



# Staff Report

## Expanded Conditional Use

Case #: Z-2020-08-00080

### Attachments:

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

Zoning Commission Public Hearing: Monday, November 16, 2020  
City Council Introduction: Monday, November 23, 2020  
City Council Final: Tuesday, December 8, 2020

### City Council Request (Ordinance):

Introduction for an Ordinance to approve Expanded Conditional Use request by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a Manufactured Home meeting all code requirements located at 504 E. Michigan St.; Zoned RM-2 (Z-2020-08-00080) Recommend approval by the Zoning Commission with conditions (4-1 vote)

### Site Information:

**Location (Address):** 504 E Michigan Ave

**Council District:** City Council District 1

**Existing Zoning:** RM-2  
**Existing Land Use:** Vacant

**Future Land Use:** Low Density Residential

**Site Description:** Property located on E. Michigan near MLK Park

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Church/MX-c
South	Single Family/RM-2
West	Single Family/RM-2
East	MH/RM-2

### Additional Information:

Variance will be needed for front facing door

### Public Hearing:

**For:** Bessie Hunter & Shaunta Mack  
**Against:** NONE

### Commission Recommendation:

**Motion:** Recommend approval  
**For:** Kylan Douglas, Jimmy Meyer, William Travis, Matt Sandifer  
**Against:** Jeff Smith  
**Abstain:** NONE  
**Absent:** NONE

### Ordinance to Read:

WHEREAS, on November 16, 2020 the Zoning Commission held a public hearing to approve an Expanded Conditional Use request by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a manufactured home meeting all code requirements located at 504 E. Michigan St; Zoned RM-2 (Z-2020-08-00080) recommended approval by the Zoning Commission (4/1).

NOW THEREFORE BE IT ORDAINED, the Hammond City Council approves an Expanded Conditional Use request by Bessie Hunter (owner) & Shaunta Mack (applicant) to allow placement of a manufactured home meeting all code requirements located at 504 E. Michigan St; Zoned RM-2 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/applicant other than Bessie Hunter (Owner) or Shaunta Mack (applicant); and
- 3) 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: 8/10/2020 PERMIT# Z-2020-08-00080

The next Zoning Commission Meeting will be held on 10/1/2020, 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: 504 E. Michigan St.  
STREET # & STREET NAME  
Legal Description or Survey  
PROPERTY OWNER NAME: Bessie M. Hunter  
First Name MI Last Name  
Owner Address: 411 E. Colorado Hammond La. 70404  
Street Name/Street Number City State Zip  
Telephone: (985) 542-2725 or Cell #: (985) 402-8712

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Shaunta D. Mack  
First Name MI Last Name  
COMPANY NAME: ☐ Owner ☐ Other  
Applicant Mailing Address: P.O. Box 2202 Hammond La. 70404  
Street Name/Street Number City State Zip  
Applicant Telephone: (985) 402-8712 or Cell #: Same

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: ECU MH  
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 ECU 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 Shaunta Mack  
APPLICANT SIGNATURE

8/10/20  
DATE

X Bessie Mae Hunter  
OWNER(S) SIGNATURE

8/10/20  
DATE

X  
CITY PLANNER

DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 125.00 CHECK# CASH ☐ DATE PAID 8/10/2020  
\*\*\*\*\*




L.L.

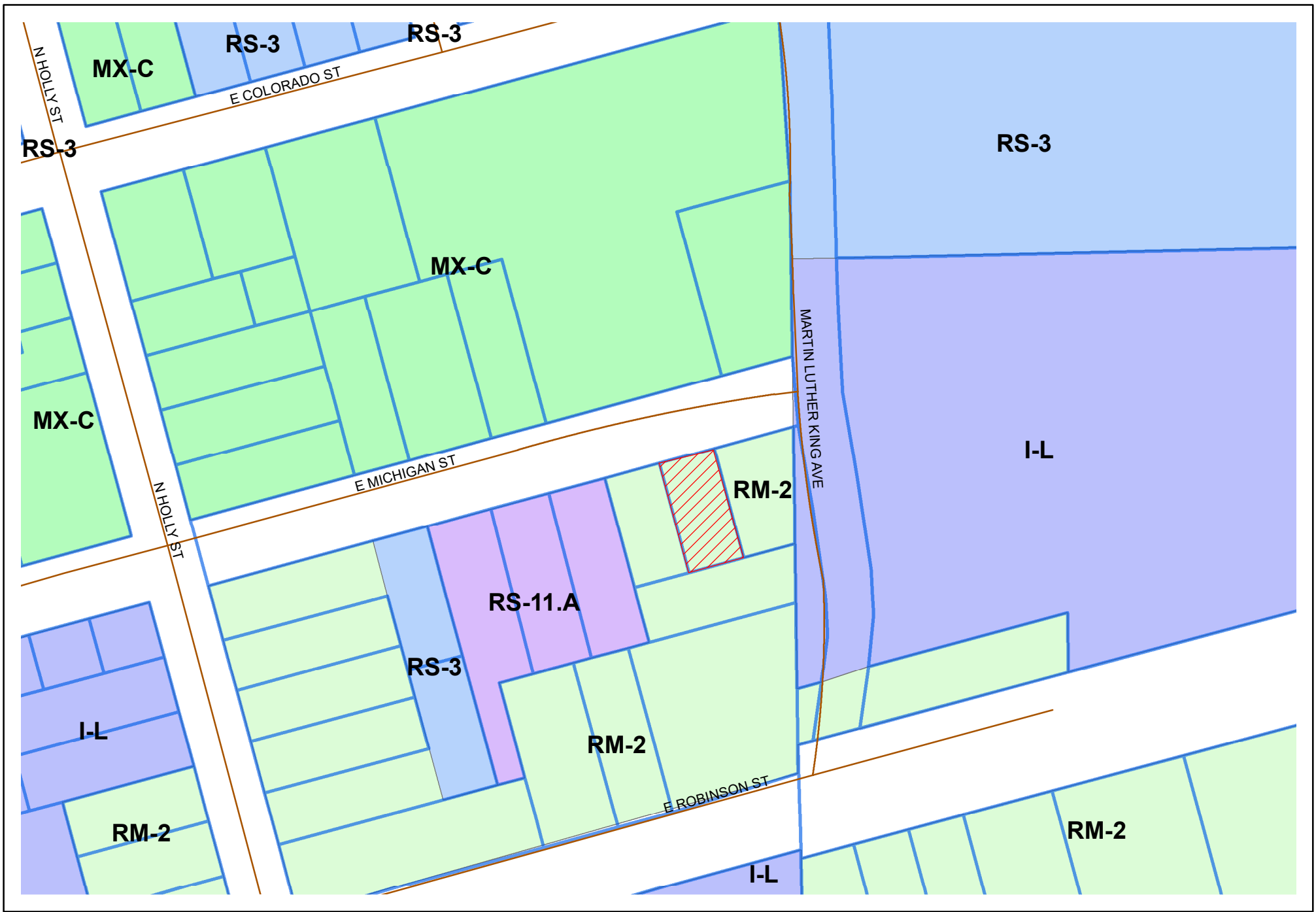


Expanded Conditional Use  
810-C Natchez St  
Z-2020-09-00082




**Legend**

-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas



Expanded Conditional Use  
504 E. Michigan Ave  
Z-2020-08-00080

**Legend**


 Case Parcel





Expanded Conditional Use  
504 E. Michigan Ave  
Z-2020-08-00080

**Legend**

 Case Parcel