



Staff Report

Annexation

Case #: Z-2018-07-00049

Attachments:

Staff Report, Photos, Survey, Assessor Letter, Register of Voters Letter, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, November 1, 2018

City Council Introduction: Tuesday November 13, 2018

City Council Final: Wednesday December 26, 2018

City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to C-H and to be placed in City Council District #3 request by Muscadine LLC for Lot 1-A of the H.C. Collins Subdivision being 2.760 acres located at 15829 Demarco Lane in accordance with survey by Wm. J. Bodin Jr. dated 12/14/2010 (Z-2018-07-00049) recommend acceptance by the Zoning Commission

Site Information:

Location (Address): 15829 Demarco Ln

Council District: City Council District 3

Existing Zoning: NONE

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Lot fronting on private/parish road being Demarco Lane.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/Outside City Limits
South	Undeveloped/Outside City Limits
West	Single Family/Outside City Limits
East	Undeveloped/CH

Additional Information:

Demarco Lane: Maintained by Tangipahoa Parish
City water and sewer

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: Paul Murphy, Andrew Gasaway (owners)

Carla Richmond (Adjacent Property Owner) Concerned about traffic, and drainage

Frank & Patricia Giannobile (outside city limits) Concerned with the current road width

Against:

Commission Recommendation:

Motion: Recommend approval

For: Stanley Young, William Travis, Matt Sandifer, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: Jeffrey Smith

Ordinance to Read:

WHEREAS, on November 1, 2018 the Zoning Commission held a public hearing on an annexation of Lot 1-A of H.C. Collins Subdivision located at 15829 Demarco Lane in accordance with survey by Wm. J. Bodin Jr. dated 12/14/2010 into the City Limits of Hammond; and

WHEREAS, an initial zoning request to be C-H (Commercial Highway) located at 15829 Demarco Lane requested by Muscadine LLC; and

WHEREAS, Lot 1-A of the H.C. Collins Subdivision to be annexed as Hammond City Council District #3.

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

Section 1: The annexation of Lot 1-A of the H.C. Collins Subdivision in accordance with survey by Wm. J. Bodin Jr. and said property as described as follows and attached hereto and made a part thereof: A 2.70 acre parcel of land particularly described as follows: Beginning at a point 675.00' North and 348.00' West from the center of Section 1, T7S-R7E, to the point of beginning; THENCE North 89 degrees 59 minutes 23 seconds West a distance of 197.50 feet; THENCE North 00 degrees 06 minutes 05 seconds West a distance of 634.58 feet; THENCE North 89 degrees 56 minutes 31 seconds east a distance of 162.98 feet; THENCE South a distance of 185.06 feet; THENCE East a distance of 40.66 feet; THENCE South 00 degrees 38 minutes and 17 seconds West a distance of 449.74 feet; Back to the point of beginning. That certain piece or parcel of land situated in Section 1, Township 7 South, Range 7 East, Greensburg Land District, Parish of Tangipahoa, State of Louisiana, this description is based on the boundary survey and plat made by Wm. J. Bodin Jr. 12/14/2010

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 Demarco Lane, on the West by Edward D Magnani, on the North by Mary Piazza, and East by Muscadine LLC.

