



# Staff Report

## Annexation

Case #: Z-2017-07-00040

### Attachments:

Staff Report, Survey, Photos, Annexation Petition form, Reg. of Voters Letter, Assessor Letter, Application, Zoning Map, Council District Map

Zoning Commission Public Hearing: Thursday, September 7, 2017

City Council Introduction: Tuesday Sept. 12, 2017

City Council Final: Tuesday Sept. 26, 2017

### City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to C-N, and to be placed in the City Council District # 3 requested by Monroe Manor Limited Partnership for 11.427 Acres being Lot 1A of the Rose Stassi Mini Partition located at 42250 North Oaks Drive in accordance with survey by Andrew Faller (Z-2017-07-00040) Recommended approval by the Planning Commission.

### Site Information:

**Location (Address):** 42250 N North Oaks Dr

**Council District:** City Council District 3

**Existing Zoning:** NONE

**Future Land Use:** Commercial

**Existing Land Use:** Undeveloped

### Site Description:

11.427 acres with access to North Oaks Drive. Located in Flood Zone X & A. Was a portion of Golf Range. North Oaks Drive is not a city maintained street. Water is provided by Parish, and Sewer is provided by the City of Hammond

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Golf Range/Partial Outside City Limits
South	Undeveloped/Outside City Limits
West	Undeveloped/C-N (Across N. Oaks Dr)
East	Undeveloped/Outside City Limits

### Additional Information:

**Findings:**

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
  - Light and air?
  - Traffic congestion or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** Brett Gasaway-Representing Owners

**Against:** NONE

**Commission Recommendation:**

**Motion:** William Travis to recommend approval

**For:** Stanley Young, William Travis, Jefferey Smith

**Against:** NONE

**Abstain:** NONE

**Absent:** Matt Sandifer, Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on Sept. 7, 2017 the Planning Commission held a public hearing on an annexation request by Monroe Manor Limited Partnership of 11.427 Acres located at 42250 North Oaks Drive into the City Limits of Hammond; and  
 WHEREAS, an initial zoning request to be C-N (Commerical Neighborhood); and  
 WHEREAS, this 11.427 Acres to be annexed as Hammond City Council District #3, all in accordance with survey by Andrew Faller.  
 NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves:  
 Section 1: The annexation of 11.427 Acres owned by Monroe Manor Limited Partnership in accordance with survey by Andrew Faller as Lot 1A of the Rose Stassi Mini Partition Survey attached hereto and made a part thereof :  
 being Lot 1A of the Rose Stassi Mini Partition located at 42250 North Oaks Drive in accordance with survey by Andrew Faller; and  
 Section 2: The zoning for said annexation shall be C-N (Commerical Neighborhood).  
 Section 3: The City Council District for said annexation shall be District #3.

ANNEXATION by PETITION FORM

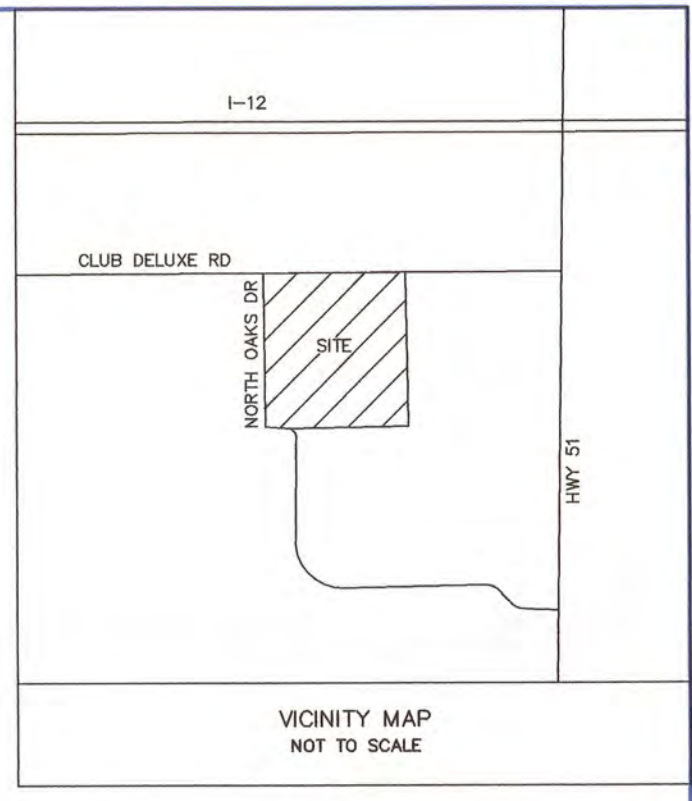
Page 1 of 1

In accordance with Louisiana R.S. 33:171, et seq., we, the undersigned, agree to the annexation into and making a part of the City of Hammond, Parish of Tangipahoa, Louisiana, the lot(s) and/or parcel(s) described as follows: Rose Stassi Mini Partifion, Lot No. One (1), Section 1, Township 7 South, Range 7 East, Greensburg Land District

We designate, (if applicable) \_\_\_\_\_ (full name) \_\_\_\_\_ (residence address) as Chairman to act for the signers of this petition in all matters.

