



Staff Report

Annexation

Case #: Z-2022-02-00099

Attachments:

Staff Report, Application, Annexation Petition, Tangipahoa Parish Assessor Annexation Certification, Parish of Tangipahoa Registrar of Voters Certified List of Registered Voters, Louisiana Secretary of State Street Address List, Survey of Property, Legal Description, Site Photos, Ariel Map, Zoning Map,

Zoning Commission Public Hearing: Thursday, March 3, 2022

City Council Introduction: Tuesday, March 8, 2022

City Council Final: Tuesday, March 22, 2022

City Council Request (Ordinance):

Introduction for an Ordinance to annex Farris Family, LLC property being a 0.181 acre portion of Tract A-1 per survey by David Patterson, PLS dated 2/2/2022 located at 2307 W. Thomas St to be zoned C-H and is in City Council District 4 (Z-2022-02-00099) Zoning Commission recommends approval.

Site Information:

Location (Address): 2307 W. Thomas St.

Site Description: Vacant undeveloped lot located inside city limits. Asking to annex 0.181 acres to combine to existing lot inside the city limits at 2307 W. Thomas St.

Council District: City Council District 4

Existing Zoning: C-H

Future Land Use: Mixed Use

Existing Land Use: Vacant Land

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	C-H/Shopping Center; Town & Country
South	Outside City Limits
West	Outside City Limits
East	C-H/Retail Store

Additional Information:

This site was also on the agenda for a Minor Subdivision request, and the Planning Commission approved this request.

Public Hearing:

For: David Patterson

Against: None

Commission Recommendation:

Motion: Recommend approval of the annexation request by Farris Family, LLC and Landsource, Inc to annex a portion of Tract A-1 per survey by David Patterson, PLS dated 2/2/2022.

For: Kylan Douglas, Monica Perez, Ron Matthews

Against: None

Abstain: None

Absent: Matt Sandifer

Ordinance to Read:

WHEREAS on March 3, 2022, the Hammond Zoning Commission held a public hearing and recommended approval to annex Farris Family, LLC property being a 0.181 acre portion of Tract A-1 per survey by David Patterson, PLS dated 2/2/2022 located at 2307 W. Thomas St to be zoned C-H and is in City Council District 4 (Z-2022-02-00099) and recommends approval.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council held a public hearing on March 22, 2022 to annex Farris Family, LLC property being a 0.181 acre parcel located at 2307 W. Thomas St., to be zoned C-H and in City Council District 4 and accepts the annexation, zoning of c-H, and placed in City Council District 4.

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: ___ / ___ / ___ PERMIT# _____

The next Zoning Commission Meeting will be held on MARCH 3, 2022, 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# TRACT A-3 (1877305)
 SITE ADDRESS: NOT ASSIGNED
STREET # & STREET NAME
 Legal Description or Survey TRACT A-3, FARRIS FAMILY, LLC PROPERTY
SECTION 27, T-G-S, R-7-E
 PROPERTY OWNER NAME: MARY ANN FARRIS, MEMBER FARRIS FAMILY, LLC
First Name MI Last Name
 Owner Address: 619 BLACKBURN RD. HAMMOND LA 70401
Street Name/Street Number City State Zip
 Telephone: () or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: DAVID L. PATTERSON
First Name MI Last Name
 COMPANY NAME: LAND SOURCE, INC Owner Other
 Applicant Mailing Address: 6730 EXCHERUER DE BATON ROUGE, LA 70809
Street Name/Street Number City State Zip
 Applicant Telephone: (225) 752-0995 or Cell #: (225) 445-6431

PERMIT INFO-ADDITIONAL INFO
 PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I 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 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: _____
 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 ___ District to a ___ District. I/We fully understand and agree to abide by the zoning restrictions for a ___ 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 DATE 02/02/2022
 X [Signature] OWNER(S) SIGNATURE DATE 2/2/2022
 X _____ CITY PLANNER DATE _____

***** FOR OFFICIAL USE *****
 AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID ___/___/___

ANNEXATION by PETITION FORM

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: _____

We designate, (if applicable) Peter P. Farris 619 Blackburn Rd. Hammond, La. 70401 as Chairman to act for the signers of this petition in all matters.
(full name) (residence address)

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 voter typed or legibly printed.	Signature of person who witnessed and obtained voter's signature.	Date signature witnessed/obtained	Assessment #
1 <u>Peter P. Farris</u>	<u>2-16-22</u>	<u>7th</u>	<u>1-17-68</u>					
2								
3								
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 _____



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

February 15, 2022

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

RE: City of Hammond- Proposed Annexation (Farris Family, LLC)

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.

