



Staff Report

Expanded Conditional Use

Case #: Z-2021-11-00095

Attachments: Staff Report, Application,

Survey, Drainage Plan, Site Photos,

Proposed MH Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, December 2, 2021

City Council Introduction: Thursday, December 14, 2021

City Council Final: Thursday, December 28, 2021

City Council Request (Ordinance):

Introduction to an Ordinance to approve an Expanded Conditional Use request by Rashetta Williams (owner) and Joseph Williams (applicant) to allow placement of a manufactured home meeting all code requirements on Lot 7A Rose Hill Park Subdivision; Zoned RS-3 (Z-2021-11-00095) the Zoning Commission Recommended approval with conditions 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Rashetta Williams or Joseph Williams, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

Site Information:

Location (Address): 2400 Center Ave.

Council District: City Council District 4

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description: Vacant Lot cleared

Adjacent Land Use and Zoning:

Direction:

Land Use/Zoning:

North

RS-3 – Vacant

South

RS-3 – Mobile Home

West

RS-3 - Single Family House

East

RS-3 – Single Family House

Additional Information:

Property located in a Proposed Mobile Home Area. The Zoning Commission Recommended Approval and the City Council approved a case at 2401 Center Ave on July 28, 2020

Public Hearing:

For: NONE **Against:** NONE

Commission Recommendation:

Motion: Recommend approval with conditions

For: Kylan Douglas, Matt Sandifer, Monica Perez, Ron Matthews

Against: NONE **Abstain:** NONE **Absent:** NONE

Ordinance to Read:

WHEREAS, on December 2, 2021 the Hammond Zoning Commission held a public hearing request for Rashetta Williams (owner) and Joseph Williams (applicant) to allow placement of a manufactured home located on Lot 7A Rose Hill Park Subdivision located at 2400 Center Ave. (Z-2021-11-00095) and recommends approval with the following conditions:

- 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Rashetta Williams and Joseph Williams, and
- 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

NOW, THEREFORE BE IT ORDAINED that the Hammond City Council held a public hearing and approves the request by Rashetta Williams (owner) and Joseph Williams (applicant) to allow placement of a manufactured home located on Lot 7A Rose Hill Park Subdivision, Center Ave. (Z-2021-11-00095) with the following conditions:

- 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Rashetta Williams and Joseph Williams, and
- 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

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

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: _____
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Rashetta S Williams
First Name MI Last Name

Owner Address: 2400 Center Ave Hammond LA 70401
Street Name/Street Number City State Zip

Telephone: (985) 269 8336 or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Rashetta S Williams
First Name MI Last Name

COMPANY NAME: _____ Owner Other

Applicant Mailing Address: P.O. box 1022 Natchitoches LA 70451
Street Name/Street Number City State Zip

Applicant Telephone: (985) 269 8336 or Cell #: ()

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.

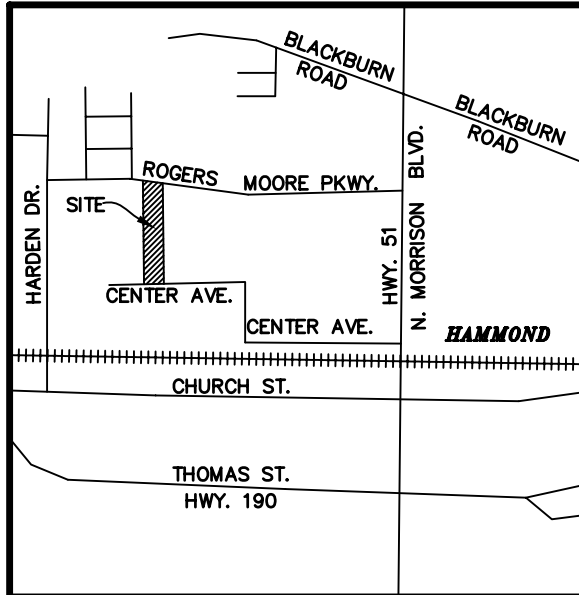
X Rashetta Williams 09 07 2021
APPLICANT SIGNATURE DATE

X Rashetta Williams 09-27-2021
OWNER(S) SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID ___/___/___