Signature of Voter/Property Owner NOTE: A person who is unable to write must affix his mark, and the person circulating the petition shall affix the name of the incapacitated person in the presence of two witnesses who must also date and sign their names as witnesses to his mark.	Date of Signature	Ward District Precinct	Date of Birth	Physical Residence Address (include municipal street name, house/apartment #, road/highway and "911" address, and City or Town)	Name of owner/voter typed or legibly printed.	Signature of person who witnessed and obtained owner's/voter's signature.	Date signature witnessed/obtained	Assessment #
1 <u>Elton G. Beebe</u>	<u>7/28/17</u>			<u>3700 Bayou Rapides Rd, Alexandria, LA 71303</u>	<u>Elton G. Beebe.</u>	<u>[Signature]</u>	<u>7/28/17</u>	<u>06420 982</u>
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OFFICE USE ONLY: Signatures checked by: [Signature] Total # of Signatures on this page: 1 # of Valid Signatures 1 # of Invalid Signatures 0



**LEGEND**

P.O.B  
● POINT OF BEGINNING

1/2" REBAR SET  
○ UNLESS NOTED

**RIGHT OF WAY NOTE:**  
THE SURVEYOR HAS CONSULTED WITH THE CITY OF HAMMOND & TANGIPAHOA GOVERNMENT. BOTH MUNICIPALITIES HAVE SAID THE LAND OWNER NEEDS TO CONSULT WITH PILARA LLC AND/OR NORTH OAKS HOSPITAL TO BE GRANTED ACCESS TO NORTH OAKS DRIVE. THE SURVEYOR IS MAKING NO INDICATION WHETHER OR NOT THE PROPERTY OWNER HAS LEGAL ACCESS TO NORTH OAKS DRIVE.

**REFERENCE BEARING:**  
GPS-C4G-RTN (LA South Zone -NAD 83)

**NOTE:**  
CONSULT WITH TANGIPAHOA PARISH DRAINAGE BOARD FOR SERVITUDE WIDTH ALONG THE DRAINAGE LATERAL.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO 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.

THE SURVEYOR HAS CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS SITE IS PARTLY IN A SPECIAL FLOOD HAZARD AREA.

**FLOOD ZONE:** X & A  
**BASE FLOOD ELEVATION:** NONE FOR ZONE "X" & NOT DETERMINED FOR ZONE "A"  
**COMMUNITY PANEL NO.** 22105C0430F  
**EFFECTIVE DATE:** 7/22/10

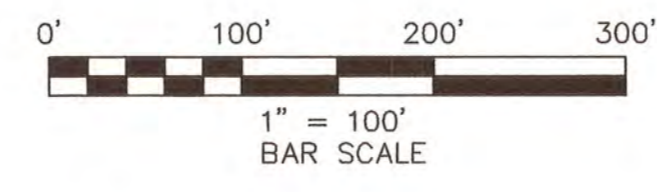
- REFERENCES:**
- 1) SURVEY BY BODIN & WEBB DATED 12/15/88, REV 12/21
  - 2) SURVEY BY BODIN & WEBB DATED 6/24/04
  - 3) SURVEY BY BRETT FITZGERALD DATED 7/29/11
  - 4) SURVEY BY WALLACE ADAMS DATED 4/8/87
  - 5) RIGHT OF WAY PLAN DATED 07/09/14
  - 6) SURVEY BY WILSON POPE, INC DATED 4/27/00
  - 7) ROSE STASSI MINI PARTITION BY ANDREW FALLER DATED 8/16/16

PLAT PREPARED FOR :  
GASAWAY GASAWAY BANKSTON ARCHITECTS

**ANDREW FALLER SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYOR

P.O. BOX 4065  
HAMMOND, LOUISIANA 70404

PHONE (985) 415-3727  
EMAIL: ANDREW@AFSURVEY.NET



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 OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

*Andrew N. Faller*  
ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:	8/18/17
SCALE:	1" = 100'
JOB #:	11217
REVISIONS:	DATE

