



# Staff Report

## Expanded Conditional Use

Case #: Z-2020-06-00077

### Attachments:

Staff Report, Photos, Survey, Application, Proposed Mobile Home Map, Zoning Map, Aerial 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 Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3 (Z-2020-06-00077) Recommend approval (5-0) 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 change in ownership of Dianne W. Hooks; and
2. must meet all placement requirements for a manufactured home.

### Site Information:

**Location (Address):** 2401 Center Ave

**Council District:** City Council District 4

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

### Site Description:

Property located in proposed mobile home area. Adjacent to church. Several oak trees located on property.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-3
South	RR Tracks
West	Vacant land/RS-3
East	Church/RS-3

### Additional Information:

Currently there are several abandoned vehicles that have been sited to be removed.

**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:** Dianne Hooks

**Against:** NONE

**Commission Recommendation:**

**Motion:** Recommend approval with conditions

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

**Against:** NONE

**Abstain:** NONE

**Absent:** NONE

**Ordinance to Read:**

WHEREAS the Hammond Zoning Commission held a public hearing on July 2, 2020 for an Expanded Conditional Use request by Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3 (Z-2020-06-00077) and recommend approval (5-0) 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 change in ownership of Dianne W. Hooks; and
2. must meet all placement requirements for a manufactured home.

NOW, THEREFORE BE IT ORDAINED, by the City Council of Hammond, LA hereby approves an Expanded Conditional Use request by Dianne W. Hooks to allow placement of a manufactured home meeting all code requirements on Lot 20 Rosehill Park Subdivision located at 2401 Center Ave.; Zoned RS-3 with the following conditions

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





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#

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

Flood Zone AE

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# 264681036.0
SITE ADDRESS: 2401 Center Ave
Legal Description or Survey: Lot 20 Rose Hill Sub
PROPERTY OWNER NAME: Dianne W Hooks
Owner Address: 2401 Center Ave Hammond La 70481
Telephone: (985) 634-3448

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Dianne W Hooks
COMPANY NAME:
Applicant Mailing Address: 412 N Cross Creek Amite La 70422
Applicant Telephone: (985) 634-3448

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: mobile home placement
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 Dianne Hooks APPLICANT SIGNATURE 6/8/20 DATE
X Dianne Hooks OWNER(S) SIGNATURE 6/8/20 DATE
X CITY PLANNER DATE




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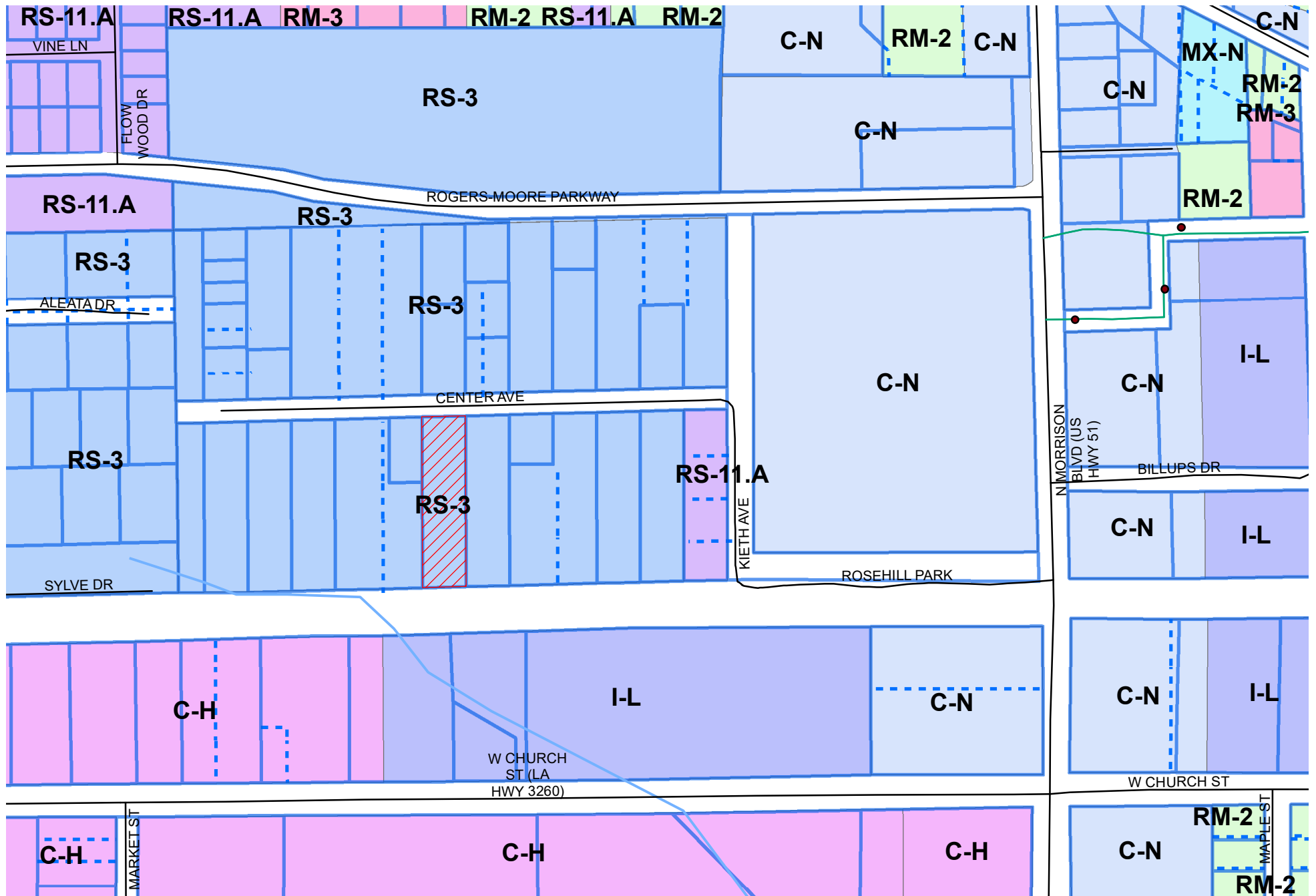
AMOUNT PAID \$ 120.00 CHECK# CASH [ ] DATE PAID 6/8/2020