0.181 ac. (7,903 Sq. Ft.), being a portion of Tract A-1 of the Farris Family Partition, located in Section 27, T6S, R7E, Greensburg Land District, Tangipahoa Parish, Louisiana, as shown on Survey by David L. Patterson dated 2/22/22.

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 15th day of February, 2022

Brady Sledge, CLDA
Chief Deputy Assessor
Tangipahoa Parish Assessors office



PARISH OF TANGIPAHOA
REGISTRAR OF VOTERS

ANDI L. MATHEU
Registrar

P. O. Box 895 • Amite, LA 70422

SAREPTA "CISSY" CUTRER
Chief Deputy Registrar

MARGARET I. SIBLEY
Confidential Assistant

TangiVotes.com
GeauxVote.com

 facebook.com/TangIROV
 Instagram.com/TangiVotes

February 14, 2022

Jeffery Leuenberger, AICP
City of Hammond, La City Planner
leuenberger_jl@hammond.org
219 East Robert St, Hammond, LA 70401
PO Box 2788, Hammond, LA 70404

In Re: Voter list for proposed annexation into Hammond City Limits

CERTIFIED LIST OF REGISTERED VOTERS

I, Cissy Cutrer, Chief Deputy Registrar of Voters for the *Parish of Tangipahoa*, State of Louisiana, do hereby certify that the attached are certified list(s) of the registered voters residing in the area proposed to be annexed as of 2/14/2022.

Proposed Property: .181 acres of Tract A-1 of the Farris Family Partition

**The list attached includes registered voters in the address range where this property is located. There are no voters registered at the address provided.

Signed in Amite, Louisiana this
14 day of February, 2022.


Cissy Cutrer

Chief Deputy Registrar of Voters
Tangipahoa Parish

Attachment; 2 pg(s)

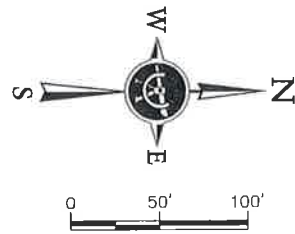
Louisiana Secretary of State

Street Address List

For Parish TANGIPAHOA - 53 AND Ward <ALL> AND Precinct <ALL> AND City HAMMOND AND Street W Thomas St FROM 2307 TO 2307 ALL

City	Zip	Street	Apt	Ward	Prct	CT	SB	TX	JP	House#	R	Stat	Reg #	Name
------	-----	--------	-----	------	------	----	----	----	----	--------	---	------	-------	------

Report Count: 0



ADDITIONAL NOTES:

- Sewer is serviced by the City of Hammond.
- Tract A-3 is within the City Limits of Hammond. The Remainder of Tract A-1 is not.

**** THE PURPOSE OF THIS MAP IS TO CREATE TRACT A-3-A. THE REMAINDER OF TRACT A-1 WAS NOT SURVEYED IN ITS ENTIRETY.**

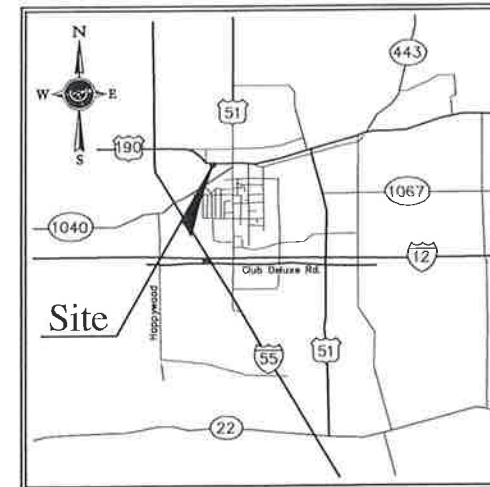
GENERAL NOTES:

- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 22105C0340F for City of Hammond & Tangipahoa Parish Louisiana, last revised July 22, 2010, the property shown hereon is located in Flood Zone "X". The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
FLOOD AREAS DEFINED:
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- Zoning:** Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:**
A. Pat Farris Mini-Partition, Location in Section 27, T6S-R7E, Greensburg Land District, Parish of Tangipahoa, State of Louisiana by William J. Bodin, Jr., P.L.S. dated 12/30/19.
B. Farris Family, L.L.C. Mini-Partition of Tract A Farris Family Partition, Section 27, Township 6 South-Range 7 East, Greensburg Land District, Tangipahoa Parish, Louisiana by Dennis L. Gowin, P.L.S. dated 8/11/15.
C. Farris II Family Partition, Section 27, T6S-R7E by William J. Bodin, Jr., P.L.S. dated 7/22/04.
- (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities:** The underground utilities shown hereon have been located from visible utility features, point markings made on the ground by utility companies requested by L.A. One Call and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.

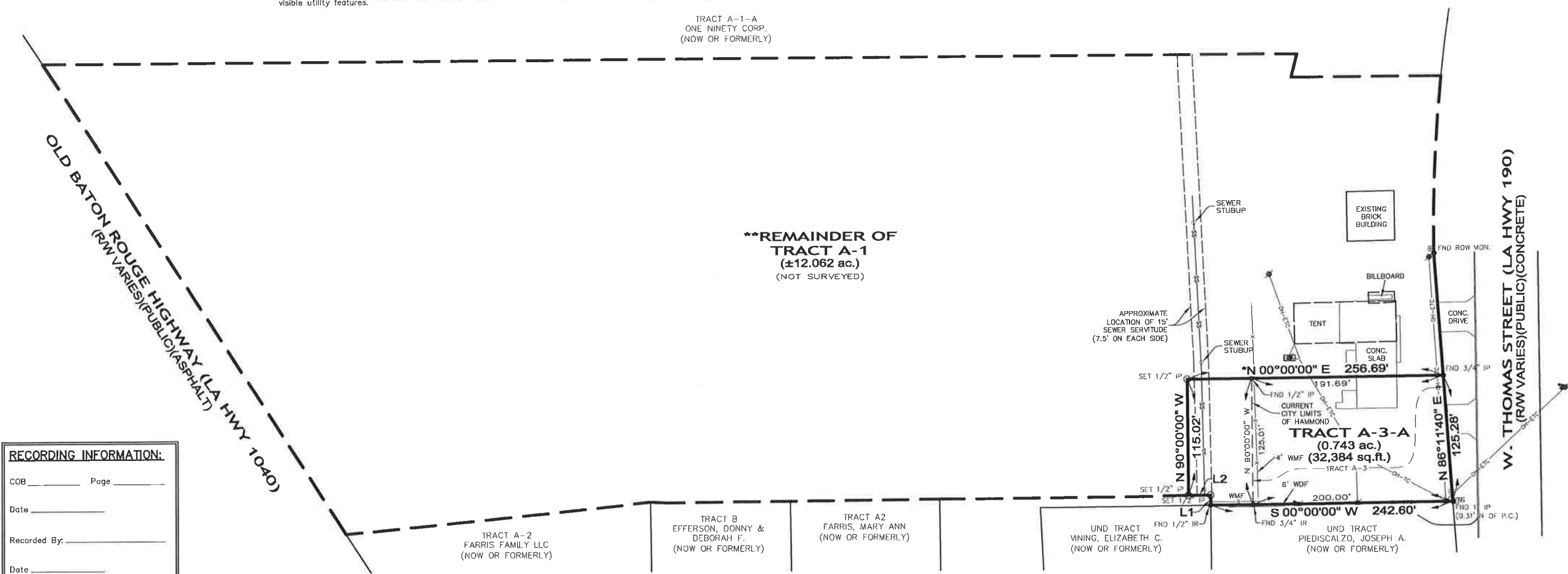
LEGEND

- Property Line
- Property Line (Not Surveyed)
- Right of Way Line
- OH-ETC Overhead Elec., Tele. & Cable
- OH-TC Overhead Telephone & Cable
- UG-C Underground Cable
- G Underground Gas Line
- X Fence Line
- SS Underground Sewer Line
- Underground Drain Line
- Found Iron Pipe/Rod
- ⊕ Temporary Bench Mark
- ⊙ Power Pole
- ⊕ Pole Mounted Transformer
- ⊕ Electrical Box
- Pipe Stub-Up
- ⊕ Fire Hydrant
- ⊕ Water Meter
- ⊕ Sign
- ⊕ Cable Pedestal
- ⊕ Drain Inlet
- ⊕ Catch Basin
- ⊕ Reinforced Concrete Pipe
- ⊕ Polyvinyl Chloride Pipe
- ⊕ Wood Fence
- ⊕ Wire Mesh Fence
- CONC. Concrete
- FND Found
- IP Iron Pipe
- IR Iron Rod
- TOC Top of Curb
- Concrete Pavement

