



Staff Report

Expanded Conditional Use

Case #: Z-2022-03-00101

Attachments:

Staff Report, Application, Ariel Map, Zoning Map, Survey, Site Photos,

Zoning Commission Public Hearing: Thursday, April 7, 2022

City Council Introduction: Tuesday, April 26, 2022

City Council Final: Tuesday, May 10, 2022

City Council Request (Ordinance):

Introduction for an Ordinance to grant an Expanded Conditional Use (ECU) to allow for a mobile home located in at Proposed Mobile Home Area at 17081 Hoover St. per survey by McLin Land Surveying, Inc., dated 3/14/1994; Zoned RS-3. (Z-2022-03-00101); and 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 Mary Richardson, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet HUD standards.

Site Information:

Location (Address): 17081 Hoover St.

Site Description: This site is located on the west side of Hoover St approximately 200 feet north of the intersection of E Hoover St and Alexander Rd.

Council District: City Council District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant Land

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Residential/RS-3
South	Residential/RS-3
West	Residential/RS-3
East	Residential/RS-3

Additional Information:

This site is located on the west side of Hoover St. approximately 200 feet north of the intersection of E Hoover St and Alexander Rd.

Public Hearing:

For: Mary Richardson (owner)

Against: None

Commission Recommendation:

Motion: Recommend approval, as this is located within the Proposed Mobile Home Area. Contingent on it meeting all mobile home requirements in UDC #3.1.2(D), and the front door facing Hoover Street.

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

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS on April 7, 2022, the Hammond Zoning Commission held a public hearing and recommended approval to grant an Expanded Conditional Use (ECU) to allow for a mobile home located in at Proposed Mobile Home Area at 17081 Hoover St. per survey by McLin Land Surveying, Inc., dated 3/14/1994; and 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 Mary Richardson, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet HUD standards.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Mary Richardson to allow for an Expanded Conditional Use to allow for a mobile home at 17081 Hoover St. per survey by McLin Land Surveying, Inc., dated 3/14/1994.

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: 3/1/22

PERMIT# Z-2022-03-00101

The next Zoning Commission Meeting will be held on April 7, 2021, 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: [X] 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#
SITE ADDRESS: 17081 East Hooper Street Hammond, LA 70401
Legal Description or Survey
PROPERTY OWNER NAME: Leticia & Mary H. Richardson
Owner Address: 1412 East Hooper Street (New 17081) Hammond La. 70401
Telephone: (985) 320-9422

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Mary H. Richardson
COMPANY NAME:
Applicant Mailing Address: 17081 East Hooper St. Hammond LA 70401
Applicant Telephone: () or Cell #: (985) 320-9422

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: Property destroyed by Hurricane Ida. Home had to be need to get a mobile home. torn down

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).

