



Staff Report

Expanded Conditional Use

Case #: Z-2022-04-00103

Attachments:

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

Zoning Commission Public Hearing: Thursday, May 5, 2022

City Council Introduction: Tuesday, May 24, 2022

City Council Final: Tuesday, June 14, 2022

City Council Request (Ordinance):

Introduction for an Ordinance to grant an Expanded Conditional Use (ECU) by Brooke Chambers (applicant) and Charles Carr (Owner) to allow for a mobile home located at 814 Hoover St., per survey by Richmond W. Krebs & Associates, LLC, dated 4/20/2022; Zoned RS-3. (Z-2022-04-00103)

Site Information:

Location (Address):	814 Hoover St.	Council District:	City Council District 1
Site Description:	This site is located at the southwest corner of Hoover Street and Will Frazier Drive.	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	Vacant/RS-3
South	Residential/RS-3
West	Residential/RS-3
East	Residential/RS-3

Additional Information:

This site is located adjacent of a Proposed Mobile Home Area with several Expanded Conditional Uses for Mobile Homes in the area. All Mobile Home requirements in UDC Section #3.4.

Public Hearing:

For: Brooke Chambers (applicant)

Against: None

Commission Recommendation:

Motion: Recommend Approval as this meets the requirements of an Expanded Conditional Use, contingent on: 1) this is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use; and it meets all the requirements in the Unified Development Code Article 3, Section 3.4; and 3) the survey submitted is signed and recorded for the official lot of record.

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

Against: None **Abstain:**None **Absent:**None

Ordinance to Read:

WHEREAS on May 5, 2022, the Hammond Zoning Commission held a public hearing for an ECU request by Brooke Chambers (applicant) and Charles Carr (Owner) to allow a mobile home located at 814 Hoover St., per survey by Richmond W. Krebs & Associates, LLC, dated 4/20/2022; Zoned RS-3. (Z-2022-04-00103); and the Zoning Commission recommended approval with conditions 1) this is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use; 2) the mobile home meets all the requirements in the Unified Development Code Article 3, Section 3.4; and 3) the survey submitted is signed and recorded for the official lot of record

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves the ECU request by Brooke Chambers (applicant) and Charles Carr (Owner) to allow a mobile home located at 814 Hoover St., per survey by Richmond W. Krebs & Associates, LLC, dated 4/20/2022; Zoned RS-3; and the Zoning Commission recommended approval with conditions 1) this is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use; 2) the mobile home meets all the requirements in the Unified Development Code Article 3, Section 3.4; and 3) the survey submitted is signed and recorded for the official lot of record

**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: 4/4/22

PERMIT# 2-2022-04-00103

The next Zoning Commission Meeting will be held on May 5 2022, 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: 814 E Hoover St
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Charles & Ida Carr
First Name MI Last Name

Owner Address: 814 E Hoover St Hammond LA 70401
Street Name/Street Number City State Zip

Telephone: (985) 687 3524 or Cell #: (_____) _____

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Brooke O. Chambers
First Name MI Last Name

COMPANY NAME: _____ Owner Other

Applicant Mailing Address: 17038 E Hoover St Hammond LA 70401
Street Name/Street Number City State Zip

Applicant Telephone: (985) 318 8403 or Cell #: (_____) _____
979 349 8603

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: FCU for a mobile home

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 [Signature] 4/4/22
APPLICANT SIGNATURE DATE