**RESUBDIVISION OF LOT-7 ROSE HILL PARK
SUBDIVISION INTO LOT 7-A & LOT 7-B
LOCATED IN SECTION 22, T6S-R7E
GREENSBURG LAND DISTRICT, CITY OF HAMMOND
PARISH OF TANGIPAOHA, STATE OF LOUISIANA**



VICINITY MAP

NOTES:

1. ENOUGH EVIDENCE WAS LOCATED IN THE FIELD TO SURVEY TRACT 7-A, TRACT 7-B WAS NOT SURVEYED

2. A NON-EXCLUSIVE RIGHT OF WAY HAS BEEN GRANTED FOR INGRESS AND EGRESS FROM LOT 7-A TO CENTER ST. THE RIGHT OF WAY HEREIN IS PERSONAL AND NON-EXCLUSIVE AND EXPIRES AT THE DEATH OF GRANTEE. THE RIGHT OF WAY SHALL BE CLEAR AND MAINTAINED FOR PASSAGE AND KEPT IN REASONABLE CONDITION.

REFERENCE PLAT #1

PLAT OF LOT-6 OF ROSE HILL PARK SUBD. BY BODIN AND WEBB, INC. DATED 4-13-2013

REFERENCE BEARING

S 88°30'21" W AS PER REFERENCE PLAT #1

REFERENCE PLAT #2

PLAT OF ROSE HILL PARK BY C.M. MOORE DATED 9-10-1949

LEGEND:

- = 1" IRON PIPE SET
- ⊙ = FOUND CORNER

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.910 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAOHA, STATE OF LOUISIANA.

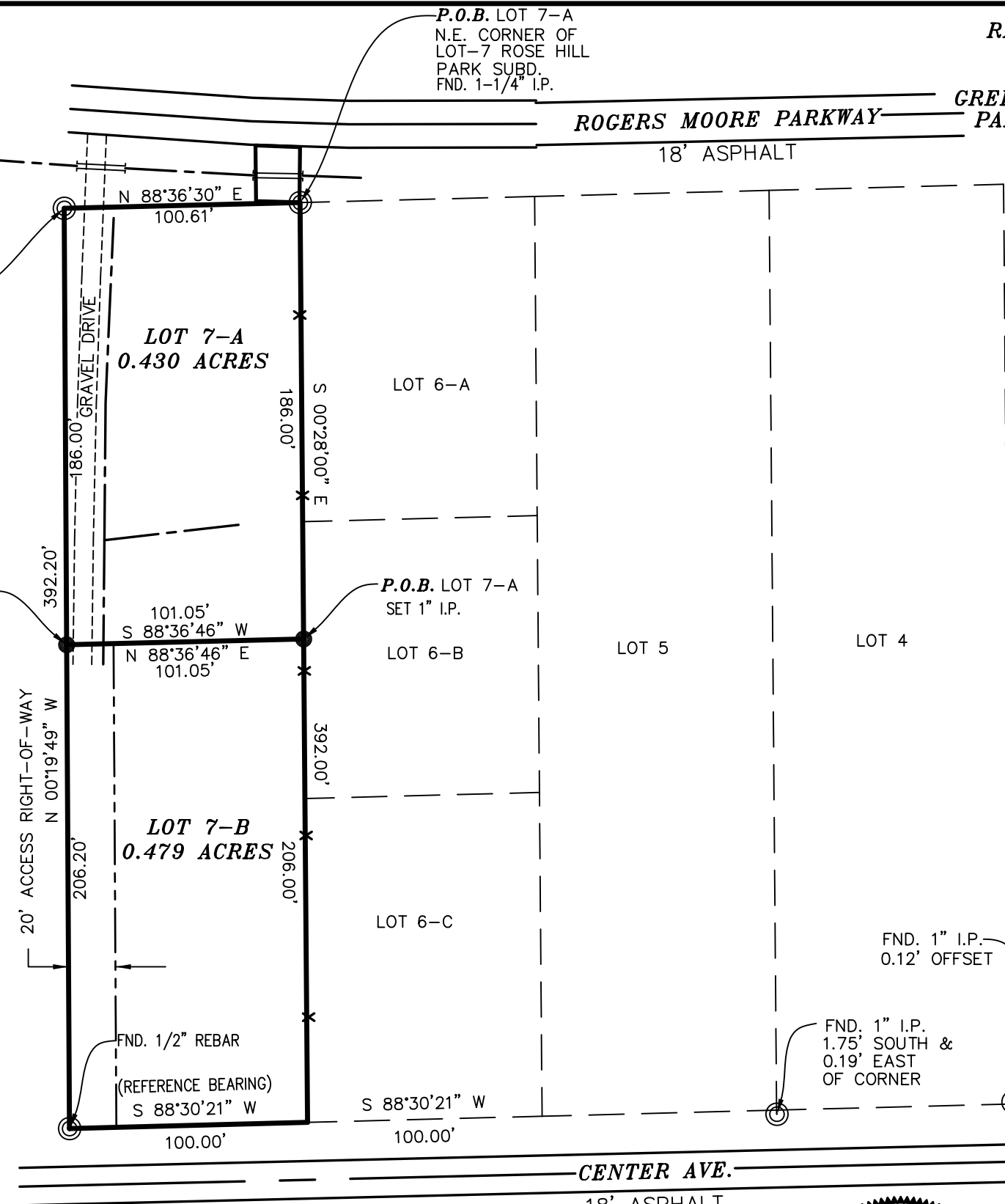
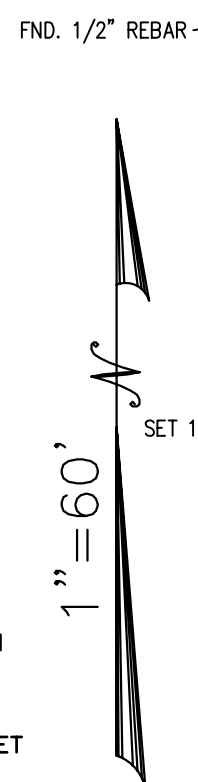
MAY 19, 2021

