



Staff Report

Annexation

Case #: Z-2016-08-00032

Attachments:

Staff Report, Photos, Survey, Legal Description, Tangi Assessor Letter, Reg of Voter Letter (pending), Application, Aerial Map

Zoning Commission Public Hearing: Thursday, October 6, 2016

City Council Introduction: Tuesday October 11, 2016

City Council Final: Tuesday October 25, 2016

City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to I-L, and to be placed in City Council District #1 requested by Edson Group LP for 11.76 Acres located at 44560 S. Airport Rd. in accordance with survey by Dennis L. Gowin dated 12/13/2005 (Z-2016-08-00032)

Site Information:

Location (Address): 44560 Airport Rd

Council District: City Council District 1

Existing Zoning: NONE

Future Land Use: Industrial

Existing Land Use: Undeveloped

Site Description:

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/CH
South	Airport Garden Center/No Zoning Outside City
West	Industrial site/Proposed Annexation
East	Undeveloped/No Zoning Outside City Limits

Additional Information:

Currently underconstruction and permitted by the Parish . Proposed shell building similar to annexation area that faces Hwy 190. Landscaping is proposed.

Tangipahoa Parish Tax Assessor has no objection

Tangipahoa Registrar of Voters has no objection

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Steven Hoover

Against: NONE

Commission Recommendation:

Motion: Recommend Approval to Annex into the City Limits as I-L

For: Stanley Young, Jimmy Meyer, Matt Sandifer

Against: NONE

Abstain: NONE

Absent: William Travis, Jefferey Smith

Ordinance to Read:

WHEREAS, on October 6, 2016 the Zoning Commission held a public hearing on an annexation of 11.76 acres located at 44560 S. Airport Rd into the City Limits of Hammond; and

WHEREAS, an initial zoning request to be I-L (Light Industrial) located at 45560 S. Airport Rd. requested by Edson Group LP in accordance with survey by Dennis L. Gowin dated 12/13/2005 (Z-2016-08-00032);

WHEREAS, this 11.76 Acres to be annexed as Hammond City Council District #1.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves:

Section 1: The annexation of 11.76 Acres owned by Edson Group LP in accordance with survey by Dennis L. Gowin and said property is described as follows and attached hereto and made a part thereof:

That certain piece or parcel of land situated in Section 21, Township 6 South, Range 8 East, Greensburg Land District, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

Beginning at an existing ½ inch iron rod reported to be North 89 degrees 36 minutes 22 seconds East 23.23 Feet and North 158.03 feet from the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 21, said rod being on the East right of way line of LA Highway 3158 (Airport Road); thence North along said right of way line 689.22 feet to an existing 1 inch iron pipe on the centerline of the former B.R.H.&E – C.Z.C. Railroad (now vacated); thence South 84 degrees 45 minutes 00 seconds East 785.92 feet to a ½ inch iron rod set on the westerly side of the existing canal. Thence South 01 degrees 00 minutes 00 seconds East along said canal 611.45 feet to an existing ½ inch iron rod; thence South 89 degrees 34 minutes 14 seconds West 793.31 feet back to the POINT OF BEGINNING, containing 11.76 acres, all as per survey of Turner Surveys, LLC P.L.S., Job#052215, dated December 13, 2005.

The above described property lies adjacent to and contiguous with the present corporate limits of the City of Hammond, Louisiana .
The above described property is bound on the South by AC-VIN Corp, on the North Gemma Holdings LLC, on the East LSH RV Storage Land LLC, and on the West S. Airport Rd.

Section 2: The zoning for said annexation shall be I-L (Light Industrial).

Section 3: The City Council District for said annexation shall be District #1.



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

September 12, 2016

City of Hammond
Honorable Pete Panepinto
P.O. Box 2788
Hammond, La. 70404

RE: Edson Group Limited Partnership
Assessment #2222000

ANNEXATION CERTIFICATION

I, Brady Sledge, Chief Deputy Assessor for the Parish of Tangipahoa, State of Louisiana, do hereby certify that there are no resident property owners for the below described property and the Petition for Annexation has been signed by the owner(s) of the property to be annexed.

The Tangipahoa Parish Assessor's Office makes no objection to the annexation of the below described property.

