



Staff Report

Expanded Conditional Use

Case #: Z-2020-09-00082

Attachments:

Staff Report, Site Photos, Resubdivision Proposal, Application, Zoning Map, Proposed MH 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 Rosiland Pines (Owner) & Constance Pines (applicant) to allow placement of a Manufactured Home meeting all code requirements on proposed Lot C of the Pines resubdivision survey located at 810-C Natchez St; Zoned RS-3 (Z-2020-09-00082) Recommended approval with following conditions by the Zoning Commission

- 1) Resubdivision survey must be completed as proposed before issuing any permits; and
- 2) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership by Rosiland Pines or Constance Pines
- 3) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD Standards.

Site Information:

Location (Address): 810 Natchez St **Council District:** City Council District 4
Existing Zoning: RS-3 **Future Land Use:** Low Density Residential
Existing Land Use: Residential

Site Description: Property located on the south bank of drainage lateral (L-2F). This property fronts Natchez St. 155' and extends West by 420'. There are 3 existing mobile homes on this property. Proposal is to create 4 lots of record: 1 for each existing mobile home and Lot 4 would be for proposed mobile home.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Canal/RS-3
South	Mobile Home/RS-3
West	Single Family/RS-3
East	Wooded/RS-3

Additional Information:

Also proposed resubdivision to create 4 lots of record. This will allow 3 existing Mobile Homes on separate lots of record and a 4th lot created for a proposed mobile home. UDC 2.3.4 (A) (3) Any parcel of land, wherever located, upon which a servitude of passage is created for ingress or egress which does not create a through passage and is used exclusively as a driveway need not meet any street planning dimensions, except said servitude must be adequate in dimensions to provide for ingress and egress by service and emergency vehicles.

Public Hearing:

For: NONE
Against: NONE

Commission Recommendation:

Motion: Recommend approval with the conditions
For: Kylan Douglas, William Travis, Jimmy Meyer, Matt Sandifer, Jeffrey Smith
Against: NONE
Abstain: NONE
Absent: NONE

Ordinance to Read:

WHEREAS, on November 16, 2020 the Zoning Commission held a public hearing for Expanded Conditional Use request by Rosiland Pines (Owner) & Constance Pines (applicant) to allow placement of a Manufactured Home meeting all code requirements on proposed Lot C of the Pines resubdivision survey located at 810-C Natchez St; Zoned RS-3 (Z-2020-09-00082) Recommend approval with the following conditions:

- 1) Provide a survey creating Lot C for placement of new manufactured home as presented; and
- 2) This approval shall be with the understanding that such use is a personal right that expires upon change in ownership/applicant other than Rosiland Pines (Owner) or Constance Pines (applicant); and
- 3) Must meet all placement requirements for a manufactured home.



420.26'

SET 1" I.P.
85' OFFSET

Access Servitude

LINE AS PER
C.O.B. 1522 PG. 79
S 63°39'00" E

SET 1" I.P.
30' OFFSET

Access servitude

SET 1" I.P.

RES

Lot 2

SOUTH

Lot 4

11.4'

178.96'

Lot 1

51.20'
155.04'

MOBILE HOME

Lot 3

420.00'

30.00'

16.86'

GRAVEL DRIVE

8.8'

P.O.B.
SET 1" I.P.

NORTH
979.00'