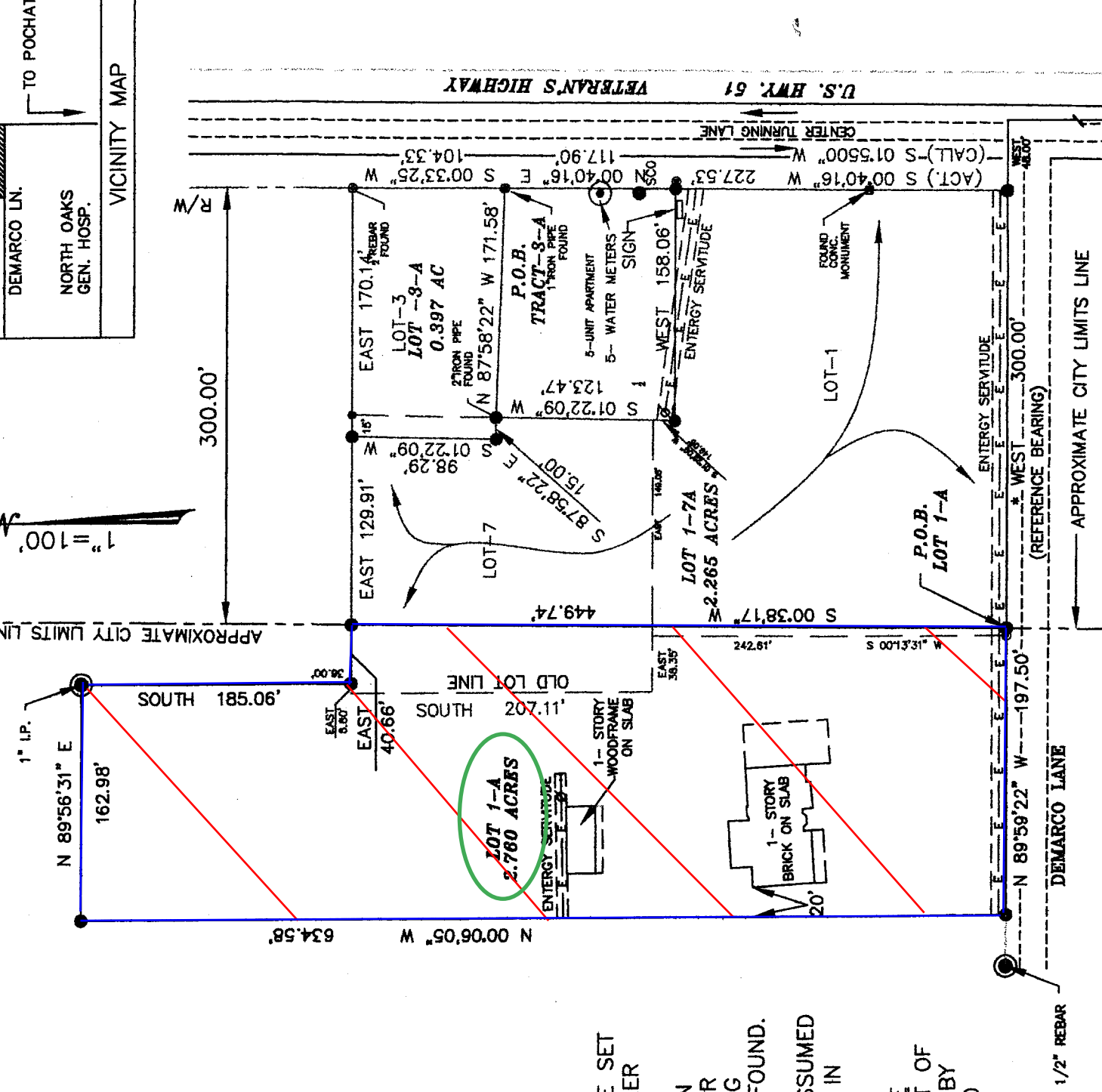
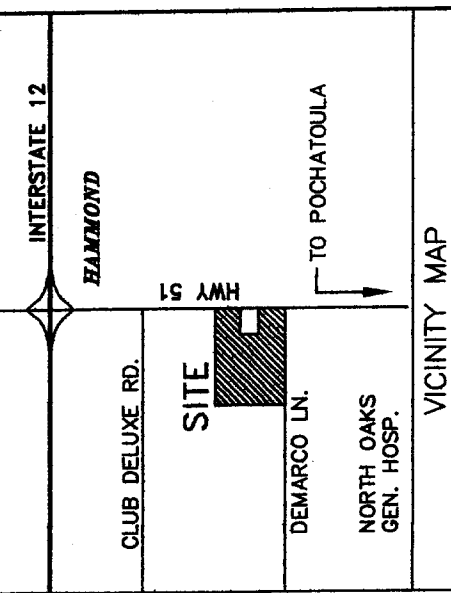
SECTION 2: The zoning for said annexation shall be C-H (Commerical Highway).

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





**LOTLINE REVISION
OF TRACT-1 OF THE H.C.
COLLINS SUBDIVISION
INTO TRACT 1-A
LOCATED IN SECTION 1, T7S-R7E
GREENSBURG LAND DISTRICT
PARISH OF TANGIPAHOA
STATE OF LOUISIANA**



● = 1" IRON PIPE SET
 ● = FOUND MARKER
NOTE:
 ON SITE INSPECTION
 REVEALED NO OTHER
 FACILITIES REQUIRING
 SERVITUDES WERE FOUND.
 SERVITUDES ARE ASSUMED
 A MINIMUM OF 10' IN
 WIDTH.
BEARING REFERENCE
 *WEST AS PER PLAT OF
 SURVEY OF LOT-3 BY
 JOHN W. LAY DATED
 12-7-1968.