**BOUNDARY LINE ADJUSTMENT  
BETWEEN LOTS 1 & 2 OF THE  
ROSE STASSI MINI PARTITION INTO LOTS 1A & 2A**

SECTION 1  
TOWNSHIP 7 SOUTH-RANGE 7 EAST  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH, LOUISIANA

# TANGIPAHOA PARISH REGISTRAR OF VOTERS

HON. JOHN M. RUSSELL, C.E.R.A.  
Registrar

WILLIE W. JOHNSON  
Chief Deputy

SAREPHTA E. CUTRER  
Deputy Registrar

MARGARET I. SIBLEY  
Deputy Registrar

P. O. Box 895 • Amite, Louisiana 70422  
Amite: (985) 748-3215  
Hammond: (985) 345-3717  
Fax #: (985) 748-3839  
E-mail: tangirov@tangipahoa.org

DELORES P. TRAVIS  
Confidential Assistant

ANGELA M. ST. ALEXANDRE  
Deputy Registrar

KENNETH L. HUSSER  
Deputy Registrar

August 15th

Planning Department  
City of Hammond  
219 East Robert Street  
Hammond, La 70401

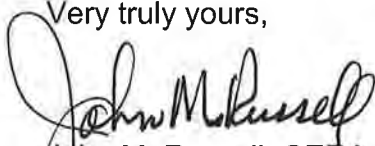
Proposed Annexation of Rose Stassi Mini Partition

Dear Ms. Schillace

Regarding your request of August 1st, The Registrar of Voters has No Objection to the proposed annexation of the property identified and described in your request as the Rose Stassi Mini Partition. There are no voters currently registered at that site.

Please don't hesitate to call if you have any further questions.

Very truly yours,

  
John M. Russell, CERA  
Registrar of Voters  
Tangipahoa Parish.

cc: Bill Moorman  
Parish Planning

*Speak Your Mind.....VOTE!*

## Heather Alvarez

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**From:** Tracie Schillace  
**Sent:** Wednesday, August 16, 2017 11:56 AM  
**To:** Heather Alvarez  
**Subject:** Fwd: Annexation near North Oaks Drive

Can you print for annexation packet.

Sent via my Samsung Galaxy, an AT&T 4G LTE smartphone

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

**From:** Willie Johnson <wjohnson@tangipahoa.org>  
**Date:** 8/16/17 11:15 AM (GMT-06:00)  
**To:** Tracie Schillace <schillace\_tc@hammond.org>  
**Subject:** Annexation near North Oaks Drive

Tracie,

I wanted to let you know our office, Tangipahoa Registrar of Voters, has no a finding of no voters registered at the location listed as the Rose Stassi Mini Partition. The official letter advising you formally will be mailed today.

Willie Johnson  
Chief Deputy Registrar

**APPLICATION FOR ANNEXATION/DE-ANNEXATION**  
**CITY OF HAMMOND**  
 219 E. Robert St., HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638  
 FILING DATE: 8/11/2017 PERMIT# 7-2017-07-00040

The next Zoning Commission Meeting will be held on Sept. 7, 2017 at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City according to the deadline schedule.

This Application for:  ANNEXATION & INITIAL ZONING  
 DE-ANNEXATION

REZONING FEE:  Single Lot \$120.00  Block or Area \$250.00 (Fees are not refundable based on decisions)  
Ass# 06420982

PARCEL# \_\_\_\_\_  
 SITE ADDRESS: 42250 North Oaks Drive  
STREET # & STREET NAME  
 Legal Description or Survey Lot 1, Rose Stassi Mini Partition, Section 1, Township 7 South, Range 7 East, Greensburg Land District  
 -----  
 PROPERTY OWNER NAME: Monroe Manor Limited Partnership  
First Name MI Last Name  
 Owner Address: 3700 Bayou Rapides Road, Alexandria, LA 71303  
Street Name/Street Number City State Zip  
 Telephone: (318) 445-6586 or Cell #: \_\_\_\_\_

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Elton G. Beebe MI \_\_\_\_\_ Last Name \_\_\_\_\_  
First Name MI Last Name  
 COMPANY NAME: Monroe Manor Limited Partnership  Owner  Other  
 Applicant Mailing Address: 3700 Bayou Rapides Road, Alexandria, LA 71303  
Street Name/Street Number City State Zip  
 Applicant Telephone: (318) 445-6586 or Cell #: \_\_\_\_\_

PERMIT INFO-ADDITIONAL INFO  
 PRESENT ZONING IS: N/A RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD  
C-N, C-H, C-R, I-L, I-H, S-1, S-2, I, RP, SC, PUD, S-3  
 REQUESTED ZONING IS: C-N RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD  
C-N, C-H, C-R, I-L, I-H, S-1, S-2, I, RP, SC, PUD, S-3  
 REASON FOR REZONING: 'Commercial Neighborhood' needed to construct Nursing Facility  
 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 of 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 C-N District. I/We fully understand and agree to abide by the zoning restrictions for a C-N 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).