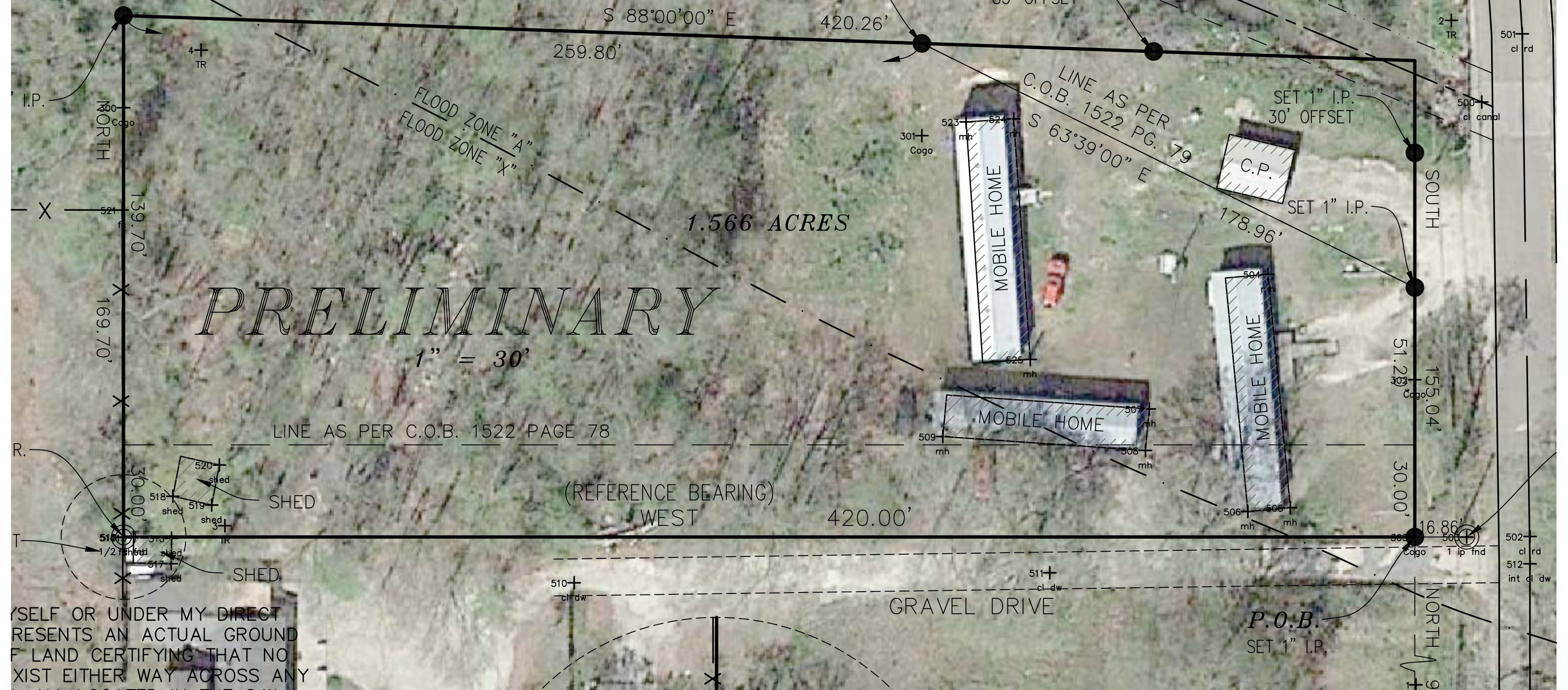
PRELIMINARY
FOR REVIEW ONLY

EAST 1300.00'

THE S.E. CORNER OF
SECTION 26, T6S-R7E

0.17'

LOUISIANA.
BOUNDARY
J. BODIN, JR.
D 12-3-2019.



PRELIMINARY

1" = 30'

1.566 ACRES

FLOOD ZONE "A"
FLOOD ZONE "X"

MOBILE HOME

C.P.

MOBILE HOME

MOBILE HOME

SHED

SHED

GRAVEL DRIVE

P.O.B.

MYSELF OR UNDER MY DIRECT
PRESENTS AN ACTUAL GROUND
OF LAND CERTIFYING THAT NO
EXIST EITHER WAY ACROSS ANY

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: 9/10/2020

PERMIT# 7-2020-09-00082

The next Zoning Commission Meeting will be held on Oct 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: [X] EXPANDED --OR-- [] RESTRICTED [] INITIAL ZONING/ANNEXATION

REZONING FEE: [X] 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# 04MD000001052
SITE ADDRESS: 810 Natchez Street C
Legal Description or Survey
PROPERTY OWNER NAME: Rosilany M. Pines
Owner Address: P.O. Box 864, Hammond, LA 70404-0864
Telephone: 985-520-7232

Signs too small Rescheduled 11/16/2020 11/16/2020 Reconn Approval

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Constance M. Pines
COMPANY NAME:
Applicant Mailing Address: P.O. Box 864, Hammond, LA 70404-0864
Applicant Telephone: 985-542-1008

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: RS-3
REQUESTED ZONING: MH ECU
REASON FOR REZONING: MH ECU
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).