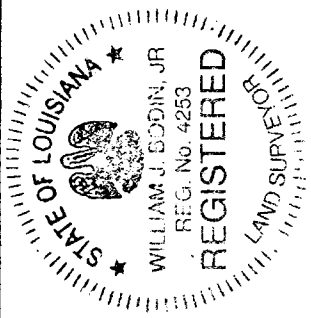
DESCRIPTION OF LOT-1A
 A 2.760 ACRE PARCEL OF LAND MORE PARTICULARLY
 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT
 675.00' NORTH AND 348.00' WEST FROM THE CENTER
 OF SECTION 1, T7S-R7E, TO THE POINT OF BEGINNING;
 THENCE N 89°59'23" W A DISTANCE OF 197.50 FEET;
 THENCE N 00°06'05" W A DISTANCE OF 634.58 FEET;
 THENCE N 89°56'31" E A DISTANCE OF 162.98 FEET;
 THENCE SOUTH A DISTANCE OF 185.06 FEET;
 THENCE EAST A DISTANCE OF 40.66 FEET;
 THENCE S 00°38'17" W A DISTANCE OF 449.74 FEET;
 BACK TO THE POINT OF BEGINNING CONTAINING, 2.760
 ACRES, ALL LOCATED IN SECTION 1, T7S-R7E,
 GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA,
 STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON
 THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J.
 BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED
 8-10-2008.

REFERENCE MAP
 PLAT OF 3.0 ACRES
 BY BODIN AND WEBB, INC.
 DATED 08-18-2006
REFERENCE MAP
 PLAT OF LOTS-1 THRU 7
 BY JOHN W. LAY
 DATED 12-7-1968
 AUGUST 10, 2008
 A PLAN OF AN ACTUAL GROUND SURVEY OF A 2.5 ACRE
 PARCEL OF LAND, SHOWING IMPROVEMENTS THEREON,
 CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO
 EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER
 THAN SHOWN, ALL LOCATED IN SECTION 01, T7S-R7E,
 GREENSBURG LAND DISTRICT, TANGIPAHOA PARISH, STATE OF
 LOUISIANA.
 THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION
 OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE.
 THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE,
 AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE
 SURVEYOR. SURVEY MADE AT THE REQUEST OF PAUL MURPHY.

THIS SURVEY COMPLIES WITH THE LOUISIANA "MINIMUM STANDARDS"
 FOR A CLASS "C" SURVEY.

SURVEY FOR:
 PAUL MURPHY &
 MUACADINE LLC

APPROVED
 N/A
 PARISH ENGINEER
 DATE 12/15/10
 PARISH PLANNER
 DATE



Second: Dec. 16/2010
 Inst# 843705
 Mob 1229 PG 808

Wm. J. Bodin Jr.
 BODIN AND WEBB, INC.
 ENGINEERS & SURVEYORS
 1024 S. CYPRESS ST.
 HAMMOND, LA 70403
 12/14/10

FLOOD ZONE "X"
 (NOT FLOOD PRONE)
 MAP NO. 22105C0430-F
 DATED: 07-22-2010



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

August 6, 2018

Honorable Pete Panepinto
Mayor, City of Hammond
310 East Charles St.
Hammond, La. 70401

RE: City of Hammond- Proposed Annexation
Muscadine LLC- 15829 Demarco Lane

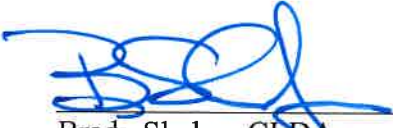
ANNEXATION CERTIFICATION

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 to be annexed.

**2.76 acres being Lot 1-A of Resub of Lots 1, 3, & 7 of the HC Collins Sub in
Section 1 T7SR7E**

I further certify that the Petition for Annexation has been signed by the owners of the property to be annexed.