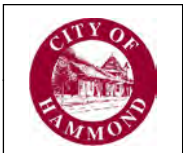
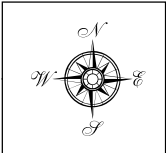
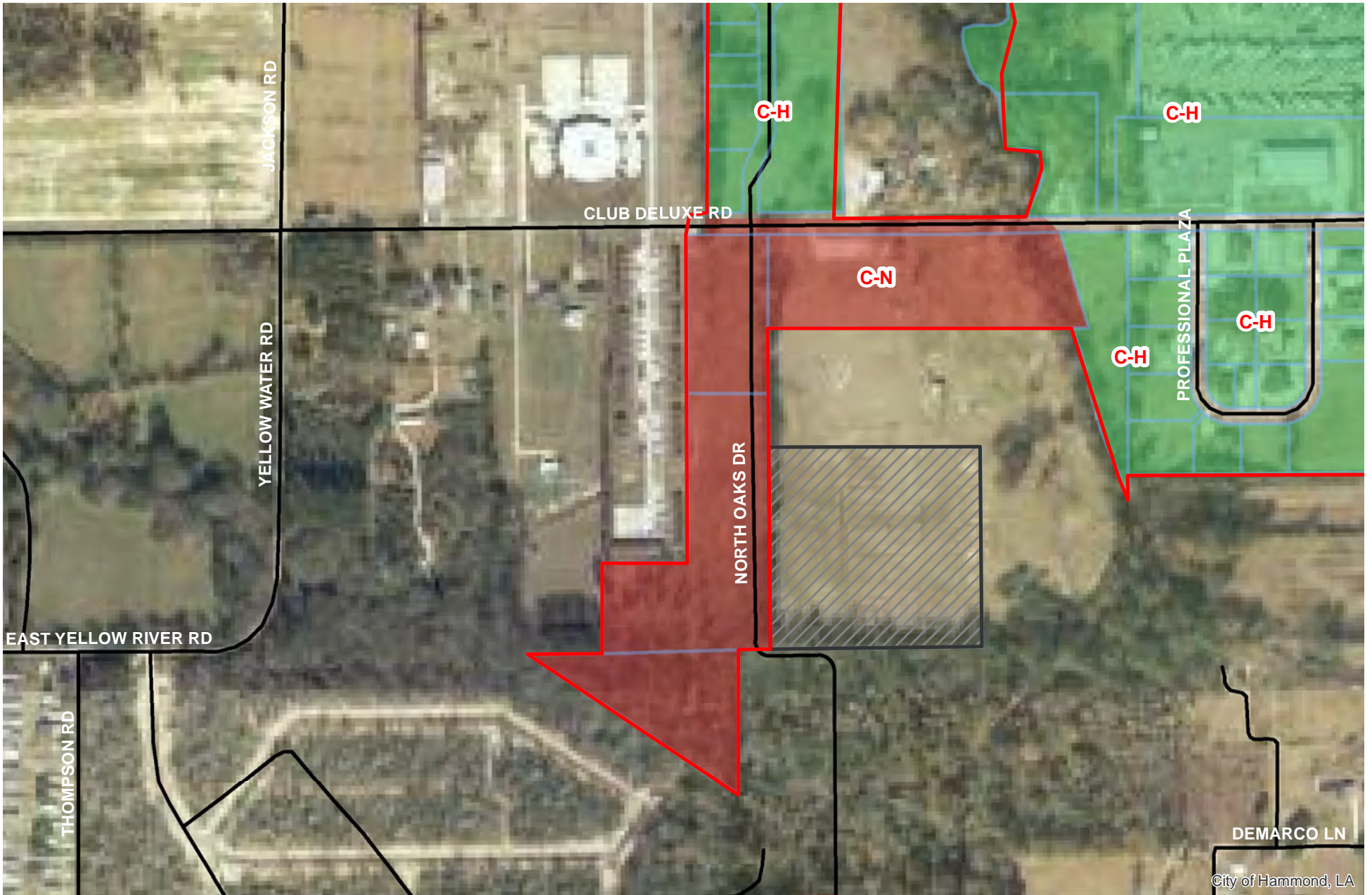
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

X Elton G. Beebe DATE 7-28-17  
 APPLICANT SIGNATURE  
 X Stacy Beale DATE 7-28-17  
 OWNER SIGNATURE  
 X \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY PLANNER

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
 AMOUNT PAID \$ 1250.00 CHECK# 1000231 CASH  DATE PAID 7-28-2017  
 NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED






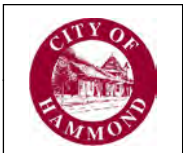
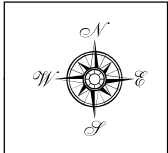




# Proposed Annexation - Zone C-N



## Legend

-  City Tax Parcels
-  Proposed Annex Area
-  City Limits



# Proposed Annexation

**Legend**

-  Proposed Annex Area
-  City Limits