



Staff Report
Expanded Conditional Use
Case #: Z-2022-09-00111

Attachments: Staff Report, Application, Survey, Site Photos, Aerial Map, Zoning Map

Zoning Commission Public Hearing: Thursday, October 20, 2022

City Council Introduction: Tuesday, October 25, 2022

City Council Final: Tuesday, November 15, 2022

City Council Request (Ordinance): Introduction of an ordinance to approve an Expanded Conditional Use request by Hayven LaFrance (owner) to allow for a mobile home located at 3605 Delia Randall Road per survey by Gilbert Sullivan, RLS dated 3/1/78; Zoned RM-2 (Z-2022-09-00111) with the following 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. 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.

Site Information:

Location (Address): 3605 Delia Randall Road

Council District: City Council District 5

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description: This site is located on the west side of Delia Randall Road, approximately 160 feet after the road turns from its west/east direction to travel north/south.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant, RM-2
South	Vacant, RM-2
West	Vacant, Outside city limits
East	Multi-family, RM-2

Additional Information: This wooded site is on the northern edge of the city limits. All Mobile Home requirements in UDC Section #3.4. There is one mobile home on the parcel at the end of Delia Randall Road. The parcel on the east side has built triplexes and duplexes.

Public Hearing:

For: Hayven LaFrance (owner)

Against: Don Zerangue (adjacent property owner at 115 Mallard Dr and 117 Mallard Dr)

Commission Recommendation:

Motion by: Ron Matthews recommended approval of an Expanded Conditional Use request by Hayven LaFrance (owner) to allow for a mobile home located at 3605 Delia Randall Road per survey by Gilbert Sullivan, RLS dated 3/1/78; Zoned RM-2 (Z-2022-09-00111) with the following conditions:

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Seconded by: Monica Perez

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS, on October 20, 2022, the Hammond Zoning Commission held a public hearing and recommended approval of an Expanded Conditional Use request by Hayven LaFrance (owner) to allow for a mobile home located at 3605 Delia Randall Road per survey by Gilbert Sullivan, RLS dated 3/1/78; Zoned RM-2 (Z-2022-09-00111) with the following 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. 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.

NOW, THEREFORE, BE IT ORDAINED, the City Council of Hammond, hereby approves an Expanded Conditional Use request by Hayven LaFrance (owner) to allow for a mobile home located at 3605 Delia Randall Road per survey by Gilbert Sullivan, RLS dated 3/1/78; Zoned RM-2 (Z-2022-09-00111) with the following 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. 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.

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: 8/29/22

PERMIT# Z-2022-09-00111

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: 3605 Delia Randall Road Hammond La. 70401
Legal Description or Survey 0.2 acres being Lot 4 of Delia Randall Partition in Section 11, T6SR7E, Hammond, La.
PROPERTY OWNER NAME: Hayven L LaFrance
Owner Address: 3046 Ursula Spencer Way NO LA 70126
Telephone: () or Cell #: (504) 205-9766

PLEASE READ AND SIGN BELOW

APPLICANT NAME:
COMPANY NAME:
Applicant Mailing Address:
Applicant Telephone: () 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: Mobile Home - 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