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF JOSEPH WILLIAMS.

SURVEY FOR:
RASHETTA WILLIAMS
CENTER AVE.
HAMMOND, LOUISIANA

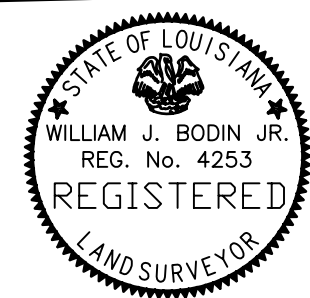
FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010



DESCRIPTION OF LOT 7-A
A 0.430 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT-7 OF ROSE HILL PARK SUBDIVISION, WHICH POINT IS THE POINT OF BEGINNING;
THENCE S 00°28'00" E A DISTANCE OF 186.00 FEET;
THENCE S 88°36'46" W A DISTANCE OF 101.05 FEET;
THENCE N 00°19'49" W A DISTANCE OF 186.00 FEET;
THENCE N 88°36'30" E A DISTANCE OF 100.61 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 18,752.236 S.F., 0.430 ACRES, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 5-19-21.

DESCRIPTION OF 7-B
A 0.430 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT-7 OF ROSE HILL PARK SUBDIVISION, THENCE PROCEED 186.00' S 00°28'00" E, TO THE POINT OF BEGINNING;
THENCE S 00°28'00" E A DISTANCE OF 206.00 FEET;
THENCE S 88°30'21" W A DISTANCE OF 101.55 FEET;
THENCE N 00°19'48" W A DISTANCE OF 206.20 FEET;
THENCE N 88°36'46" E A DISTANCE OF 101.05 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 20,874.862 S.F., 0.479 ACRES, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAOHA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 5-19-21.