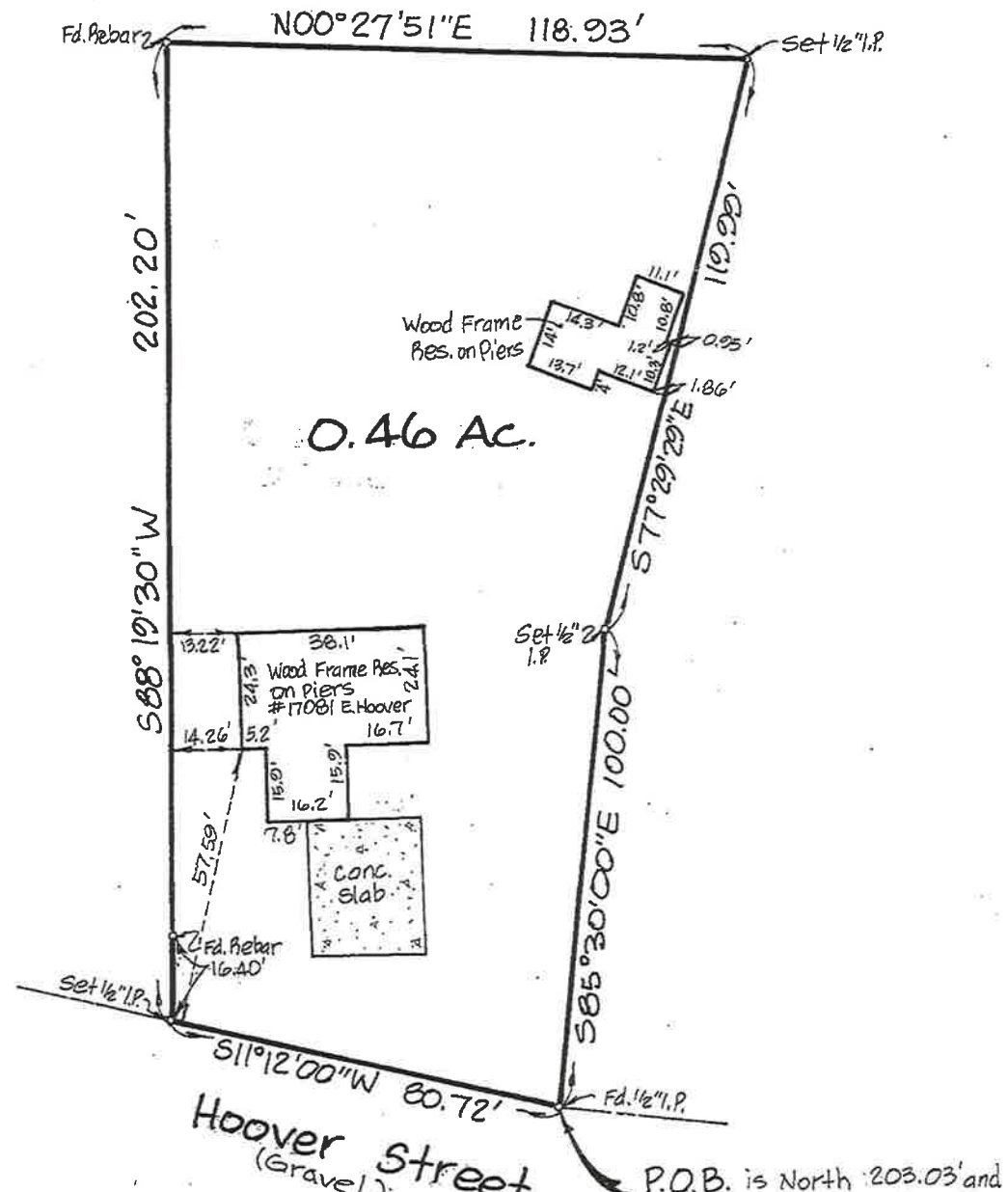
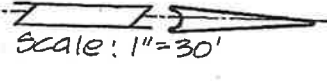
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Mary H. Richardson 3/1/2022
APPLICANT SIGNATURE DATE
X Mary H. Richardson 3/1/2022
OWNER(S) SIGNATURE DATE
X [Signature] 3/1/2022
CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120 CHECK# CASH# DATE PAID 3/1/22

H40052

Base Bearing: $585^{\circ}30'00''E$
South Line of a Survey done by Gilbert Sullivan, R.L.S.
dated 7-28-85