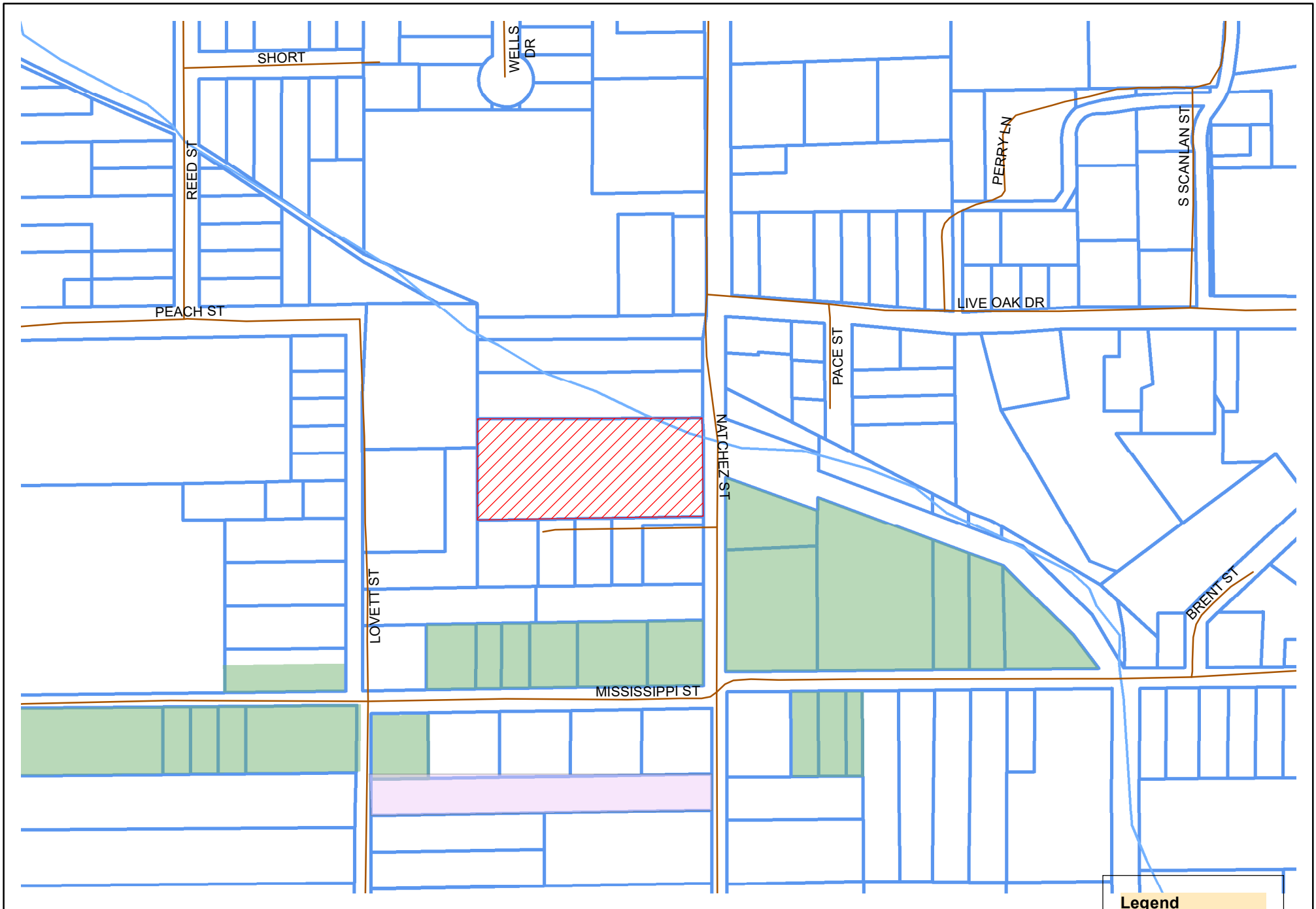
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X [Signature] APPLICANT SIGNATURE 09/10/2020 DATE