Expanded Conditional Use  
 Z-2020-06-00077  
 2401 Center Ave




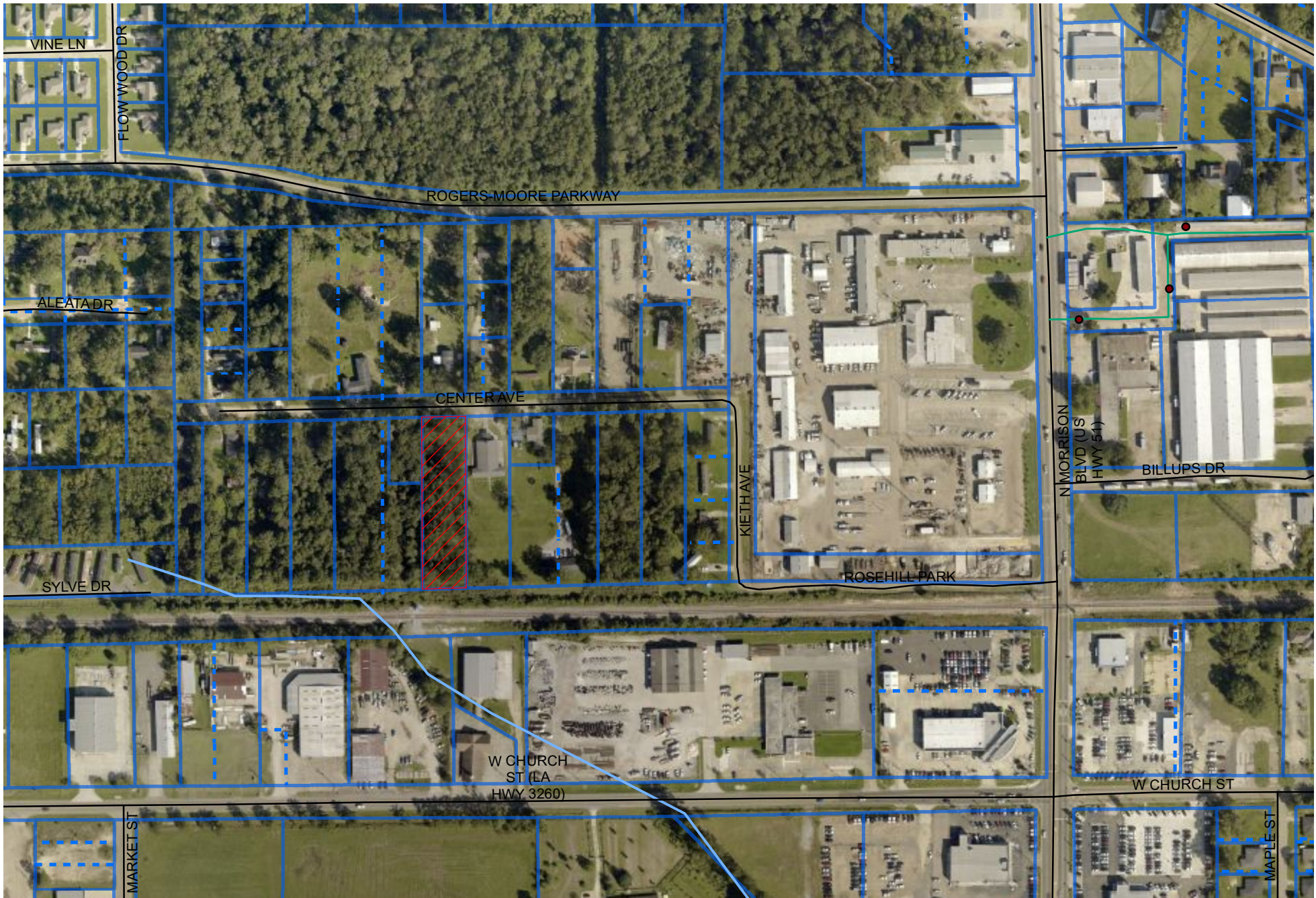
Legend	
	Case Parcel
	Existing MH Parks
	Proposed MH Areas



Expanded Conditional Use  
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 2401 Center Ave

**Legend**


 Case Parcel



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2401 Center Ave



**Legend**

-  Case Parcel