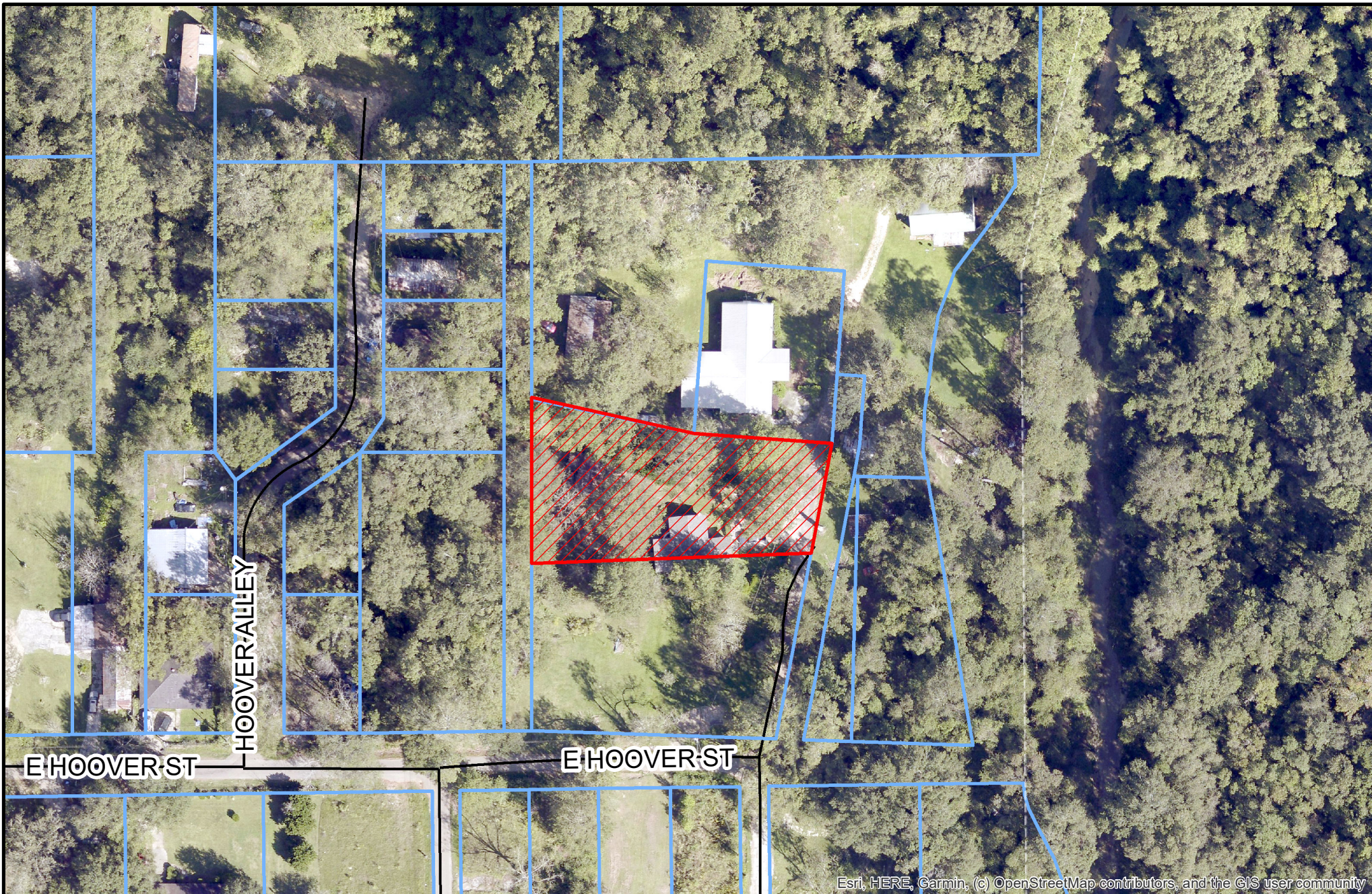
Map Showing Survey
of a
0.46 Ac. Tract, Being a Portion of Lots 35 & 37 of Gallop and Saint Sub'd.
Located in Sec. 19, T6S-B8E, Tangipahoa Parish, Louisiana
for
Lotis & Mary H. Richardson

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X"
ACCORDING TO THE F.E.M.A. P.I.R.M. OF TANGIPAHOA PARISH, LA.
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON
THE GROUND AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE
ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE
NOTED.



