



**Staff Report**  
**Expanded Conditional Use**  
**Case #: Z-2022-11-00117**

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

**Zoning Commission Public Hearing:** Thursday, December 8, 2022

**City Council Introduction:** Tuesday, December 13, 2022

**City Council Final:** Tuesday, January 10, 2022

**City Council Request (Ordinance):** Introduction of an ordinance to approve a request by Willie J. Richardson (owner and applicant) to allow for a mobile home located at 17085 East Hoover Street per survey; Zoned RS-3. (Z-2022-11-00117) 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): 17085 East Hoover Street

Council District: City Council District 1

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description: This former single-family home caught fire and was removed due to extensive damage. Lot is approximately 120' wide by 100' long.

**Adjacent Land Use and Zoning:**

**Direction:**

North

South

West

East

**Land Use/Zoning:**

Vacant, RS-3, Proposed Mobile Home Area

Single-family home, RS-3, Proposed Mobile Home Area

Single-family home, RS-3, Proposed Mobile Home Area

Single-family home, RS-3, Proposed Mobile Home Area

**Additional Information:** This lot is in a proposed mobile home area. Two mobile homes are located at the intersection one short block over – Hoover and Will Frazier. Commission approved mobile home at 814 Hoover during this year. Several mobile homes on adjacent street, Hoover Alley. All Mobile Home requirements in UDC Section #3.4 must be met. This site is in flood zone AE and will require an elevation certificate.

**Public Hearing:**

**For:** Willie Richardson, Justine Walker (applicant's daughter)

**Against:** None

**Commission Recommendation:**

**Motion by:** Matt Sandifer to recommend approval of an Expanded Conditional Use request by Willie J. Richardson (owner and applicant) to allow for a mobile home located at 17085 East Hoover Street per survey; Zoned RS-3. (Z-2022-11-00117) 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.

**Seconded by:** Trey St. Romain

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

**Against:** None

**Abstain:** None

**Absent:** None

**Ordinance to Read:**

**WHEREAS**, on December 8, 2022, the Hammond Zoning Commission held a public hearing and recommended approval of an Expanded Conditional Use request by Willie J. Richardson (owner and applicant) to allow for a mobile home located at 17085 East Hoover Street per survey; Zoned RS-3. (Z-2022-11-00117) 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 Willie J. Richardson (owner and applicant) to allow for a mobile home located at 17085 East Hoover Street per survey; Zoned RS-3. (Z-2022-11-00117) 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: 11/15/22 PERMIT# E-2022-11-00117

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    ECU FOR MOBILE HOME

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:** 17085 E. Hoover St. Hammond La. 70401  
STREET # & STREET NAME

**Legal Description or Survey** \_\_\_\_\_

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**PROPERTY OWNER NAME:** Shillie J. Richardson  
First Name MI Last Name

**Owner Address:** 17085 E. Hoover St. Hammond La. 70401  
Street Name/Street Number City State Zip

**Telephone:** ( ) \_\_\_\_\_ or Cell #: (985) 320-8802

PLEASE READ AND SIGN BELOW

**APPLICANT NAME:** Shillie J. Richardson  
First Name MI Last Name

**COMPANY NAME:** \_\_\_\_\_ Owner Other

**Applicant Mailing Address:** 17085 E. Hoover St. Hammond La. 70401  
Street Name/Street Number City State Zip

**Applicant Telephone:** ( ) \_\_\_\_\_ or Cell #: (985) 320-8802

**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:** get a 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 Shillie J. Richardson 11-15-22  
APPLICANT SIGNATURE DATE