X [Signature] OWNER(S) SIGNATURE DATE

X [Signature] CITY PLANNER 9/10/2020 DATE




AMOUNT PAID \$ 120 CHECK# CASH to DATE PAID 9/10/2020

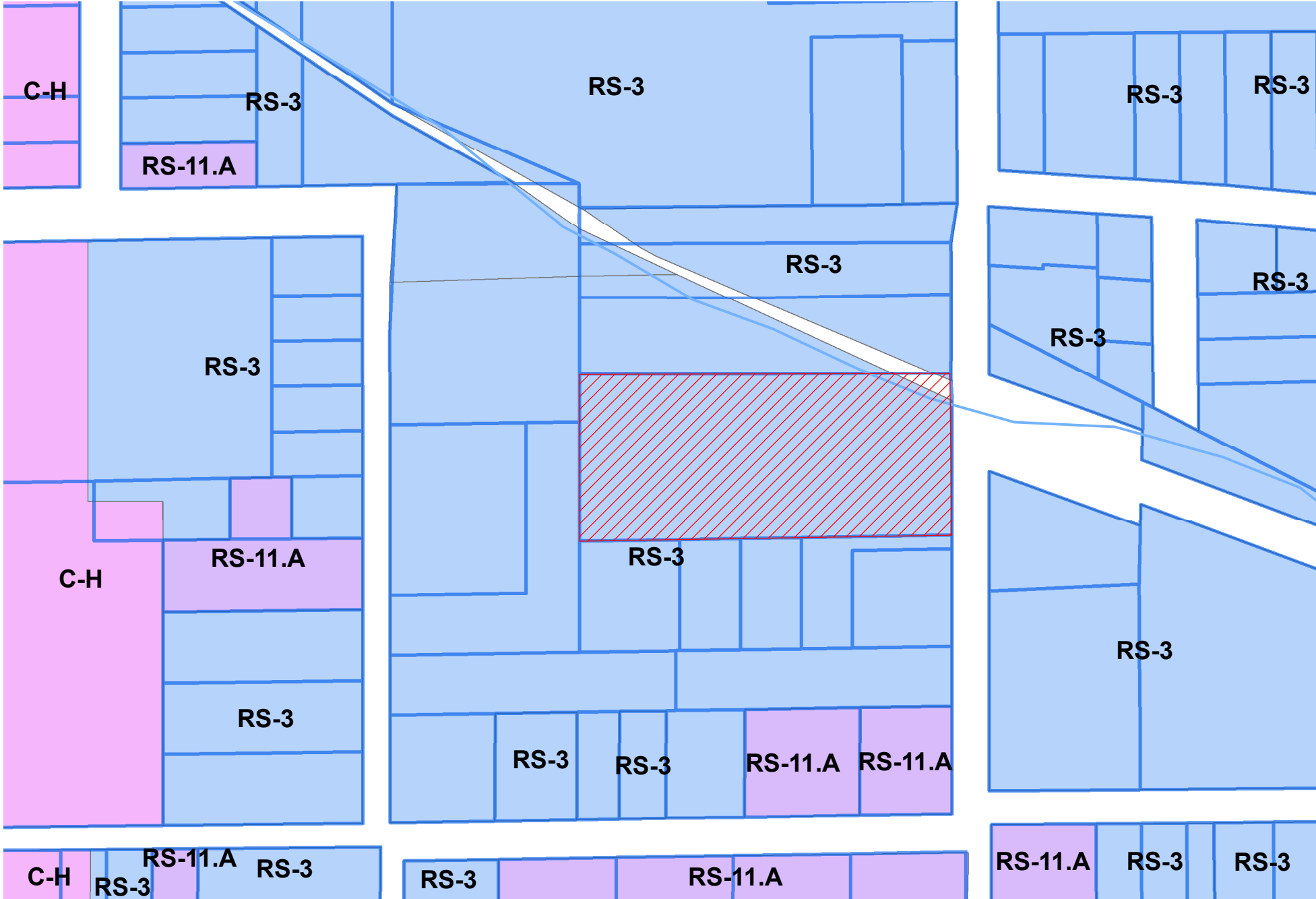


Expanded Conditional Use
 810-C Natchez St
 Z-2020-09-00082




Legend

