



Staff Report
Expanded Conditional Use
Case #: Z-2023-07-00123

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

Public Hearing: Thursday, August 10, 2023

City Council Introduction: Tuesday, August 22, 2023

City Council Final: Tuesday, September 12, 2023

City Council Request (Ordinance): Introduction of an ordinance to approve an Expanded Conditional Use request by Tasha Dameron for the location of 307 N. Oak St., Zoned RM-3, to allow the use of Real Estate office. 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.

Site Information:

Location (Address): 307 North Oak Street

Council District: City Council District 2

Existing Zoning: RM-3

Future Land Use: High Density Residential

Existing Land Use: Planet Dragos Electrolysis Clinic & School

Site Description: 50 X 150 FT Lot

Adjacent Land Use and Zoning:

Direction:

North
South
West
East

Land Use/Zoning:

Apartment building, RM-3
Business (Geaux Jobs Tangipahoa Workforce Development), RM-3
Single-family home, RM-3
Single-family home, MX-C

Additional Information:

Planet Dragos Electrolysis Clinic & School opened in 1992.

Property located in the Hyer-Cate Preservation District, Garden District, and Downtown Development District.

Staff Recommendation:

If recommend approval, must be as 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.

Public Hearing:

For: Tasha Dameron, Applicant and Terry Gray, Realtor on behalf of Cheryl Drago

Against: None

Commission Recommendation:

Motion by: Trey St. Romain to recommend approval of the Expanded Conditional Use request by Tasha Dameron for the location of 307 N. Oak St., Zoned RM-3, to allow the use of Real Estate office. 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.

Seconded by: Ron Matthews

For: Kylan Douglas, Ron Matthews, Trey St. Romain, Trey Tycer

Against: None

Abstain: None

Absent: Monica Perez

Ordinance to Read:

WHEREAS, on August 10, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of the Expanded Conditional Use request by Tasha Dameron for the location of 307 N. Oak St., Zoned RM-3, to allow the use of Real Estate office. 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.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves the Expanded Conditional Use request by Tasha Dameron for the location of 307 N. Oak St., Zoned RM-3, to allow the use of Real Estate office. 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.

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: 7/10/23

PERMIT# Z-2023-07-00123

The next Zoning Commission Meeting will be held on Aug 10th, 2023 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: 307 N. OAK STREET HAMMOND, LA 70401
Legal Description or Survey: 1 Lot 50x150 FT. 51/30 of NE 1/4 of BK 40
PROPERTY OWNER NAME: Cheryl Drago
Owner Address: 223 Wildwood Dr Hammond, LA 70401
Telephone: (985) 507-5211 or Cell #: (985) 345-3411

PLEASE READ AND SIGN BELOW

APPLICANT NAME: TASHA LAMKIN DAMERON
COMPANY NAME: Dameron Development LLC
Applicant Mailing Address: 408 West Robert St. Hammond, LA 70401
Applicant Telephone: () or Cell #: 985 320-3523

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 [Signature]
APPLICANT SIGNATURE

7/6/23
DATE

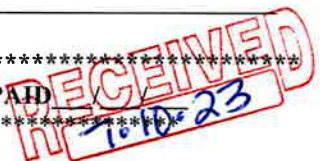
X Cheryl J. Drago
OWNER(S) SIGNATURE

7/6/23
DATE

X
CITY PLANNER

DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# 2927 CASH [] DATE PAID



6.1.2 Residential Multi-Family

The Residential Multi-Family Districts are intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family, and multi-family housing in order to provide for the integration of single-family, two-family, and multi-family together.