Signed in Amite, Louisiana this 6th day of August, 2018



Brady Sledge, CLDA
Chief Deputy Assessor
Tangipahoa Parish

Post Office Box 895
Amite, Louisiana 70422

110 North Bay Street, Room 103
Amite, Louisiana



Amite: 985.748.3215
Fax: 985.748.3839

Hammond: 985.345.3717
Fax: 985.902.7544

WILLIE W. JOHNSON, CERA

August 2, 2018

Ms Tracie Schillace. CFM
City of Hammond Planning Department
219 East Robert Street
Hammond, Louisiana 70401

Re: Annexation of 15829 Demarco Lane

This is to certify the Tangipahoa Registrar of Voters has confirmed that as of 8/8/2018 there are no registered Voters at the above address The Tangipahoa Parish Assessor has designated 6148026 as Assessment Number for the property.

Sincerely,


Willie W Johnson
Tangipahoa Registrar of Voters

WILLIE W. JOHNSON, CERA
Chief Deputy Registrar

SAREPETHA "CISSY" CUTRER
Deputy Registrar

TIPPI SMITH
Deputy Registrar

TangipahoaROVA@sos.la.gov

MARGARET I. SIBLEY
Confidential Assistant

ANGELA M. ST. ALEXANDRE
Deputy Registrar

KENNETH L. HUSSER
Deputy Registrar, Hammond Office

ANNEXATION by PETITION FORM

Page 1 of 1

In accordance with Louisiana R.S. 33:171-179 (specifically 33:176) we, the undersigned, agree to the de-annexation from the City of Hammond, Parish of Tangipahoa, Louisiana, the lot(s) and/or parcel(s) described as follows: Tangipahoa assessment #06148026 Parcel No. 01T7R0000017 & 01T7R7000018 Tract 1-A of the H.C. Collins Subdivision

We designate, (if applicable) Andrew Gasauxy 1007 W. Thomas St. #G as Chairman to act for the signers of this petition in all matters.
(full name) (residence address) Hammond, LA 70401

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	MUSCADINE LLC-		72		15829 DEMARCO LANE HAMMOND, LA 70403	N/A		7/25/18	06148026
2									
3		7-25-18							
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									

OFFICE USE ONLY: Signatures checked by: _____ Total # of Signatures on this page: _____ # of Valid Signatures _____ # of Invalid Signatures _____

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: 7/25/18PERMIT# 2-2018-07-06049

The next Zoning Commission Meeting will be held on 9/16/18 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: DE-ANNEXATION & INITIAL ZONING☐ DE-ANNEXATIONREZONING FEE: ☐ Single Lot \$120.00 ☒ Block or Area \$250.00 (Fees are not refundable based on decisions)0177R7000017, 3 0177R7000018

PARCEL#

SITE ADDRESS: 15829 DENARCO LANE

STREET # & STREET NAME

Legal Description or Survey BE. SURVEY

PROPERTY OWNER NAME:

MUSCARDINE LLC

First Name

MI

Last Name

Owner Address:

1007 W. THOMAS ST. LA. 70401Telephone: 985

Street Name/Street Number

City

or Cell #: 985 320 2104

PLEASE READ AND SIGN BELOW

APPLICANT NAME: ANDREW

MI

GASAWAY

COMPANY NAME:

MUSCARDINE

LLC

NATURAL

OWNER

Other

Applicant Mailing Address:

1007 W. THOMAS ST. LA 70401

Street Name/Street Number

City

State

Zip

Applicant Telephone: ()

or Cell #: 985 320 2104

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING IS:

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:

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:

AMCOT 2 DISTRICT INTO CITY

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 W/P District to a C-VI District. I/We fully understand and agree to abide by the zoning restrictions for a CVI 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.

APPLICANT SIGNATURE

DATE

7/25/2018

OWNER SIGNATURE

DATE

7/25/2018

X CITY PLANNER

DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 250 CHECK# 7/25/18 CASH ☐ DATE PAID 7/25/18

NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED

ADDITIONAL PROPERTY OWNERS

1) PROPERTY OWNER: _____

PHONE(_____)_____

ADDRESS: _____

Street or PO Box

City

State

Zip

2) PROPERTY OWNER: _____

PHONE(_____)_____

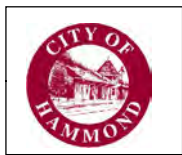
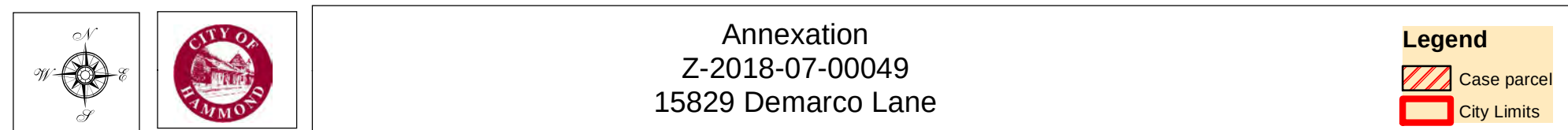
ADDRESS: _____