X Charles & Ida Carr 4/4/22
OWNER(S) SIGNATURE DATE

X [Signature] 4/4/22
CITY PLANNER DATE

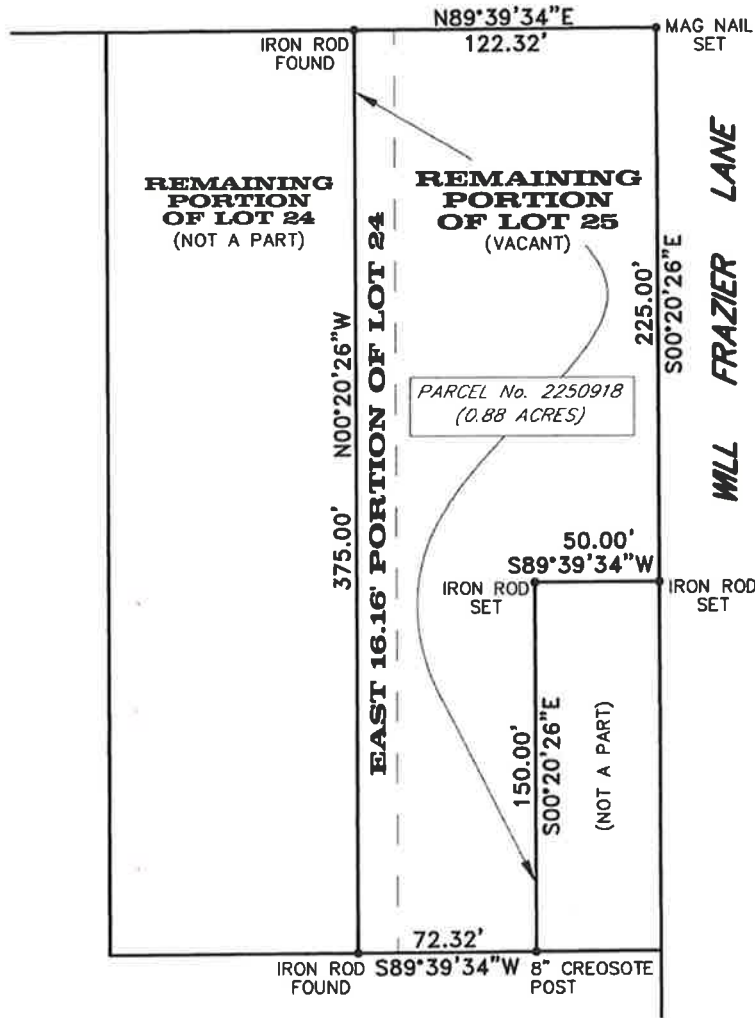
***** FOR OFFICIAL USE *****

AMOUNT PAID \$ 120 CHECK# _____ CASH DATE PAID 4/4/22

brooke Chambers. 122@gmail.com

**BOUNDARY SURVEY OF
THE EAST 16.16' PORTION OF LOT 24
& THE REMAINING PORTION OF LOT 25
GALLUP & SAINT SUBDIVISION
SECTION 19, T6S - R8E, GLD
TANGIPAHOA PARISH, LA**

EAST HOOVER STREET



NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK
DISTANCES BASED ON A SURVEY BY C.M. MOORE P.L.S., DATED: OCTOBER 27, 1909

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS 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 THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED 07/22/10
BASE FLOOD ELEVATION: 42.00'

FLOOD ZONE: AE
COMMUNITY PANEL: 220208 0340 F

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 48:IXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF BROOKE CHAMBERS

RWK Richmond W. Krebs
& Associates, LLC
PROFESSIONAL LAND SURVEYING

1211 NORTH RANGE AVENUE | SUITE B
DENHAM SPRINGS, LA 70726
PH. (225) 435-7010 | FAX (225) 435-7011
www.rwkreasurvey.com

BY:
RICHMOND W. KREBS, PLS, LIC. #4836

DATE: APRIL 20, 2022	DRAWN BY: CJH
SCALE: 1" = 60'	CHECKED BY: RWK
JOB #: 220338	

814 Hoover St.
Facing North



Facing South down Will Fraizer Ln.