B. RM-3

The RM-3 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses

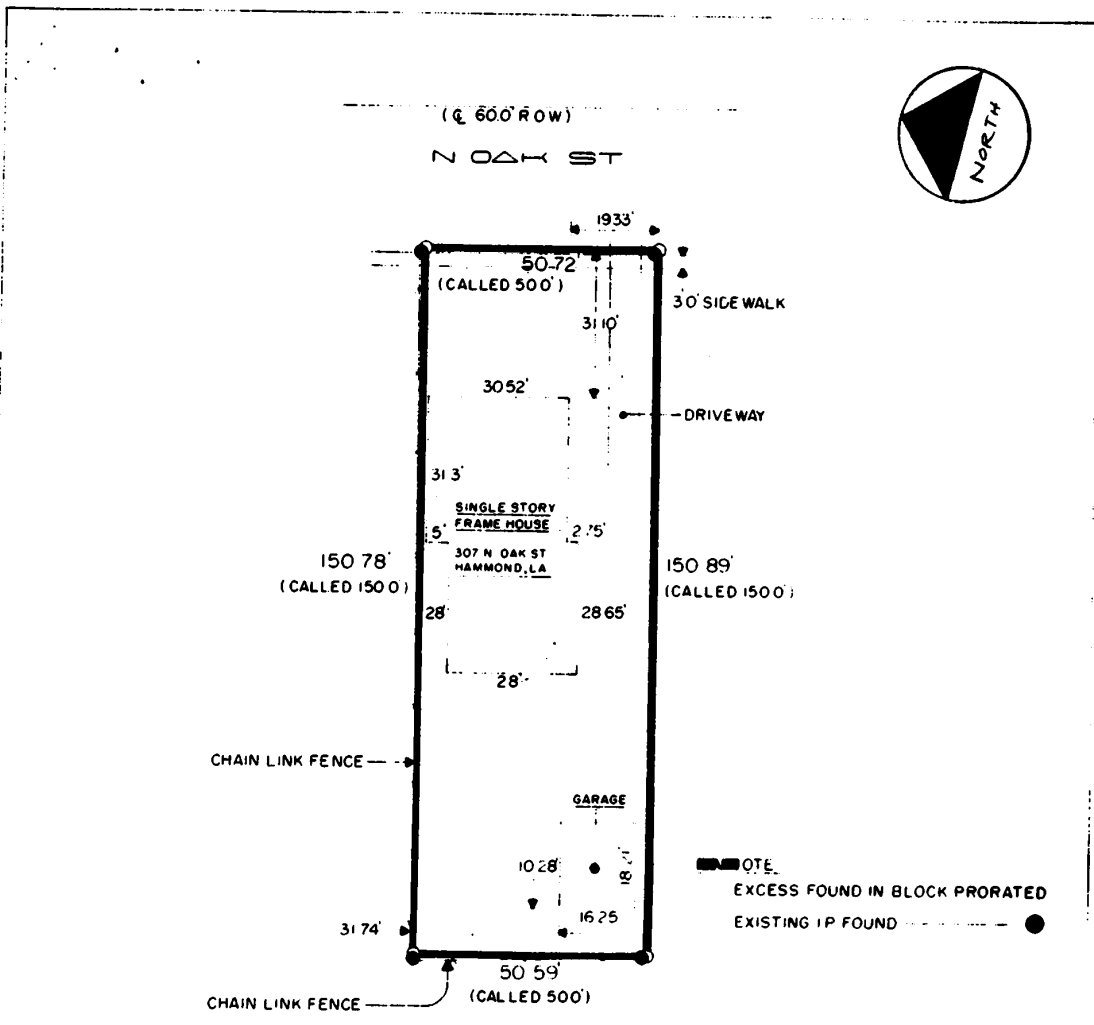
1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House
3. Apartments (multi-family dwelling)
4. Gardens growing of crops (noncommercial)
5. Parks and Open Space
6. Minor Utilities
7. Civic Uses
8. Guest House
9. Cemeteries and/or Memorial Gardens

B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses.
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.



MAP SHOWING SURVEY OF A PORTION OF SQUARE 40, LOCATED
IN SECTION 24, T.6S., R.7E., CITY OF HAMMOND, TANGIPAHOA
PARISH, LOUISIANA.