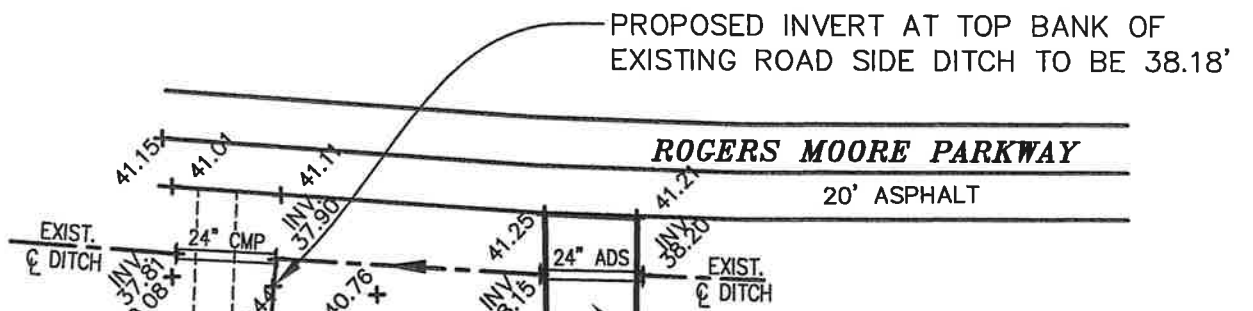
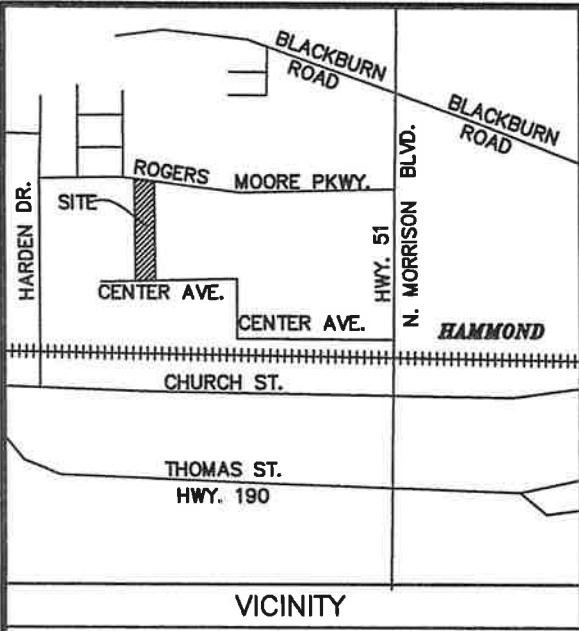
OWNER: RASHETTA WILLIAMS	DATE
CITY PLANNER/BUILDING OFFICAL	DATE
CITY COUNCIL PRESIDENT	DATE
PLANNING COMMISSION CHAIRMAN	DATE



Wm. J. Bodin Jr.
BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEYOR
MAX J. BODIN
LICENSE NUMBER 5237
PH # (985)345-3947 FAX # (985)345-0213

12-6-2021
DATE

**DRAINAGE PLAN OF LOT 7-A ROSE HILL PARK
SUBDIVISION LOCATED IN SECTION 22, T6S-R7E
GREENSBURG LAND DISTRICT, CITY OF HAMMOND
PARISH OF TANGIPAHOA, STATE OF LOUISIANA**



VICINITY

EXIST. GRAVEL DRIVE

205 L.F. OF EXISTING DITCH TO BE RESHAPED AT 0.4% SLOPE

EXIST. DITCH INVERT 39.01'