X \_\_\_\_\_ \_\_\_\_\_  
OWNER(S) SIGNATURE DATE

X Ray [Signature] 11-15-2022  
CITY PLANNER DATE

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

AMOUNT PAID \$ 120.00 CHECK# \_\_\_\_\_ CASH  DATE PAID 1/1

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Revised 03/01/2014

PROPOSED MOBILE HOME AREA - RS 3





17085 East Hoover – Vacant Lot where former home was located (removed due to fire)



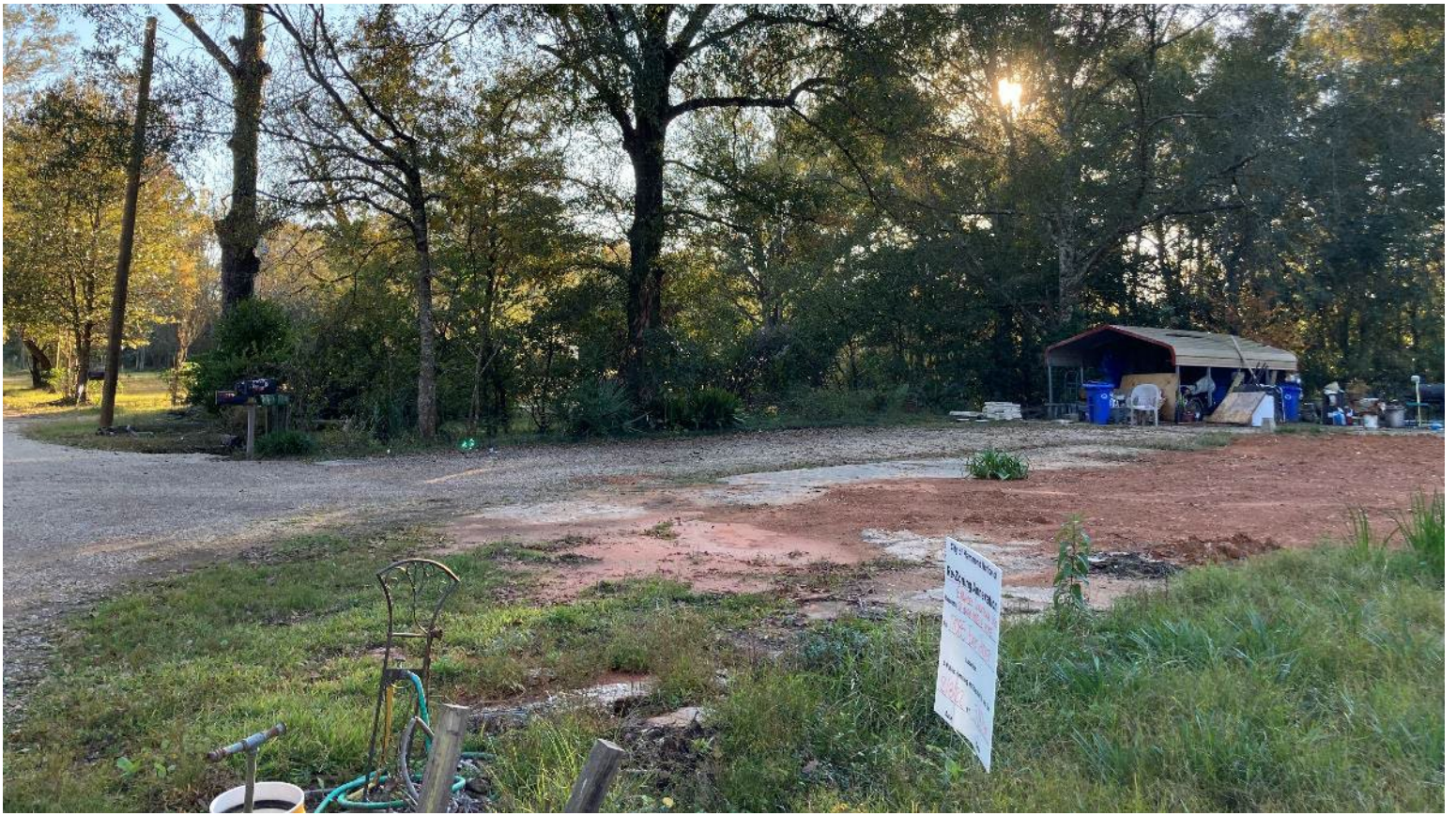
Facing North – Vacant lot and wooded area



Facing east – Structure on lot



Facing Northeast – Single-family home



Facing South – tree line between properties



Facing South – Vacant lot



Facing further south – Across Hoover Street – Vacant lot



Next intersection – Hoover & Will Frazier – Mobile Home





Across street at intersection of Hoover & Will Frazier – Mobile Home