Street or PO Box

City

State

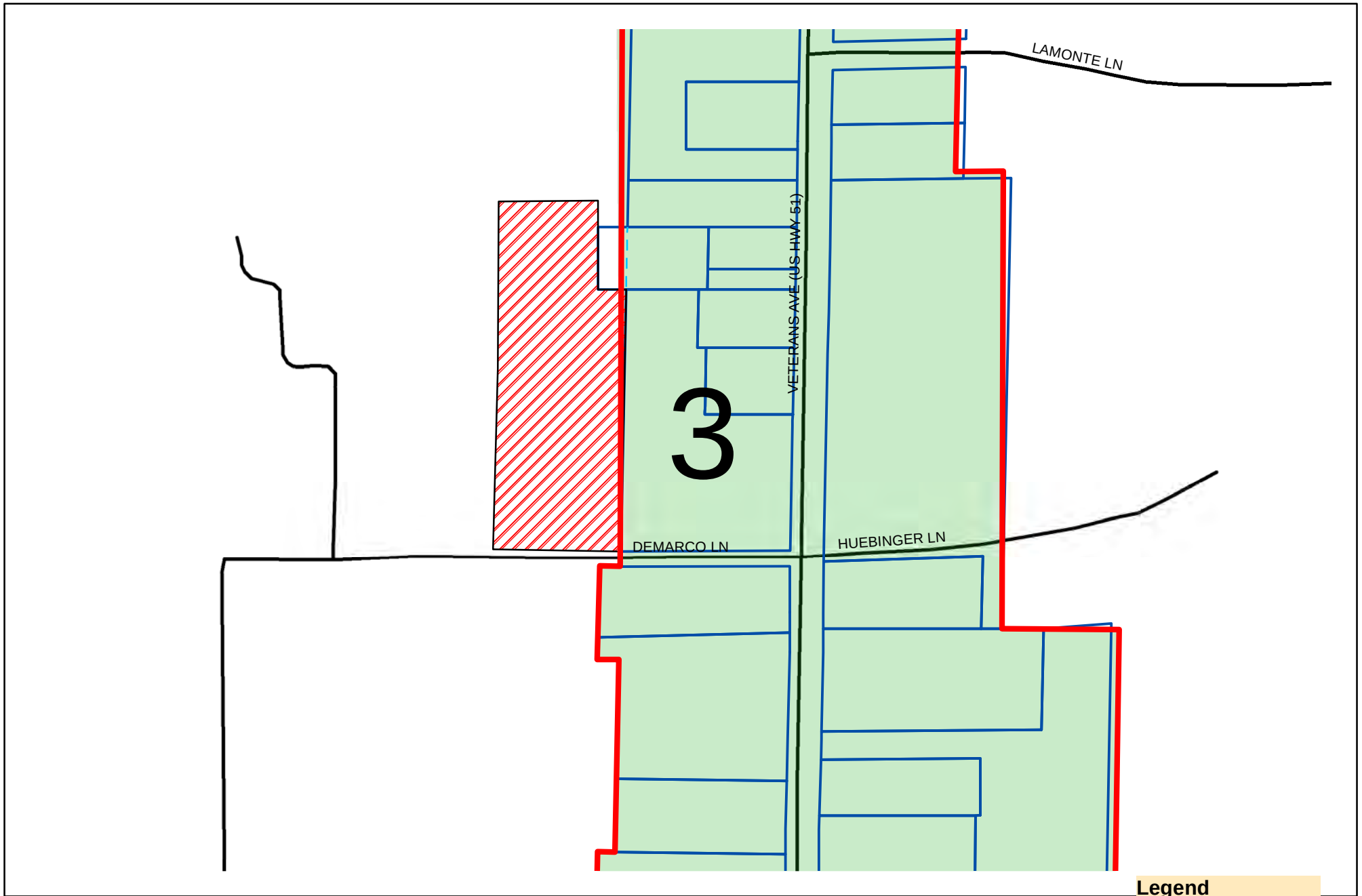
Zip



Annexation
Z-2018-07-00049
15829 Demarco Lane

Legend

 Case parcel
 City Limits



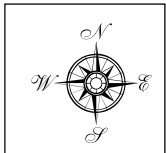
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 Case parcel