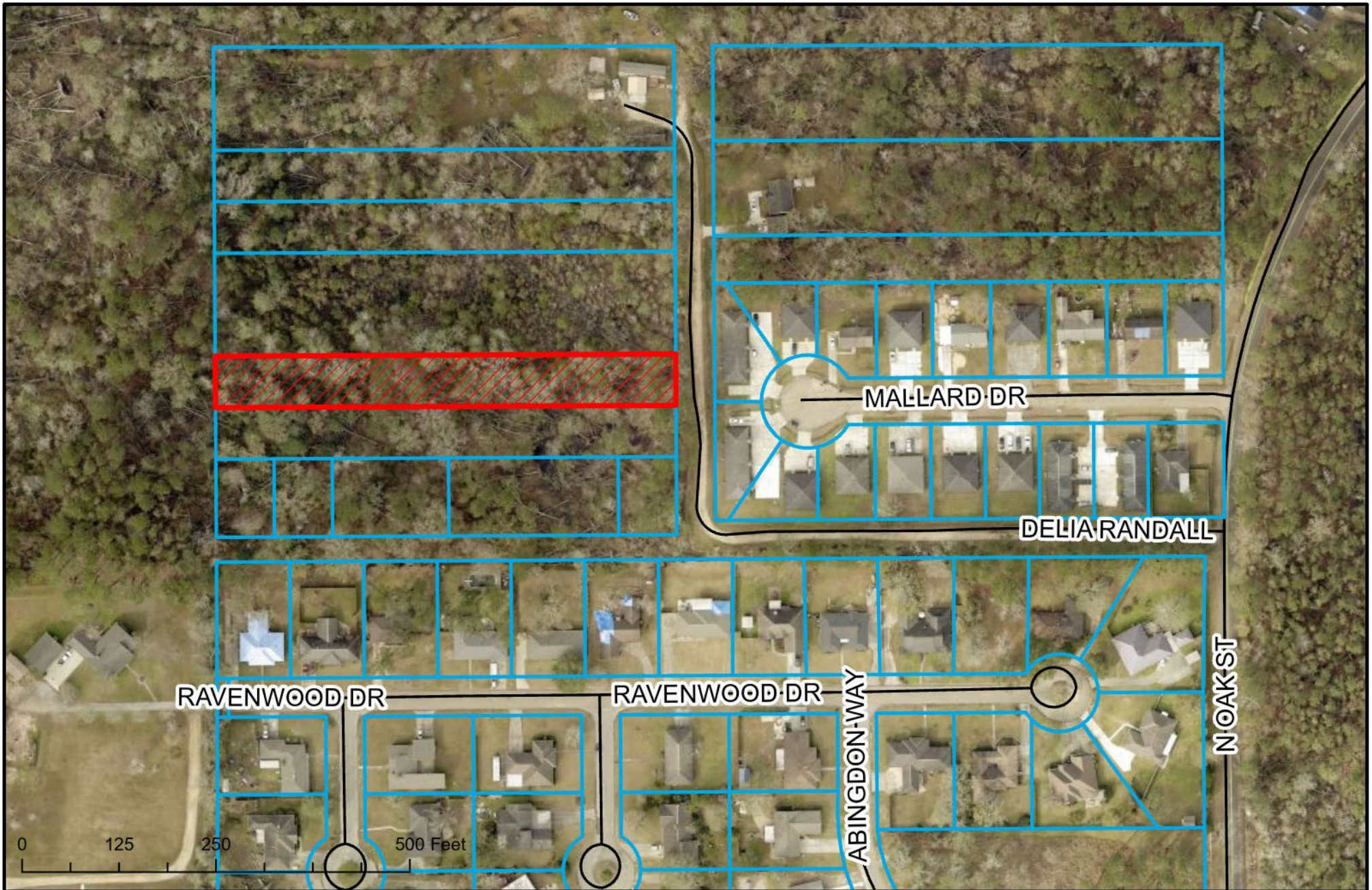
I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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).