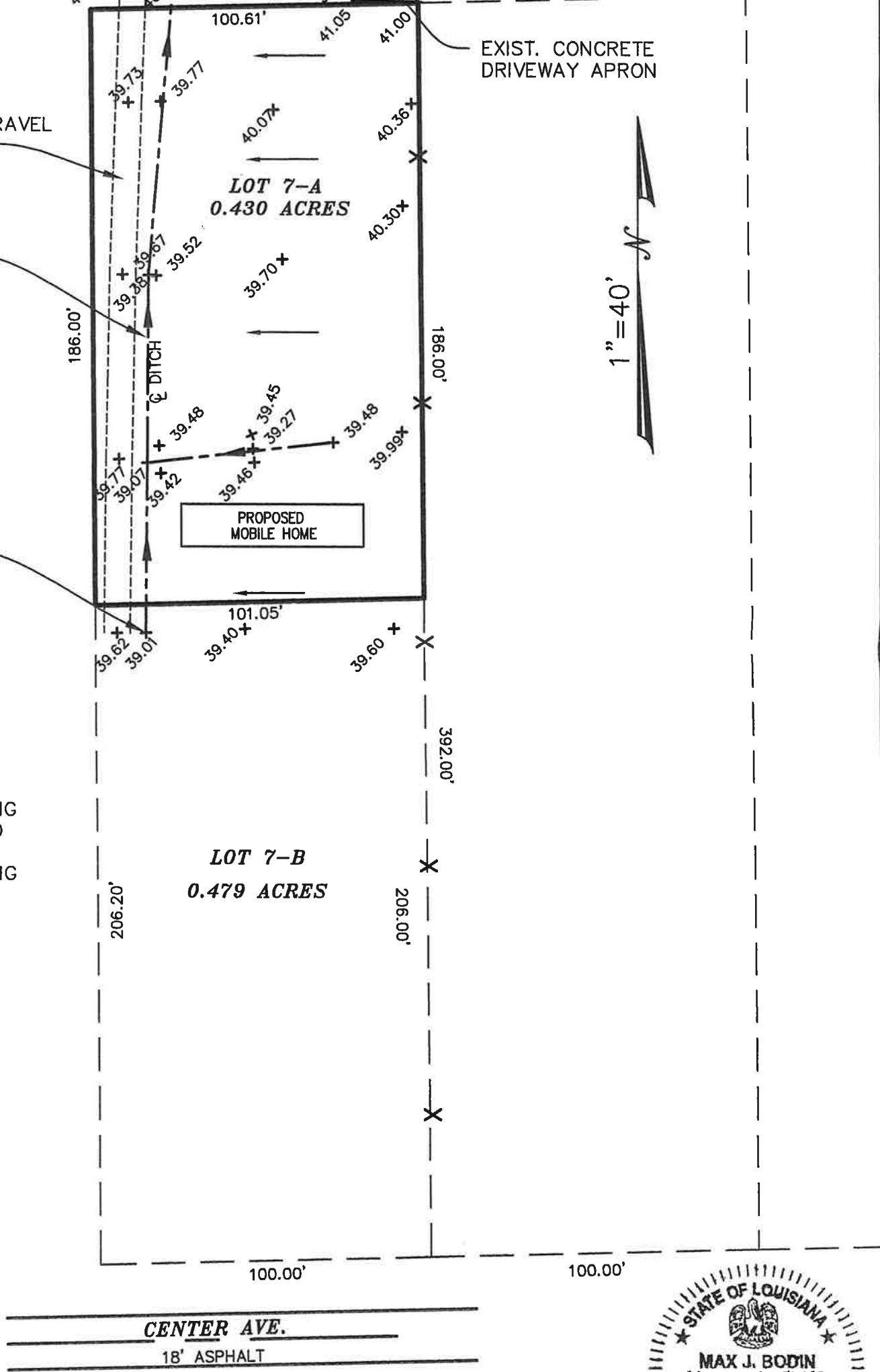
DRAINAGE NOTES:
SIGHT IS NATURALLY SLOPED TO THE WEST AS SHOWN BY ELEVATIONS AND FLOW ARROWS. AN EXISTING GRAVEL ROAD ALONG THE WEST PROPERTY LINE PREVENTS RUN OFF FROM CROSSING THE WEST PROPERTY LINE. AN EXISTING SWALE THAT RUNS ALONG THE EAST SIDE OF THE GRAVEL ROAD SHALL BE RESHAPED TO ENSURE RUNOFF WILL FLOW NORTH TO EXISTING DITCH ALONG ROGERS MOORE PARKWAY.

+ 36.60 = EXISTING ELEVATION
← = FLOW ARROW

ZONED RS-3
FRONT SETBACK 10'
SIDE SETBACK 5'
REAR SETBACK 10'

FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010

B.F.E. 42.5'
BOTTOM OF BEAM TO BE AT OR ABOVE 43.5' (1FT ABOVE B.F.E.)



Max J. Bodin
BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEYOR
MAX J. BODIN
LICENSE NUMBER 5237
PH # (985)345-3947 FAX # (985)345-0213

5/19/21
DATE

SURVEY FOR: **RASHETTA WILLIAMS**
HAMMOND, LOUISIANA
CENTER AVE.