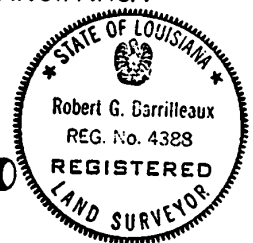
FOR _____

PAUL and MYRA VARNADO

CONVEYANCE
BOOK PAGE

SCALE 1" = 30'
JAN 27, 1987 0642

548 ROBERT G. BARRILLEAUX, C.E., L.S.



North of Site



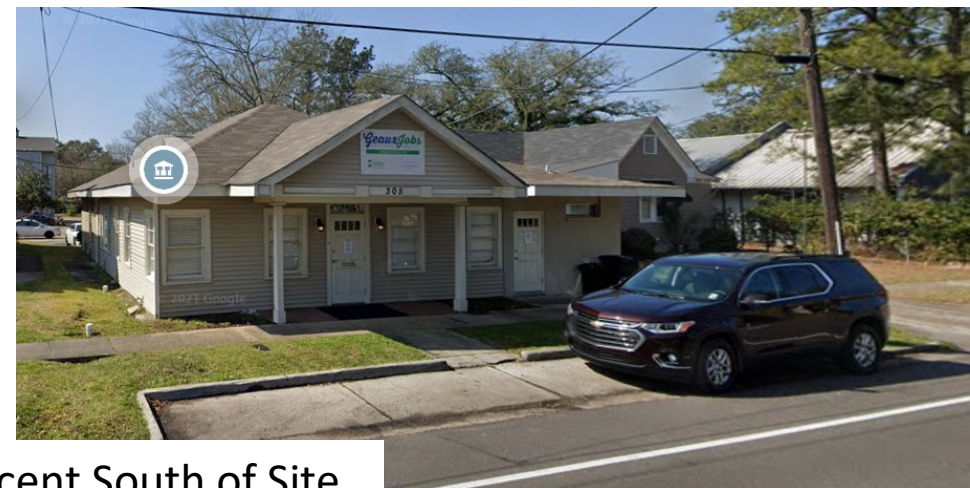
South of Site



307 N Oak St



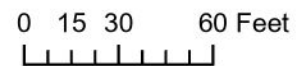
East of Site



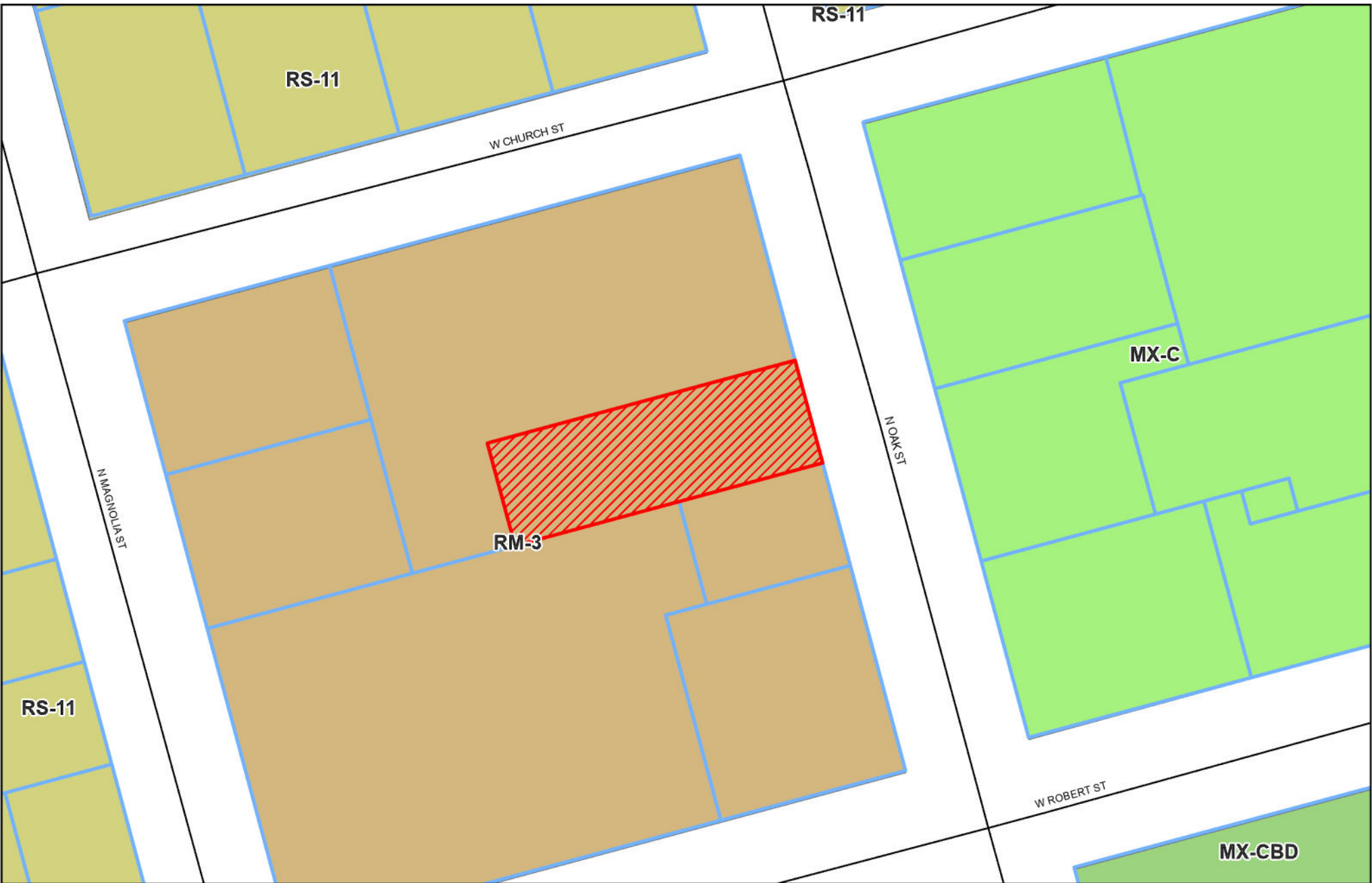
Adjacent South of Site



Z-2023-07-00123
307 N. Oak St.



Legend
 Case Parcel



Z-2023-07-00123
307 N. Oak St.



Legend

 Case Parcel