\_ CASH  DATE PAID 5/28/2020

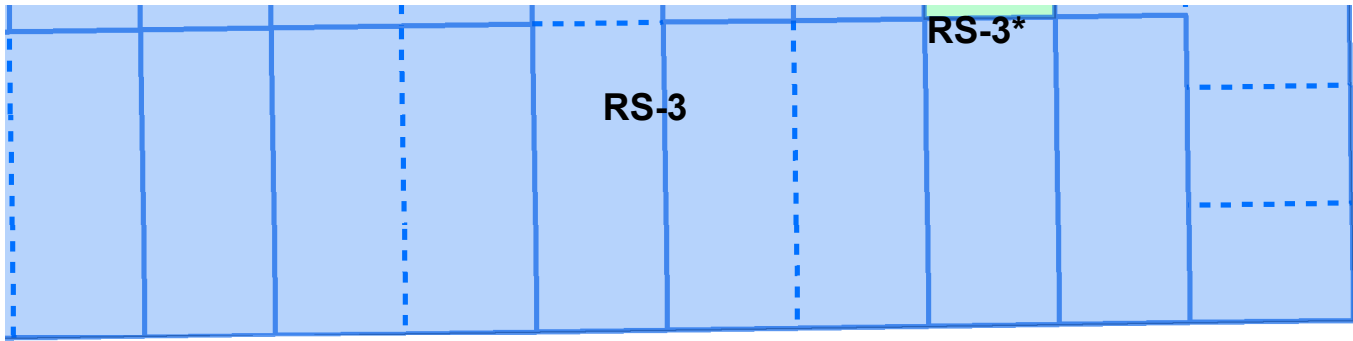
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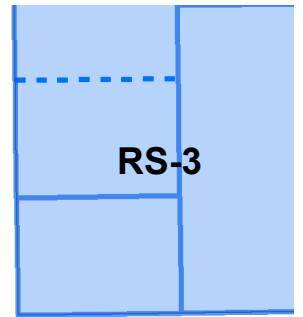
Expanded Conditional Use  
Z-2020-05-00076  
108 & 110 W. Louisa West St.

**Legend**

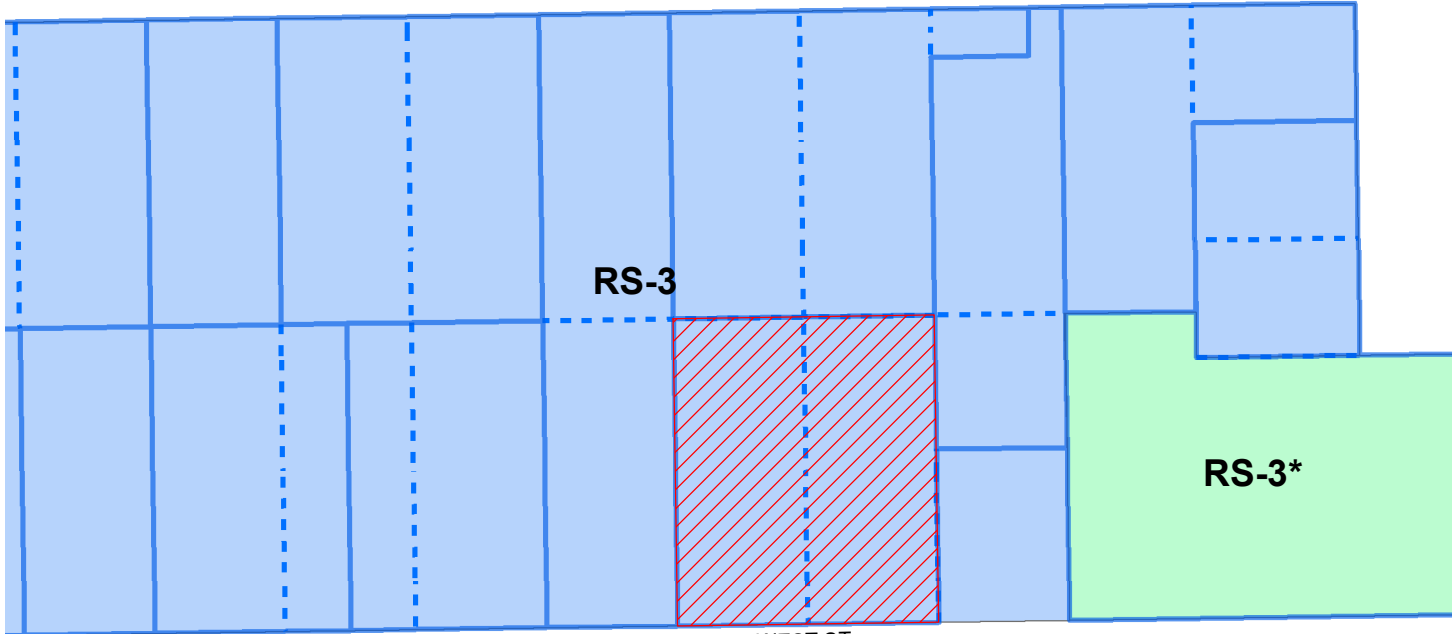
-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas



W STOVALL ST



E STOVALL ST

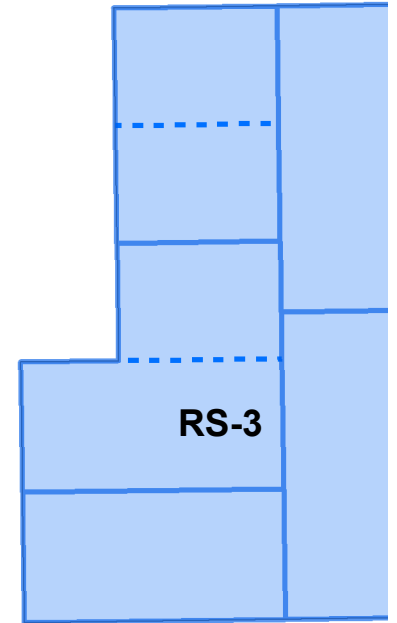


RS-3

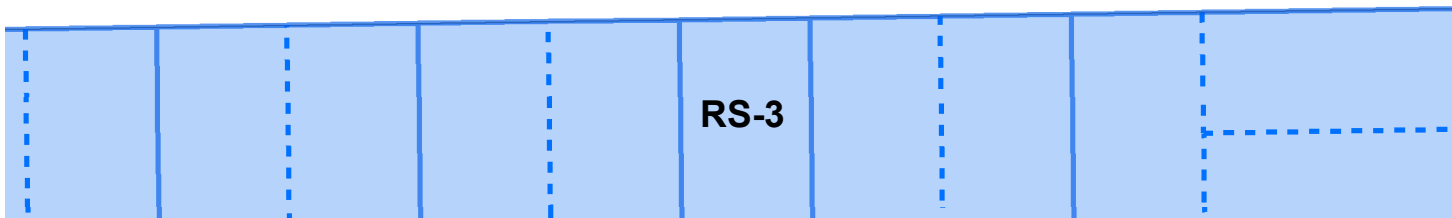
RS-3\*

W LOUISA WEST ST

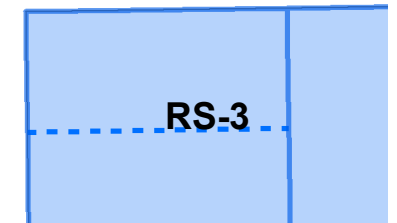
WASHINGTON AVE



RS-3




RS-3



RS-3



Expanded Conditional Use  
Z-2020-05-00076  
108 & 110 W. Louisa West St.


**Legend**  
 Case Parcel





Expanded Conditional Use  
Z-2020-05-00076  
108 & 110 W. Louisa West St.

**Legend**

 Case Parcel