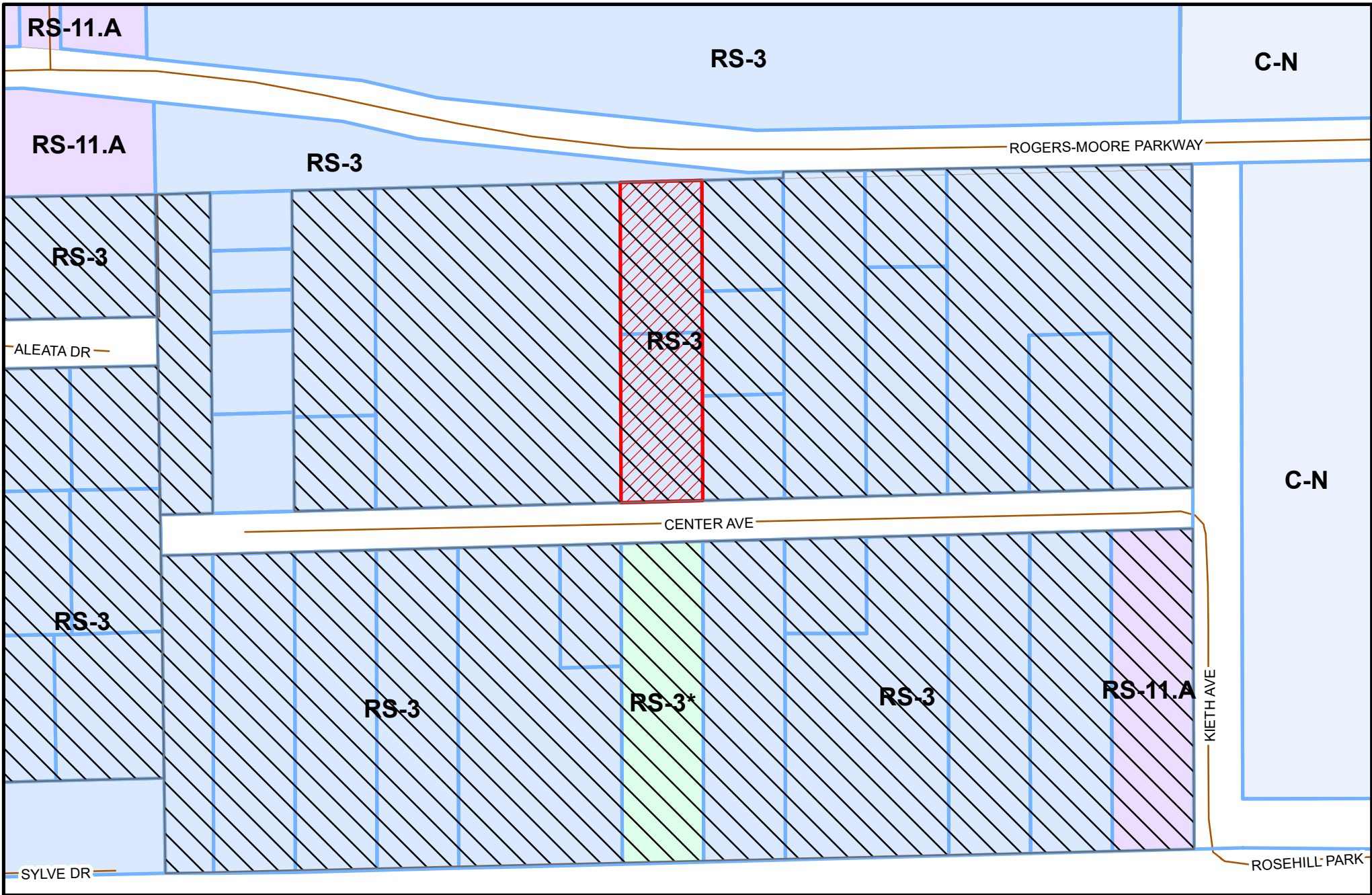
City of Hammond Notice of
Subdivision/Resubdivision
Requester: Stacy & Steve Allison
Address: 2400 Center Ave
Location:
A Public Hearing of City Staff is set for
October 2, 2021 at 5:00 pm.

City of Hammond Notice of
Re-Zoning/Annexation
Requester: Stacy & Steve Allison
Address: 2400 Center Ave
Location:
A Public Hearing of City Staff is set for
October 2, 2021 at 5:00 pm.