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°00'33" W	9.97'
L2	S 00°02'52" W	22.23'



VICINITY MAP
NOT TO SCALE



RECORDING INFORMATION:

COB _____ Page _____

Date _____

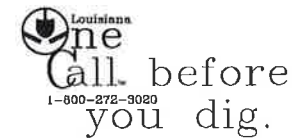
Recorded By: _____

Date _____

APPROVED

Peter Farris 2-14-2022
Owner: Farris Family, LLC
Peter P. Farris, Share Holder

Tracie Schillace 2-14-2022
Tracie Schillace, Planning Director



**MAP SHOWING LOT LINE REVISION
BETWEEN
TRACTS A-1 & A-3
INTO
REMAINDER OF TRACT A-1 & A-3-A
LOCATED IN SECTION 27, T-6-S, R-7-E,
GREENSBURG LAND DISTRICT,
TANGIPAHOA PARISH, LOUISIANA
FOR
FARRIS FAMILY, LLC**



CERTIFICATION:
This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".

David L. Patterson 2/2/22
David L. Patterson, P.L.S.
La. Registration No. 04784

DATE: 2/2/2022
JOB #: 21-593-02
DWN. BY: DCS
CKD. BY: DLP
SHEET NO: 01
OF: 01

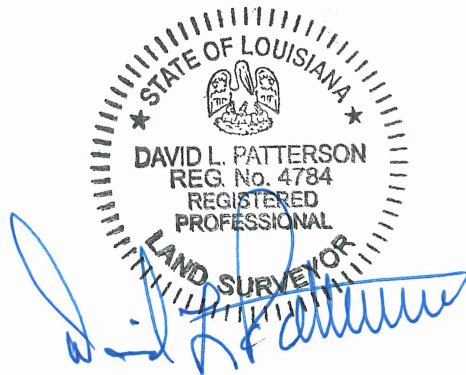
LANDSOURCE
INCORPORATED
A Professional Surveying and Land Information Company
6700 Bachman Drive
Baton Rouge, LA 70809
Website: www.landsource.com
Ph: (225) 752-0995
Fax: (225) 752-9987
email: info@landsources.com

LEGAL DESCRIPTION

One (1) certain tract or parcel of ground designated as "Area To Be Annexed", containing 0.181 ac. (7,903 Sq. Ft.), together with all improvements thereon, being a portion of Tract A-1 of the Farris Family Partition, located in Section 27, T-6-S, R-7-E, Greensburg Land District, Tangipahoa Parish, Louisiana, and more particularly described as follows:

Commence at a point and corner marked by a ¾" iron pipe at the intersection of the southerly right-of-way of W. Thomas Street (LA Highway 190) and the property line common to Tract A-3 and Tract A-1, thence, departing said right-of-way, along the property line common to Tract A-3 and A-1, S 00°00'00" W a distance of 191.69 feet to a point and corner, said point also being the Point of Beginning;

Thence, S 90°00'00" E a distance of 125.01 feet to a point and corner; thence, S 00°00'00" W a distance of 42.60 feet to a point and corner; thence, S 89°00'33" W a distance of 9.97 feet to a point and corner; thence, S 00°02'52" W a distance of 22.23 feet to a point and corner; thence, N 90°00'00" W a distance of 115.02 feet to a point and corner; thence, N 00°00'00" E a distance of 65.00 feet to the Point of Beginning.