The property requested to be annexed is described as:

11.76 acres located in Section 21 Township 6 south, Range 8 east as shown on survey by Turner Surveys dated 12-13-2005, recorded at conveyance book 1112 page 157.

Signed in Amite, Louisiana this 12th day of September, 2016

Brady Sledge, CLDA
Chief Deputy Assessor
Tangipahoa Parish

Tracie Schillace

Subject: FW: FW: Proposed Annexation into the City Limits of Hammond

----- Original message-----

From: Willie Johnson
Date: Sat, Oct 1, 2016 5:39 PM
To: Tracie Schillace;
Subject: Re: FW: Proposed Annexation into the City Limits of Hammond

Tracie,

There are no objections to the Annexation, and the paperwork and letter are prepared but John has been out. We are awaiting his signature.

Please send us a copy of the final ordinance when adopted. Thanks

Willie Johnson

On Mon, Sep 26, 2016 at 6:01 PM, Tracie Schillace <schillace_tc@hammond.org> wrote:

Mr. Willie,

Just wanted to follow up on this request.

Thanks,
Tracie

From: Tracie Schillace
Sent: Tuesday, August 30, 2016 10:12 AM
To: 'wjohnson@tangipahoa.org'; 'tangirov@tangipahoa.org'
Cc: Heather Alvarez
Subject: Proposed Annexation into the City Limits of Hammond
Importance: High

Good Morning!

The City of Hammond has 2 proposed annexations into the city limits.

Attached is a map of areas in red, surveys, legal descriptions, and petition forms.

Please review attached and let me know if you need any other information. We will need a letter of no objection from your office.

Thanks for your help,

Tracie Schillace

Planner/GIS Tech

Planning Department



City of Hammond

219 E. Robert St.

Hammond, LA 70401

[985-277-5652](tel:985-277-5652) Direct

[985-277-5638](tel:985-277-5638) Fax

www.hammond.org

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PROPERTY DESCRIPTION

BEGINNING AT AN EXISTING 1/2" IRON ROD REPORTED TO BE N89°36'22"E A DISTANCE OF 23.23 FEET AND NORTH A DISTANCE OF 156.03 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, SAID ROD BEING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 3158 (AIRPORT ROAD), THENCE NORTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 22.12 FEET TO AN EXISTING 1/2" IRON ROD ON THE CORNER OF FORMER BAYLOR L.C. HIGHROAD (NOW VACATED); THENCE S84°45'00"E A DISTANCE OF 785.92 FEET TO A 1/2" IRON ROD SET ON THE WESTERLY SIDE OF AN EXISTING CANAL; THENCE S01°00'00"E ALONG SAID CANAL A DISTANCE OF 611.45 FEET TO AN EXISTING 1/2" IRON ROD; THENCE S89°34'14"W A DISTANCE OF 793.31 FEET TO THE POINT OF BEGINNING.

U.S. HIGHWAY 190

LA HIGHWAY ROAD S. AIRPORT ROAD

11.76 ACRES

NOTE: ALL IMPROVEMENTS NOT LOCATED

EXCEPTION: INST. #327512 (REFERS TO MAP BY WR ENGINEERING, DATED 04/15/1983)

INST. #266406 VACATED PORTION OF O.R.H. & E. - C.Z.C. RAILROAD

1" Iron Pipe (Found)

25' DEED (FORMERLY BOOKER ROAD)

R/W LINE

689.22' NORTH REFERENCE BEARING

50' 50' CENTERLINE

584°45'00"E 785.92'

793.31' 589°34'14"W (MEAS)

793.85' 589°36'22"E (DEED)

501°00'00"E FLOOD ZONE X

611.45'

CANAL

1/2" Iron Pipe (Found)

1 1/2" Iron Pipe (Found)

29.6'

29.6'

0.6'

FRAME RES'D (ABANDONED)

MOBILE HOME

FRAME RES'D

1/4" Iron Pipe (Found)

EXCEPTION:
INST. 8327512
(REFERS TO MAP BY WR
ENGINEERING, DATED
04/15/1983)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

LEGEND

FENCE
1/2" IRON ROD SET UNLESS
OTHERWISE STATED

VICINITY MAP
NOT TO SCALE

NOTES:

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is partially in a Special Flood Hazard Area.