Facing West down Hoover St

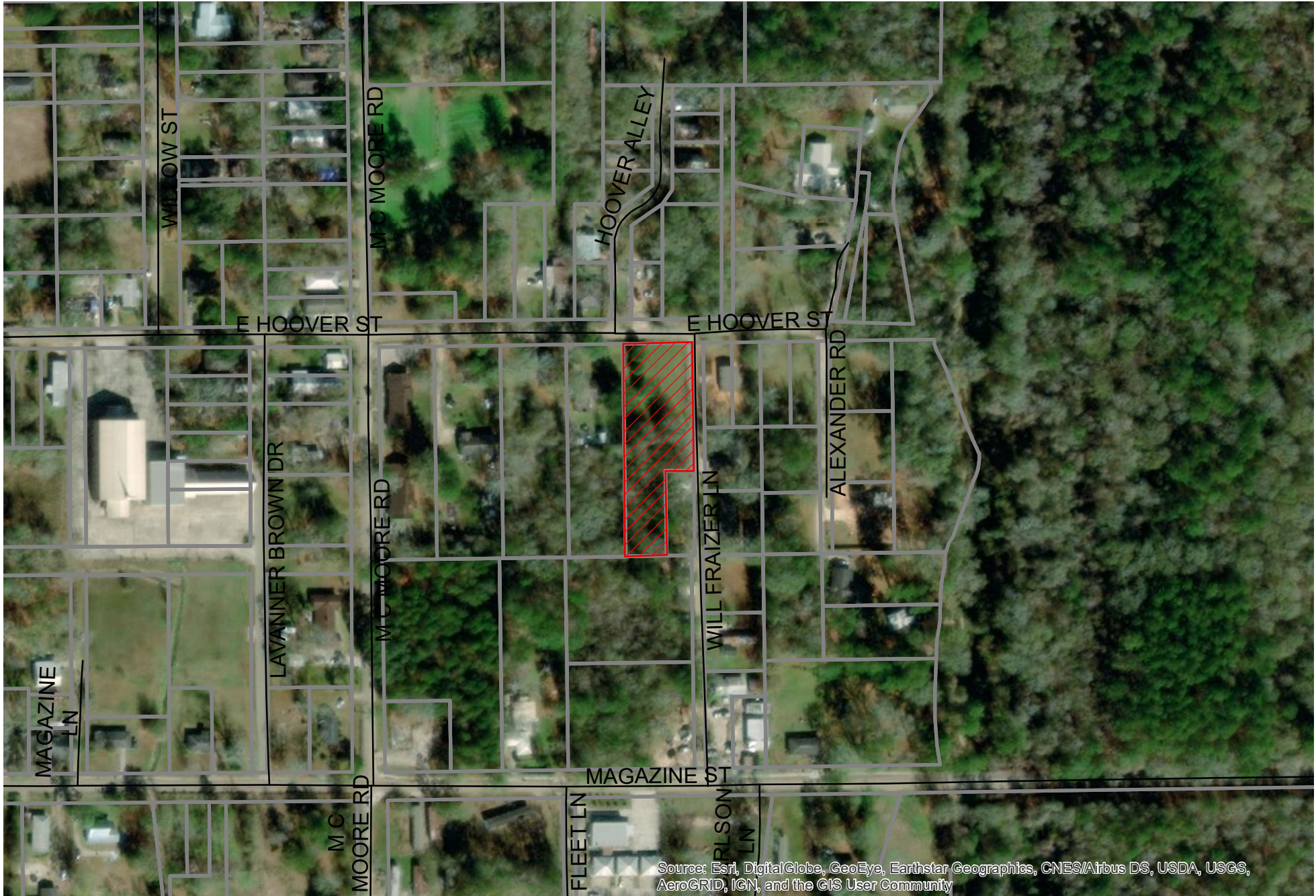


Mobile Home across the St. on Will Fraizer Ln.



Looking at lot from Hoover St.