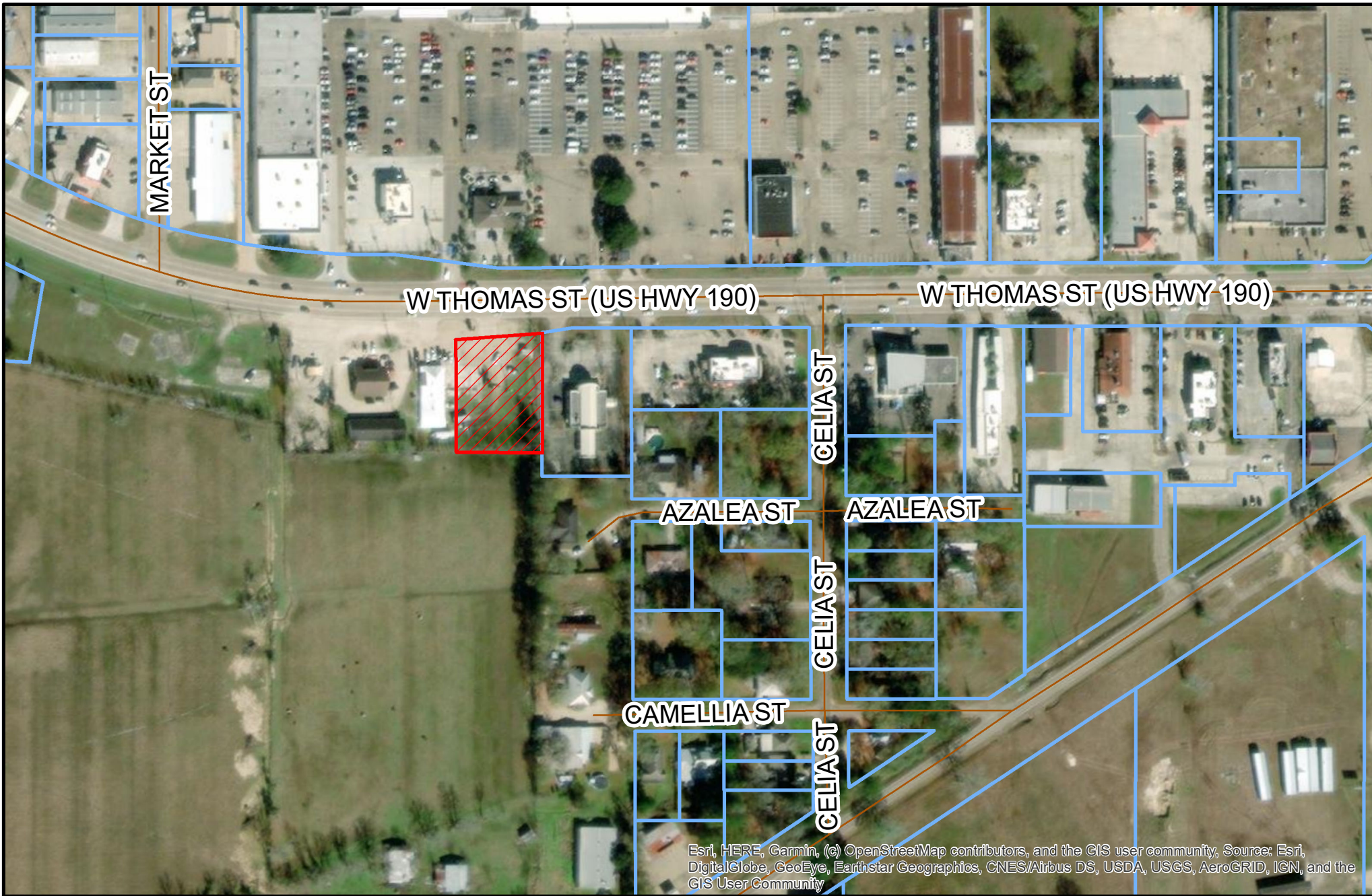


2307 W. Thomas St. Z-2022-02-00099 & SUB-2022-02-00177

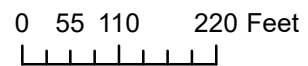


City of Hammond Notice of
Re-Zoning Annexation
Request to Annex a portion of Parcel
At 2307 W Thomas St
Location
A Public Hearing of City Hall is set for
March 3, 2022 at 5:00pm
Date Time