F. I. A. ZONE: X & A
BASE FLOOD ELEVATION: NONE & 38'
COMMUNITY PANEL NO.: 220206 0175 E
REVISED DATE: AUGUST 23, 2000

CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:10, CHAPTER 25 FOR A CLASS "D" SURVEY.

Dennis L. Gown
DENNIS L. GOWN P.L.S.; LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

**BOUNDARY SURVEY OF
AN 11.76 ACRE PARCEL
SECTION 21, T6S-R8E
GREENSBURG LAND DISTRICT
TANGIPAHOA PARISH, LOUISIANA**

DATE: 12/13/2005	DRAWN BY: DLO	JOB NO. 052215	DRAWING NO. 1
SCALE: 1" = 200'	CHECKED BY: DLO		

TURNER SURVEYS, LLC

15732 E. HOFFMAN ROAD
PONCHATOULA, LA 70450
PHONE: (985)389-2358
FAX: (985)388-2359
Turnersurveys@turnersurveys.net

That certain piece or parcel of land situated in Section 21, Township 6 South, Range 8 East, Greensburg land District, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

Beginning at an existing ½ inch iron rod reported to be North 89 degrees 36 minutes 22 seconds East 23.23 feet and North 158.03 feet from the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 21, said rod being on the East right of way line of LA. Highway 3158 (Airport Road); thence North along said right of way line 689.22 feet to an existing 1 inch iron pipe on the centerline of the former B.R.H.&E. - C.Z.C. Railroad (now vacated); thence South 84 degrees 45 minutes 00 seconds East 785.92 feet to a ½ inch iron rod set on the westerly side of an existing canal. Thence South 01 degrees 00 minutes 00 seconds East along said canal 611.45 feet to an existing ½ inch iron rod; thence South 89 degrees 34 minutes 14 seconds West 793.31 feet back to the POINT OF BEGINNING, containing 11.76 acres, all as per survey of Turner Surveys, LLC, P.L.S., Job #052215, dated December 13, 2005.

ArcGIS Web Map



August 29, 2016

Thoroughfares

- Interstate
- Major Artery

Streets (911)

- Minor Artery
- Major Collector
- Minor Collector
- Local Street

Municipalities

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, AeroGrid, IGN, IGP, swisstopo, and

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: 8/29/16PERMIT# Z-2016-08-00032

The next Zoning Commission Meeting will be held on 10-6-2016, 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#	<u>21TLR8000020</u>	ASS#	<u>02222000</u>
SITE ADDRESS:	<u>44500 S. Airport Road, Hammond, LA</u>		
	STREET # & STREET NAME		
Legal Description or Survey	<u>11.76 Acres in NW 1/4 of SW 1/4 in Section 21</u>		

PROPERTY OWNER NAME:	<u>The Edson Group LP</u>		
	First Name	MI	Last Name
Owner Address:	<u>1518 Martens Drive, Hammond, LA 70401</u>		
	Street Name/Street Number	City	State Zip
Telephone:	<u>(985) 345-1818</u>	or Cell #:	()

PLEASE READ AND SIGN BELOW

APPLICANT NAME:	<u>Steve</u>	MI	<u>Hoover</u>
	First Name		Last Name
COMPANY NAME:	<u>The Edson Group LP</u>		☒ owner ☐ Other
Applicant Mailing Address:	<u>1518 Martens Dr., Hammond, LA 70401</u>		
	Street Name/Street Number	City	State Zip
Applicant Telephone:	<u>(985) 345-1818</u>	or Cell #:	()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H 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-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: Annexation

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 N/A District to a IL District. I/We fully understand and agree to abide by the zoning restrictions for a IL 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

8-25-16
DATE

X [Signature]
OWNER(S) SIGNATURE

8-25-16
DATE

X _____
CITY PLANNER

DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ _____ CHECK# 0317 CASH ☐ DATE PAID 8/29/16

11.76 Acres located at 44500 S. Airport Road, Hammond, LA
Assessment # 2222000

We designate, (if applicable) Steve Hansen (full name) 1518 Markers Drive, Hammond (residence address) as Chairman to act for the signers of this petition in all matters.

OFFICE USE ONLY:

Signatures checked by: _____

Total # of Signatures on this page: _____

of Valid Signatures _____

of Invalid Signatures _____