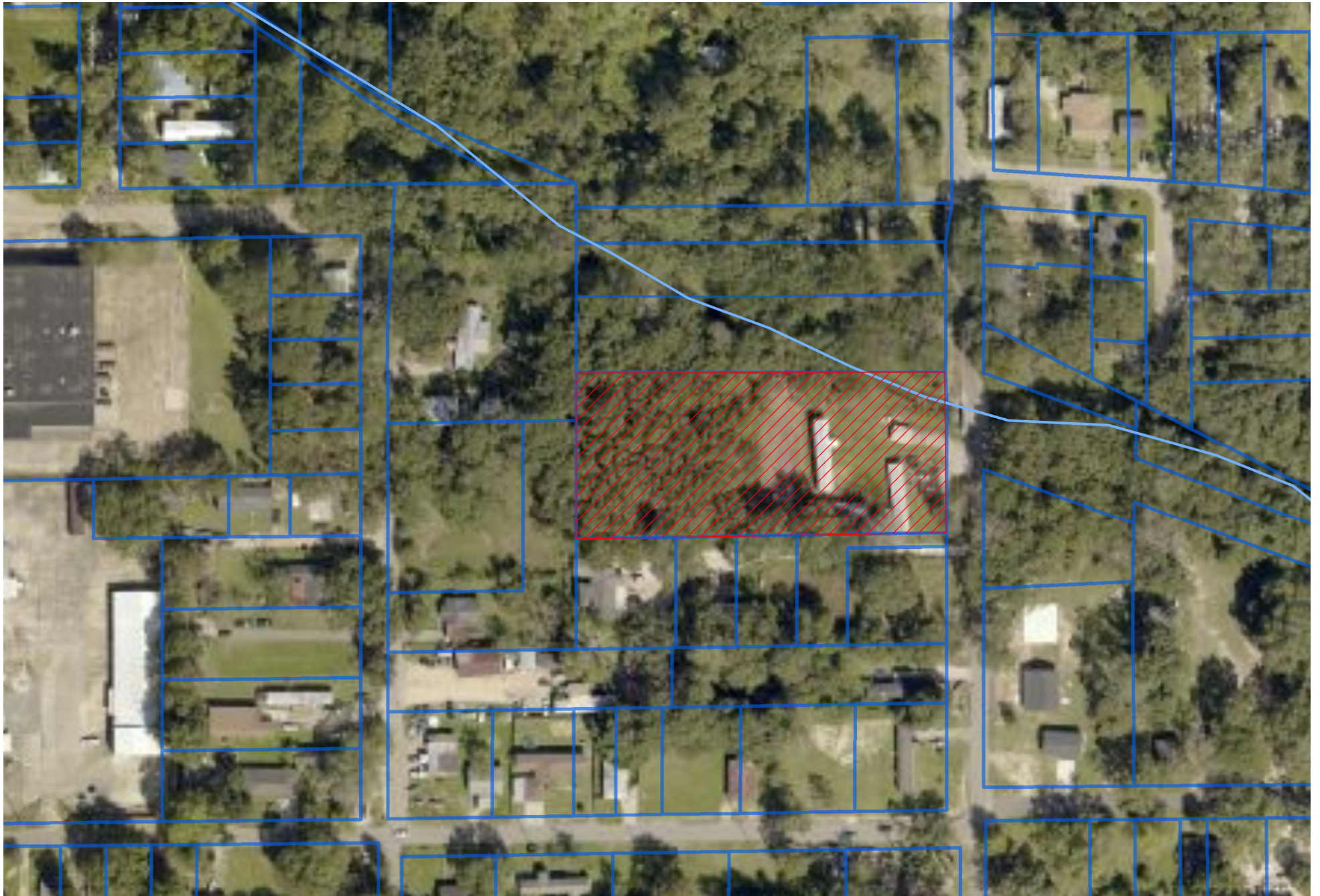
-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas



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


Legend

 Case Parcel



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

Legend

 Case Parcel