



Staff Report

Case#Z-2020-09-00083

Zoning Commission Public Hearing: Monday, November 16, 2020
City Council Introduction: Monday, November 23, 2020
City Council Final: Tuesday, December 8, 2020

Attachments:

Staff Report, Zoning Commission Recommendation, Application, Survey, Zoning Ord#346, Master Plan Objectives & Policies, Dover, Kohl & Partners Memo and Email Response, Figure 1.12, Hammond Airport Flight Paths & Flight Calculations, Land Use Near Airports, FAA & APA Partnering for Airport Land-Use Compatibility, Zoning Map, Aerial Map

City Council Request (Ordinance):

Introduction for an Ordinance to rezone 41.75 acres from RS-8 to I-L requested by Round Table Investments, LLC in accordance with survey by Wm. J. Bodin Jr. dated 12/9/1980 located at 2100 Industrial Park Rd. (Z-2020-09-00083)

Site Information:

Location (Address): 2100 Industrial Park Rd

Council District: City Council District 1

Existing Zoning: RS-8

Future Land Use: Industrial

Existing Land Use: Undeveloped

Site Description:

Property located on SE Corner of Industrial Park Rd and Vinyard Rd. There are several live oak trees on this site.

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/Airport/RS-4 & S-1
East	Rural single family/Outside City Limits

Additional Information:

Annexation: 8/18/1998 Zoned as defaulted zoning as R-8
Currently Zoned RS-8 with 41.75 Acres would allow for 227 residential lots
Master plan and land use near airport. Dover, Khol Memo explains land use near Hammond airport. Figure 4.12 shows Industrial Park Rd as Commercial Street.
Fight paths around Hammond Airport directly over Industrial Park Rd. and increased air traffic per year
FAA & APA Airport Land Use Compatibility
FAA Aviation Safety and Noise Abatement Act 1979, FAA Land Use Compatibility and Airports, FAA Noise and Compatible Land Uses

Commission Recommendation:

Motion: Recommend approval with conditions
For: Jeffrey Smith, William Travis, Matt Sandifer, Jimmy Meyer
Against: Kylan Douglas
Abstain: NONE
Absent: NONE

Ordinance to Read:

Whereas on November 16, 2020 the Zoning Commission held a public hearing to rezone 41.75 acres requested by Round Table Investments, LLC from RS-8 to I-L in accordance with survey by Wm. J. Bodin Jr. dated 12/9/2020 located at 2100 Industrial Park Rd. and recommended approval with the following conditions:

1. That the approved conceptual site plan, submitted by Medline at public hearing on 11-5-20 become a condition for any and all use of the property for Medline Industries and any other use in the future. These conditions include the following:
 - a. 100-foot green belt be created surrounding the property on the east, west, and north side.
 - b. That the green belt consists of Class A native trees and shrubberies in sufficient numbers and spaced to screen the view the building and parking on the site.
 - c. Create earthen berms and a natural configuration (8-foot-high) to screen views, noise, and light pollution.
 - d. Provide a 14-foot-high opaque screen/fence (consider vegetative screen) at back edge of 100-foot green belt and edge of parking areas surrounding the building.
 - e. Modify site plan as necessary to maintain live oak trees and provide protective measures during construction and future activities on the site for all live oak trees within the 100-foot green belt and within the parking areas of the facility.
 - f. Design a comprehensive drainage plan (500 years) that includes any water draining from adjacent properties onto this property.
 - g. Design the drainage study required retention pond for a natural look and landscape the edges. Provide fountains for aerating the pond.
 - h. Clean up edges of Selser Canal and provide landscaping and maintenance.
 - i. Underbrush wooded areas south of canal and provide landscaping maintenance.
 - j. All landscaping design to be by a licensed landscape architect in the State of Louisiana and approved by the planning staff with input from the community.
 - k. No trucks to go north of entry drive on Industrial Park Road (approximately 1,000 feet south of Vineyard Road) and drive onto Vineyard Road to be gated and used for emergency use only.
 - l. All site lighting of facility to be cut off type lighting directed into the property no closer to the property line than 100 feet.
2. A traffic study should be performed and all infrastructure improvement recommendations to be a part of this approval.
3. No manufacturing on the site and ethelyne oxide, it's analogs, and substitutes not be allowed to be used at this location.

Memo

Date: November 16, 2020

Time: 5:00 p.m.

To: City of Hammond Planning and Zoning Commission

RE: Item No. Z-2020-09-00083

Rezoning Request by Roundtable Investments, LLC

To rezone 41.75 acres from RS-8 to I-L located at 2100 Industrial Park Road

Recommend approval of rezoning request by Roundtable Investments, LLC from RS-8 to I-L for the following reasons:

1. Recommendations in the Master Plan that the property adjacent to the airport not be zoned residential.
2. FFA regulations discouraged residential development adjacent to airports,
3. The master planning consultant's recommendation to not building residential near airports and to encourage industrial economic developments adjacent to the airport,
4. To encourage economic development needs for the City of Hammond.
5. Smart Growth Principles.

It is further recommended that the approval be sent to the City Council with the following conditions, and that these conditions be made between the City and property owners for all future use of this property.

1. That the approved conceptual site plan, submitted by MedLine at public hearing on 11-5-20 become a condition for any and all use of the property for MedLine Industries and any other use in the future. These conditions include the following:
 - a. 100 foot green belt be created surrounding the property on the east, west, and north side.
 - b. That the green belt consist of Class A native trees and shrubberies in sufficient numbers and spaced to screen the view the building and parking on the site.
 - c. Create earthen berms and a natural configuration (8 foot high) to screen views, noise, and light pollution.
 - d. Provide a 14 foot high opaque screen/fence (consider vegetative screen) at back edge of 100 foot green belt and edge of parking areas surrounding the building.
 - e. Modify site plan as necessary to maintain live oak trees and provide protective measures during construction and future activities on the site for all live oak trees within the 100 foot green belt and within the parking areas of the facility.
 - f. Design a comprehensive drainage plan (500 years) that includes any water draining from adjacent properties onto this property.
 - g. Design the drainage study required retention pond for a natural look and landscape the edges. Provide fountains for aerating the pond.
 - h. Clean up edges of Selser Canal and provide landscaping and maintenance.
 - i. Underbrush wooded areas south of canal and provide landscaping maintenance.

- j. All landscaping design to be by a licensed landscape architect in the State of Louisiana and approved by the planning staff with input from the community.
 - k. No trucks to go north of entry drive on Industrial Park Road (approximately 1,000 feet south of Vineyard Road) and drive onto Vineyard Road to be gated and used for emergency use only.
 - l. All site lighting of facility to be cut off type lighting directed into the property no closer to the property line than 100 feet.
2. A traffic study should be performed and all infrastructure improvement recommendations to be a part of this approval.