



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 **Future Land Use:** Low Density Residential
Existing Land Use: Vacant

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.

*Reschedule signs to street 11/16/2020
 11/16/2020
 4/1 rate*

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: EAU 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 EAU 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 _____ 8/10/20
APPLICANT SIGNATURE DATE
 X Bessie Mae Hunter _____ 8/10/20
OWNER(S) SIGNATURE DATE
 X _____ _____
CITY PLANNER DATE

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




 L.L.

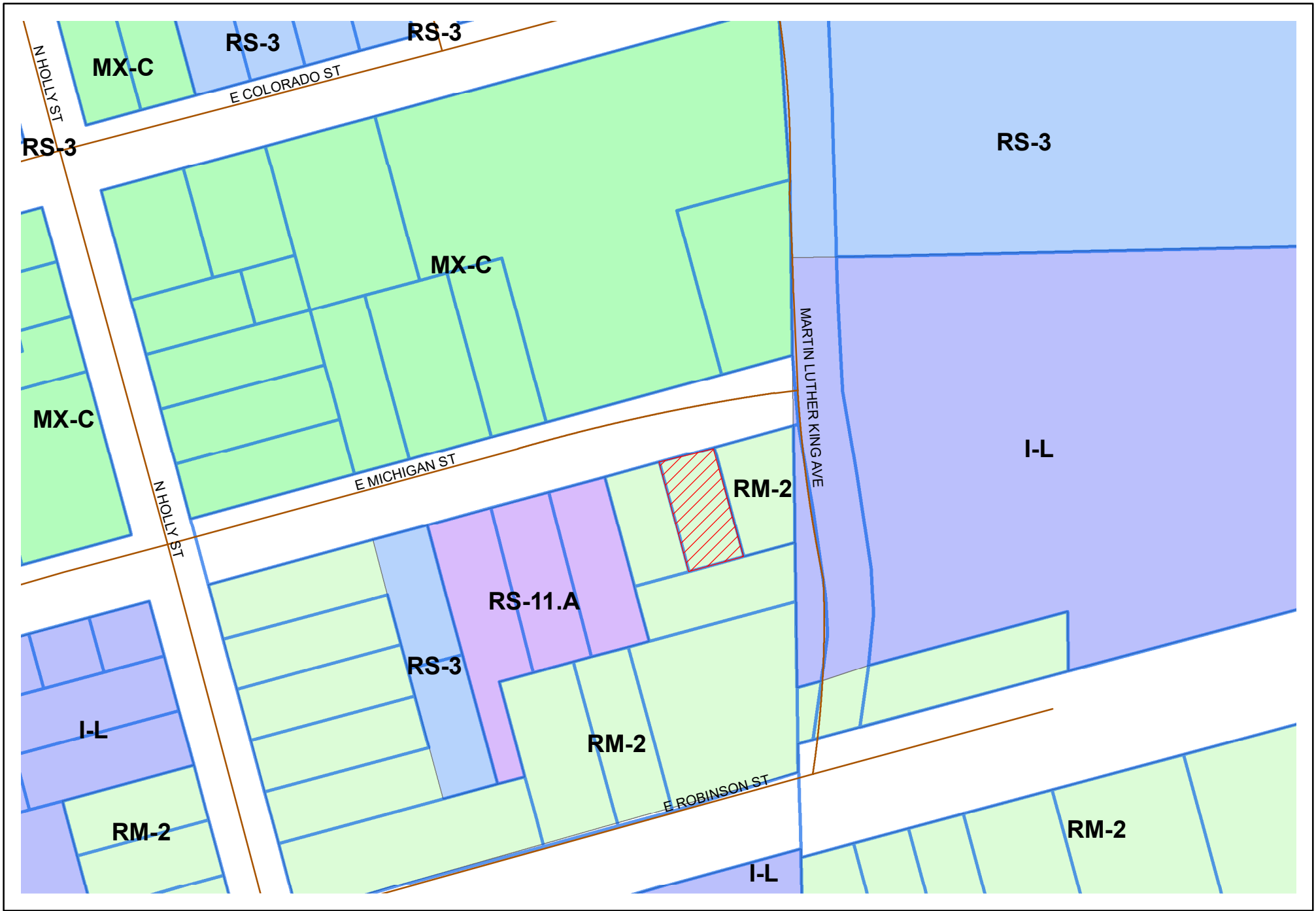


Expanded Conditional Use
 810-C Natchez St
 Z-2020-09-00082




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