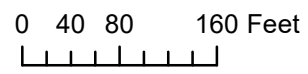
KEEP OUT





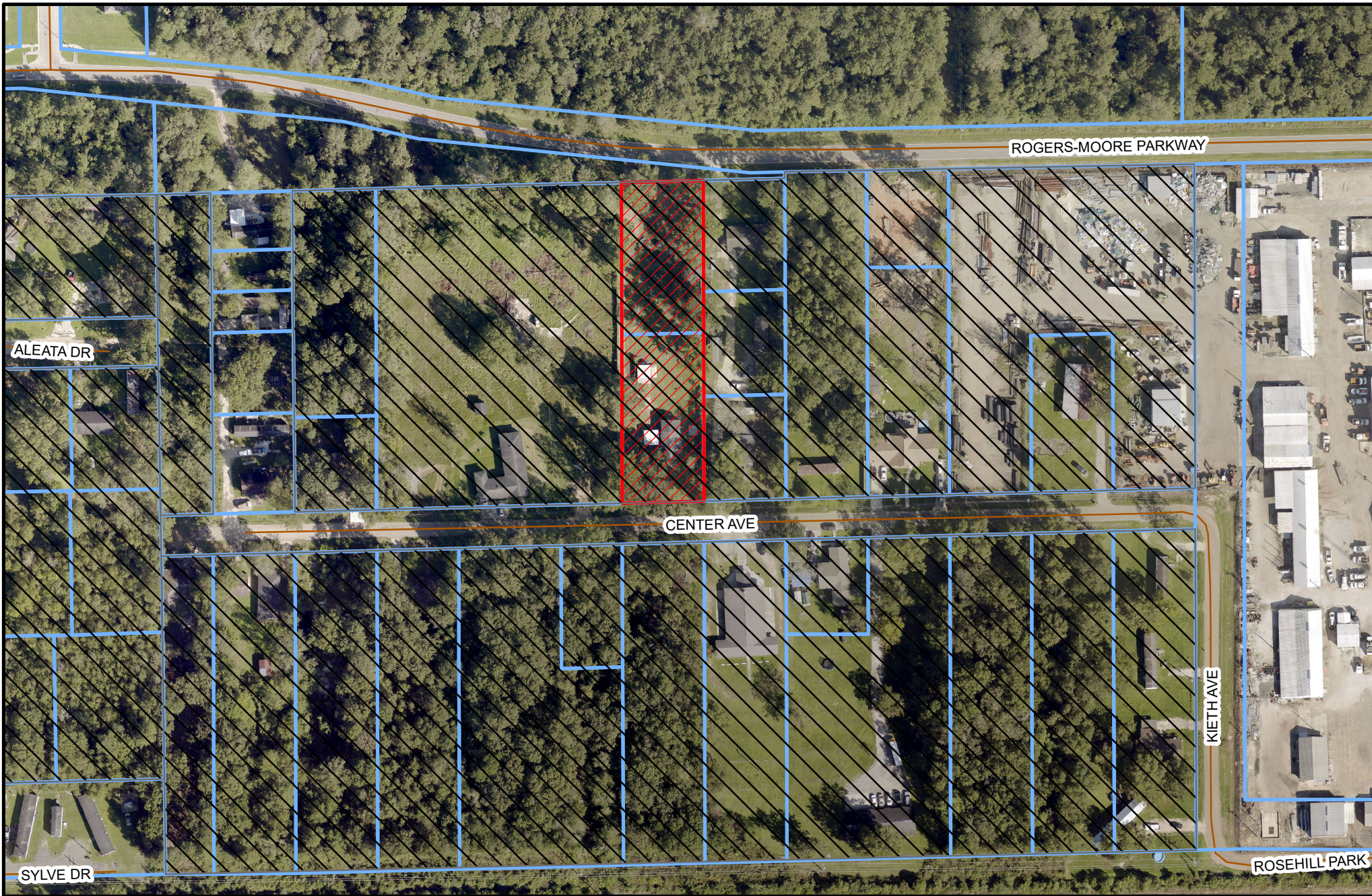


2400 Center Avenue

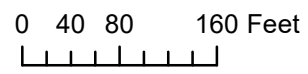


Legend

- MobileHomeAreas_Proposed_circa2001
- Case Parcel



2400 Center Avenue



Legend

- MobileHomeAreas_Proposed_circa2001
- Case Parcel