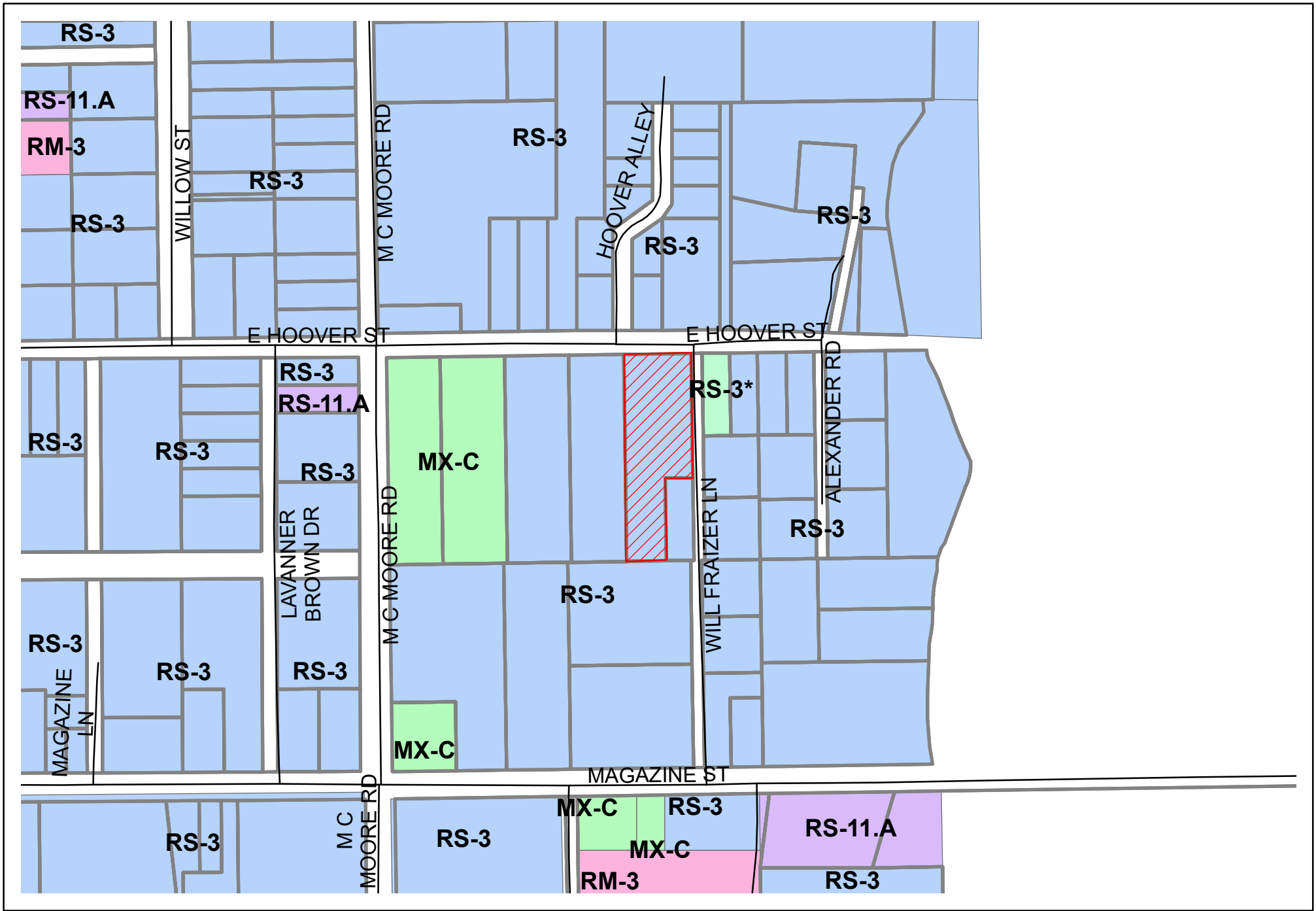


Z-2022-04-00103
814 East Hoover Street



Legend


 Case Parcel



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Legend

 Case Parcel