[Signature] 3/14/94
for: MCLIN LAND SURVEYING, INC. DATE

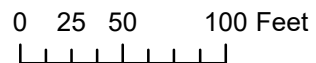




Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

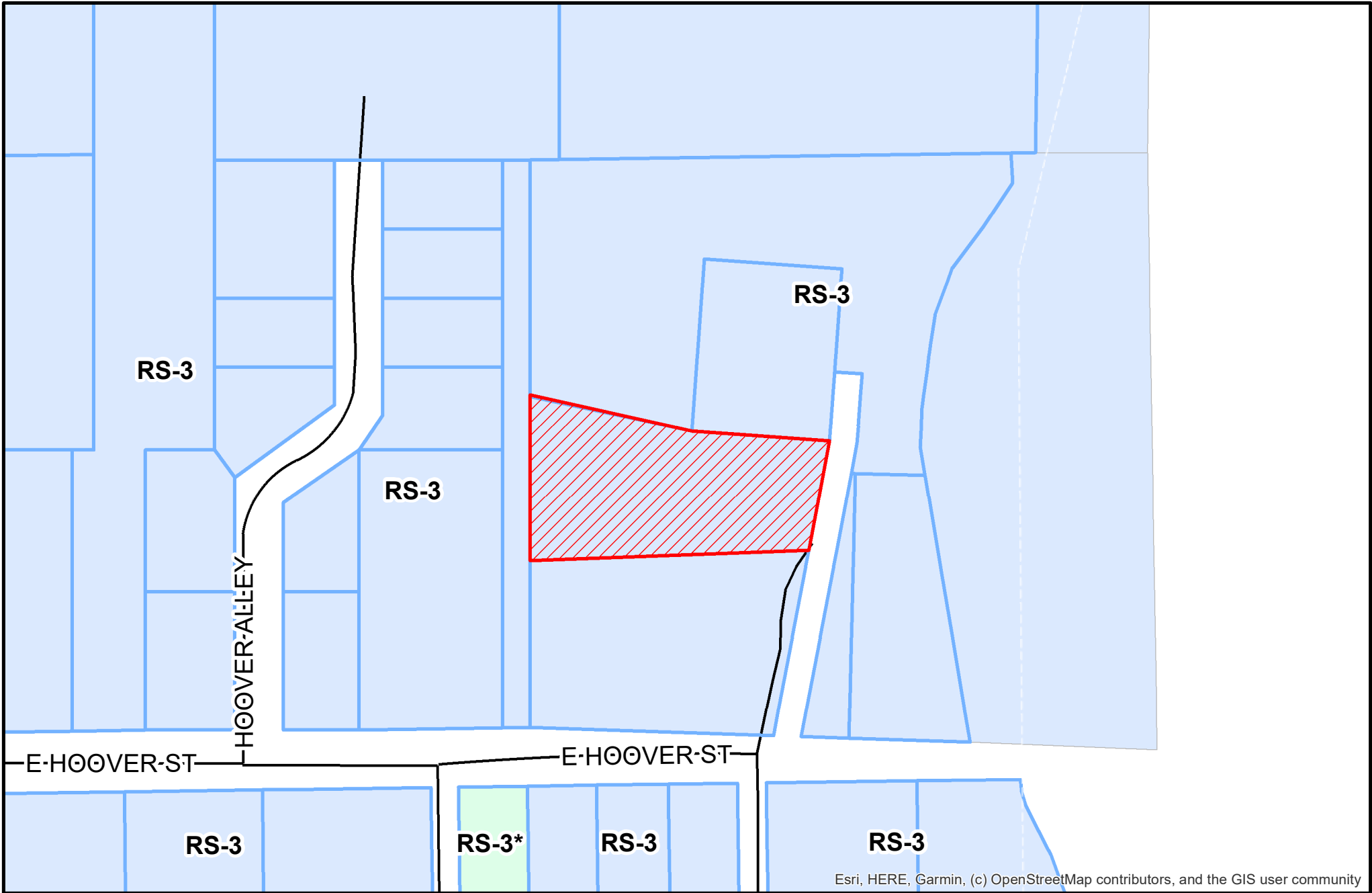


Z-2022-03-00101
Mary Richardson



Legend

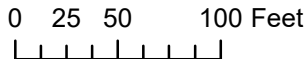
 Case Parcel



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Z-2022-03-00101
Mary Richardson



Legend
 Case Parcel

17081 Hoover St, on street facing west



17081 Hoover St, on street facing northwest