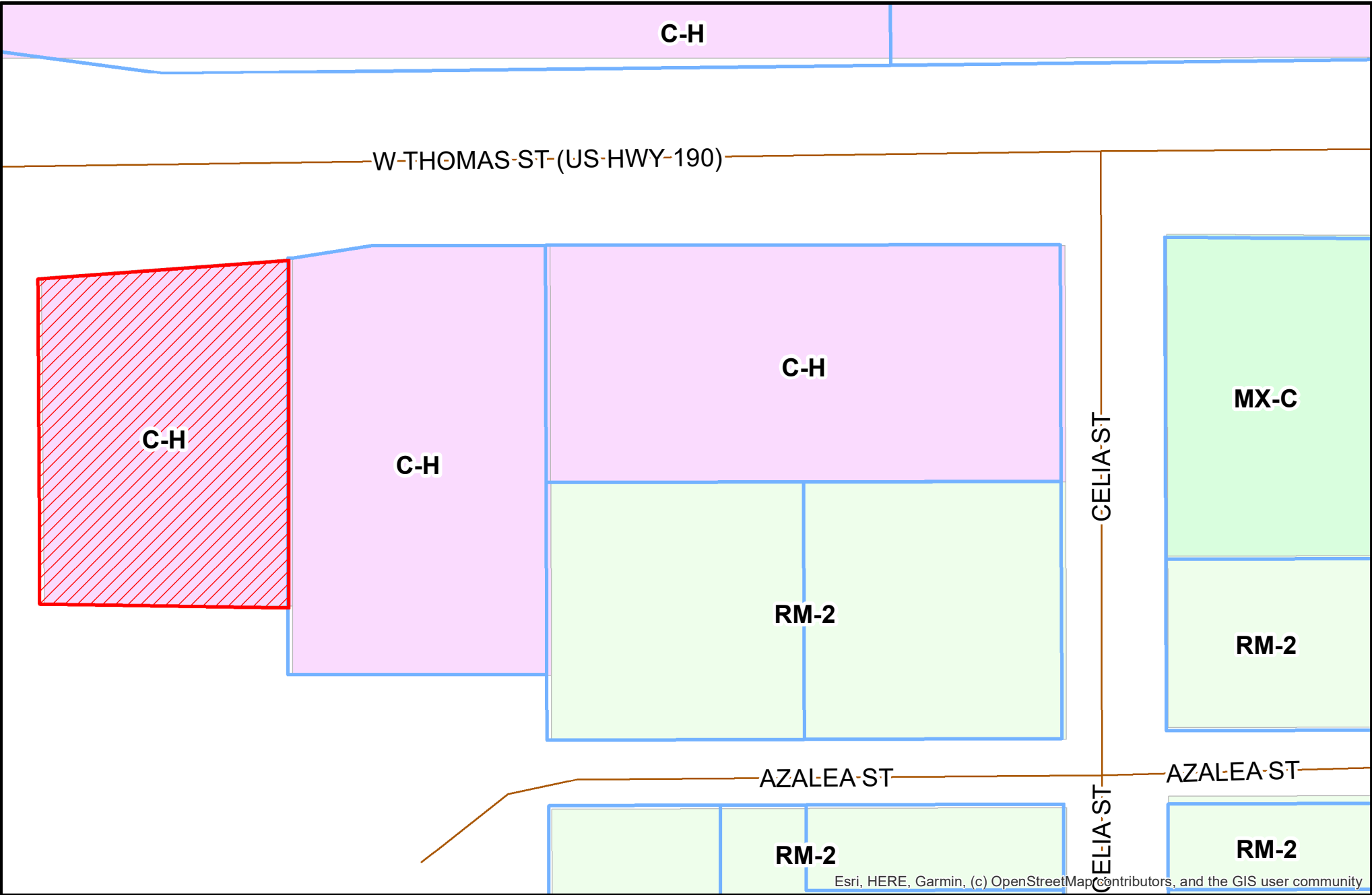
City of Hammond Notice of
Subdivision/Resubdivision
Request to Subdivide a portion of Parcel At 2307 W Thomas St
Location
A Public Hearing of City Hall is set for
March 3, 2022 at 5:00pm
Date Time



Z-2022-02-00099 - Annexation
Farris Family, LLC Property



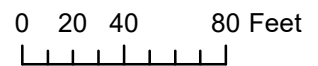
Legend
 Case Parcel



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Z-2022-02-00099 - Annexation
Farris Family, LLC Property



Legend
 Case Parcel