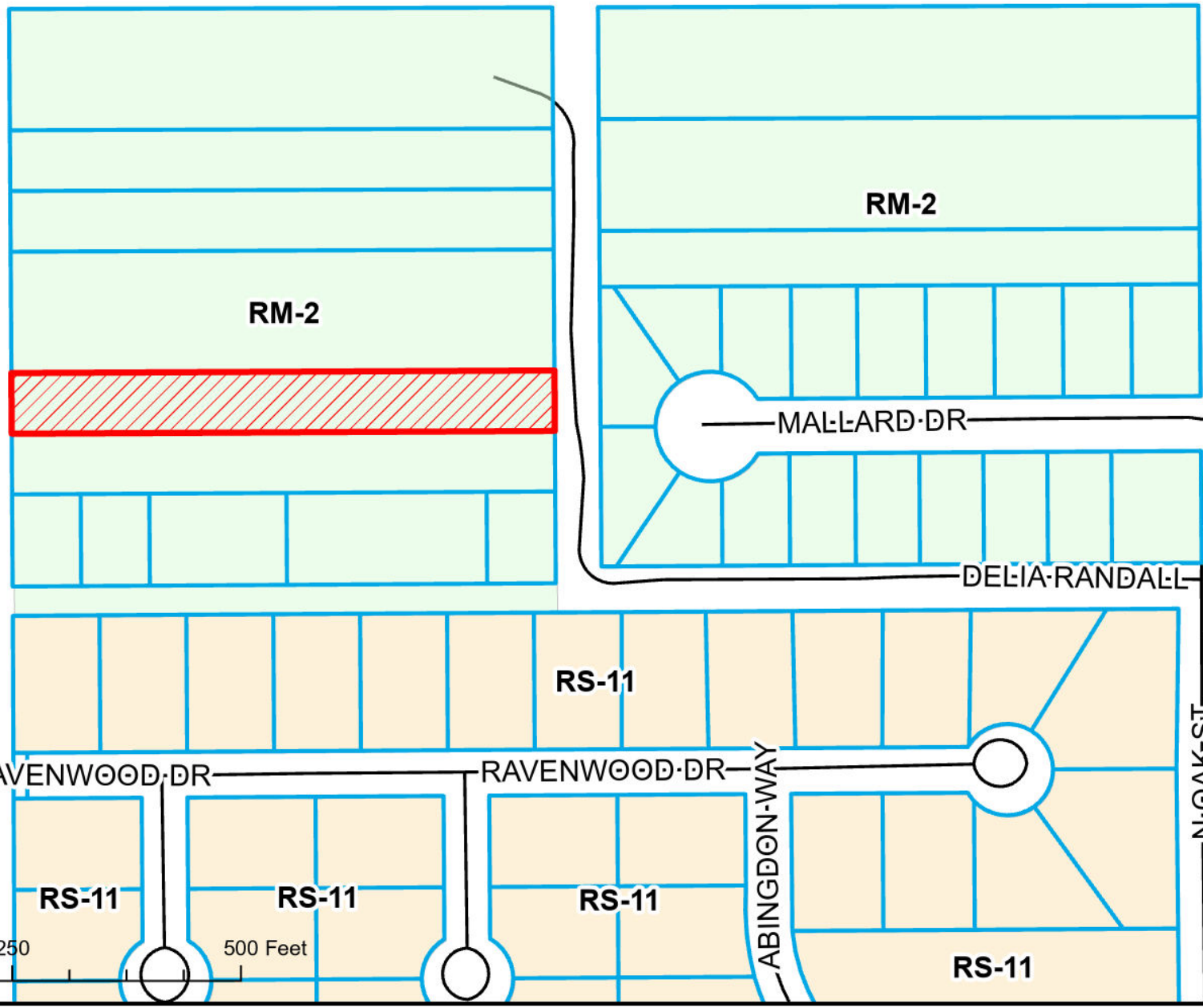
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X APPLICANT SIGNATURE DATE
X OWNER(S) SIGNATURE DATE
X CITY PLANNER DATE