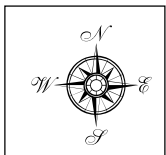
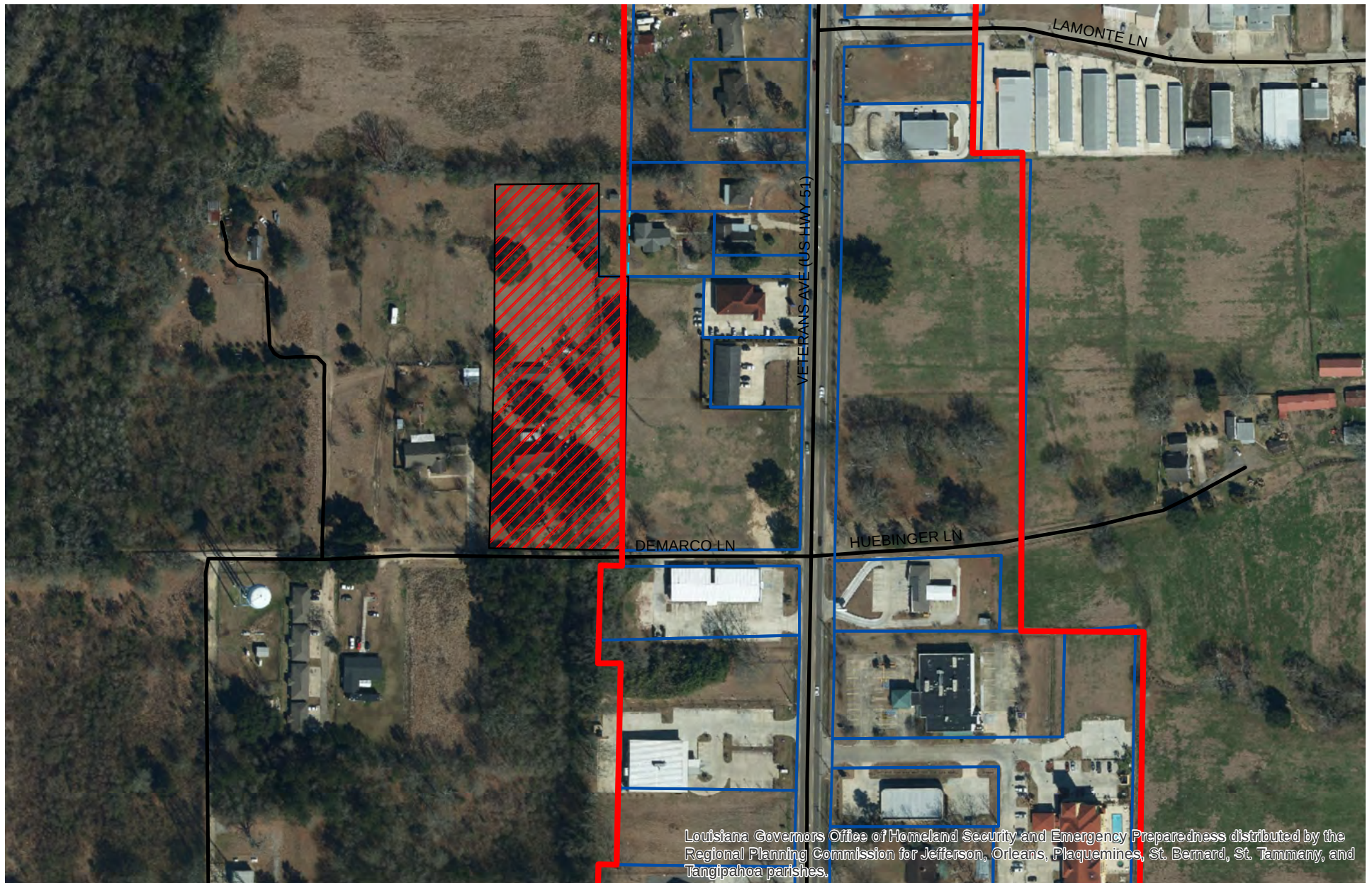
 City Limits

CouncilPerson

 Janice Carter-Beard



Annexation
Z-2018-07-00049
15829 Demarco Lane



Annexation
Z-2018-07-00049
15829 Demarco Lane

Legend

 Case parcel

 City Limits