

Introduction of an Ordinance 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. located at 2100 Industrial Park Rd. (Z-2020-09-00083).

BE IT ORDAINED by the City Council of Hammond, Louisiana that:

The property located at 2100 Industrial Park Rd being 41.75 acres in accordance with survey by Wm. J. Bodin Jr. dated 12/9/1980 is re-zoned from RS-8 to I-L subject to the following conditions, which the Council finds are necessary and in the public interest to mitigate the effects to the surrounding residential areas:

1. Only distribution is allowed on the property. There shall be no manufacturing or sterilization activities on this property, including the use of ethylene oxide, its analogs and substitutes, which are prohibited.
2. All ingress/egress to and from the property shall be on Industrial Park Rd only, except for emergencies. The property must be developed to allow delivery vehicles and vehicles used in distribution to be staged on the property and not on public streets.
3. Freight vehicles shall not be allowed to travel east of Industrial Park Rd on Vinyard Rd, except for emergencies. Industrial Park Rd shall be the primary route of travel to and from the property.
4. There shall be not less than a one hundred foot (100') buffer/green belt from the edge of parking to public streets.
5. The property owner shall install fourteen foot (14') opaque screen/fencing and eight foot (8') berms along the exterior of the property at the edge of the buffer/green belt to mitigate noise and sight in connection with any development of the property. The berms shall be constructed to avoid any negative drainage impacts, such as damming.
6. In order to mitigate the effects to drainage, the drainage plan on the property must meet or exceed the 500-year floodplain requirements and shall allow for drainage from the adjoining properties that naturally flow to this property onto this property or onto the adjoining 17 acre property of the property owner.
7. The property owner shall direct their state grant of \$500,000.00 to the City for infrastructure improvements in the area to mitigate the effects of the development. The \$500,000.00 amount shall be paid to the City upon receipt of the grant.
8. The property owner shall contribute \$200,000.00 to the City for the Vinyard Rd/Oak Creek/Oak Ridge drainage improvement project listed in the City's Five-Year Capital Improvements Plan. This contribution shall be made in conjunction with the issuance of a building permit.
9. All lighting on the property shall be shrouded or cut off type, directed away from Vinyard Rd, Industrial Park Rd and neighboring properties, and no closer than one hundred feet (100') from the property line to mitigate the effects to the surrounding properties.
10. The property owner shall construct a ten-foot-wide (10') bike path on the west side of Industrial Park Rd from Vinyard Rd to Shelton Rd.

11. The site plan and any building permit for the property shall include all of the above and the following, as a minimum:
 - a. All landscaping is to be designed by a landscape architect licensed in the State of Louisiana and approved by the City planning staff with input from the community.
 - b. Create a buffer/green belt consisting of Class A native trees and shrubberies in sufficient numbers and spacing to screen views of the building and onsite parking.
 - c. Maintain as many live oak trees as possible with consideration of the property development and provide protective measures during construction and future activities on the site for as many live oak trees as possible within the buffer/green belt.
 - d. Design the retention pond for a natural look and landscape its edges to prevent erosion. Provide fountains for aerating the pond.
 - e. Clean up the edges of Selser Canal and provide landscaping maintenance.
 - f. Underbrush wooded areas south of the canal and provide landscaping maintenance.

The foregoing conditions shall apply to all development and redevelopment of the property and shall bind all current and future owners of the property. The property shall also be in compliance with all other requirements of the Unified Development Code, Ordinances and Federal Aviation Administration rules and receive required approvals from other public agencies as applicable.

To mitigate any negative traffic impacts, the Tangipahoa Parish Government and City, in cooperation with the Louisiana Department of Transportation and Development, will perform a traffic study. All recommendations will be considered to determine the best construction improvements and sources of funding.

As a matter of public policy assistance, support, and cooperation, the Mayor shall enter into a cooperative endeavor agreement with the Tangipahoa Parish Government to receive assistance from the Parish regarding the review, evaluation, enforcement, and other related issues regarding permitting, enforcement, and compliance with all zoning, building, restricted conditional use requirements, and other related matters in regard to the property. Such agreement shall be signed prior to the issuance of any construction or building permit on the property.

The Mayor shall enter into a written agreement with the property owner and any operator setting forth terms of development which shall include all of the foregoing and such matters as the Mayor deems appropriate and necessary in the public interest. Such agreement shall be signed at or prior to the issuance of any construction or building permit.

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on _____, 2020 of the Hammond City Council and discussed at a public meeting held on _____, 2020; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by _____ and second by _____, the foregoing ordinance was hereby declared adopted on _____, 2020 by the following roll call vote:

Votes: Kip Andrews (), Devon Wells (), Carlee White Gonzales (), Sam DiVittorio (), Steven Leon (). Motion Approved _____.

WHEREFORE the above and foregoing ordinance was declared duly adopted on this _____ day of December, 2020, at Hammond, Tangipahoa Parish, Louisiana.

Carlee White Gonzales
President, Hammond City Council

Honorable Pete Panepinto
Mayor, City of Hammond

Tonia Banks, Clerk
Hammond City Council