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



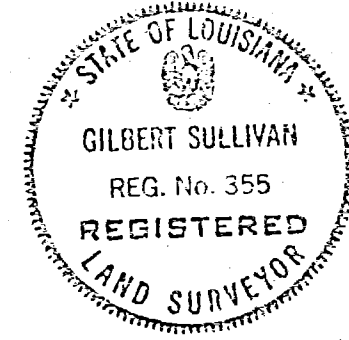
42439 Pelican Professional Park



3605 Delia Randall Rd

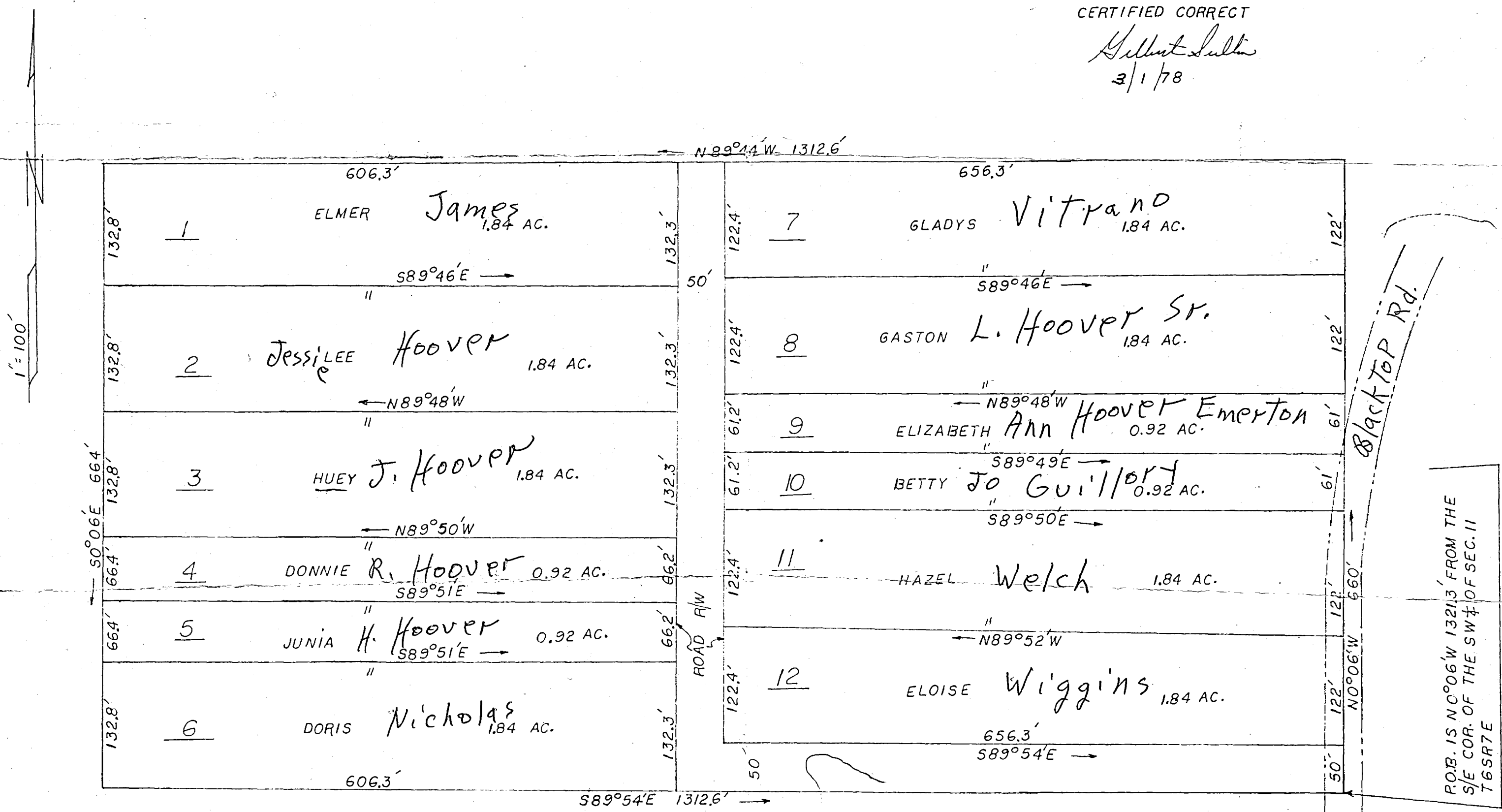


PLAT OF SURVEY OF DIVISION OF LAND IN SEC 11 T6SR7E
TANGIPAHOA PARISH



CERTIFIED CORRECT

Gilbert Sullivan
3/1/78



RO.B. IS N 0° 06' W 1321.3' FROM THE
S/E COR. OF THE SW 1/4 OF SEC. 11
T6SR7E



Facing 3605 Delia Randall



East of 3605 Delia Randall



South of 3605 Delia Randall

Not pictured – vacant, wooded lot to the west of 3605 Delia Randall, outside of city limits.