



Staff Report
Annexation
Case #: Z-2023-10-00127

Attachments: Staff Report, Application, Tax Assessor Letter, ROV Letter, Survey, Legal Description, Site Photos, Aerial Map, Zoning Map

Public Hearing: Thursday, November 9, 2023
City Council Introduction: Tuesday, November 28, 2023
City Council Final: Tuesday, December 12, 2023

City Council Request (Ordinance): Introduction of an ordinance to approve an annexation request by Brian DePaula (Z-2023-10-00127) to annex lots 57 & 58 of I-12 Commercial Park located on Lamonte Dr. per survey by Roy Edwards Land Surveying, Inc. dated 01/02/08; to be zoned C-H. (District 3)

Site Information:

Location (Address): 16030 Lamonte Drive

Council District: City Council District 3

Existing Zoning: C-H

Future Land Use: Commercial

Existing Land Use: Commercial

Site Description: Lots 57 & 58 (0.501 acres) of I-12 Commercial Park

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	C-H Medical Office and Vacant Lot Outside City Limits
South	C-H Vacant Land Inside & Outside City Limits
West	C-H, Scott's Pharmacy & Vacant Lot
East	Storage Units Outside City Limits

Additional Information:

Applicant owns vacant lot to the northwest of this parcel, which is inside city limits. Medical building (Key Home Health Care) is on the parcel outside the city limits. Once annexed, owner plans to subdivide lots to add additional parking.

Public Hearing:

For: Max Bodin represented Brian DePaula (DePaula was at work session and out of town for public hearing).

Against: None

Commission Recommendation:

Motion by: Monica Perez to recommend an annexation request by Brian Depaula (Z-2023-10-00127) to annex lots 57 & 58 of I-12 Commercial Park located on Lamonte Dr. per survey by Roy Edwards Land Surveying, Inc. dated 01/02/08; to be zoned C-H. (District 3).

Seconded by: Trey St. Romain

For: Monica Perez, Trey St. Romain, Trey Tycer, Ron Matthews

Against: None

Abstain: None

Absent: Kylan Douglas,

Ordinance to Read:

WHEREAS, on November 9, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of an annexation request by Brian Depaula (Z-2023-10-00127) to annex lots 57 & 58 of I-12 Commercial Park located on Lamonte Dr. per survey by Roy Edwards Land Surveying, Inc. dated 01/02/08; to be zoned C-H. (District 3).

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves an annexation request by Brian Depaula (Z-2023-10-00127) to annex lots 57 & 58 of I-12 Commercial Park located on Lamonte Dr. per survey by Roy Edwards Land Surveying, Inc. dated 01/02/08; to be zoned C-H. (District 3).

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: 10/12/23

PERMIT# Z-2023-10-00127

The next Zoning Commission Meeting will be held on 11/9/23, 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# 4933702 -> Assessment #

SITE ADDRESS: Lamonte Dr Hmd. 16030 Lamonte Drive
STREET # & STREET NAME

Legal Description or Survey see attached Lot 57 of 1-12 Commercial Park SUB
C2D2, LLC

PROPERTY OWNER NAME: Brian Depaula
First Name MI Last Name

Owner Address: 42014 Veterans Ave Hmd LA 70403
62 Parkway View
Street Name/Street Number City State Zip

Telephone: () or Cell #: (985) 507-7664

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Same
First Name MI Last Name

COMPANY NAME: Owner Other

Applicant Mailing Address: _____
Street Name/Street Number City State Zip

Applicant Telephone: () or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
(Parish) 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 APPLICANT SIGNATURE DATE 10/9/23

X OWNER(S) SIGNATURE DATE

X CITY PLANNER DATE

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



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

October 31, 2023

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

RE: City of Hammond – Proposed Annexation (Assessment # 4933702)

Annexation Certification

I, Kevin B. Raiford Chief Deputy Assessor Tangipahoa Parish Assessors' Office, State of Louisiana, do hereby certify that there are no resident property owners for the below described property to be annexed.

Lot 57 & 58 I-12 COMMERCIAL PARK
16030 Lamonte Dr Hammond, La 70403

I Further Certify that the Petition For Annexation has been signed by the owners of the property to be annexed.

Signed in Hammond, La October, 31 2023



Kevin B. Raiford

Chief Deputy Assessor

Tangipahoa Parish Assessor Office

ANNEXATION by PETITION FORM

Page _____ of _____

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:

LOT 57 + 58 I-12 COMMERCIAL PARK
16030 LA MOUITE DRIVE HAMMOND, LA 70403

We designate, (if applicable) Bruno DePaula 42014 Veterans Ave H 70403 as Chairman to act for the signers of this petition in all matters.
(full name) (residence address)

C2D2 LLC

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 #
<u>[Signature]</u>	<u>11/21/23</u>		<u>10/15/58</u>	<u>42014 Veterans Ave H 70403</u>		<u>[Signature]</u>	<u>11/21/23</u>	

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



PARISH OF TANGIPAHOA
REGISTRAR OF VOTERS

ANDI L. MATHEU
Registrar

SAREPTHA "CISSY" CUTRER
Chief Deputy Registrar

MARGARET I. SIBLEY
Confidential Assistant

P. O. Box 895 • Amite, LA 70422

TangiVotes.com
GeauxVote.com

 facebook.com/TangiROV

 Instagram.com/TangiVotes

October 23, 2023

Amanda Vito
City of Hammond, Planning Coordinator
vito_am@hammond.org
219 East Robert St, Hammond, LA 70401

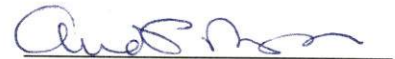
In Re: Voter list for proposed annexation into Hammond City Limits

CERTIFIED LIST OF REGISTERED VOTERS

I, Andi Matheu, Registrar of Voters for the *Parish of Tangipahoa*, State of Louisiana, do hereby certify that there are ZERO registered voters residing in the area proposed to be annexed as of 10/23/2023.

Proposed Property: .501 acres, lots 57&58 of i-12 commercial park sub, assessment #4933702, 16030 Lamonte Dr.

Signed in Amite, Louisiana this
23 day of October, 2023.



Andi Matheu
Registrar of Voters
Tangipahoa Parish

Attachment; 4 pg(s)



Max Bodin, Inc.

Land Surveying & Consulting Engineers

Phone: 985-634-2934

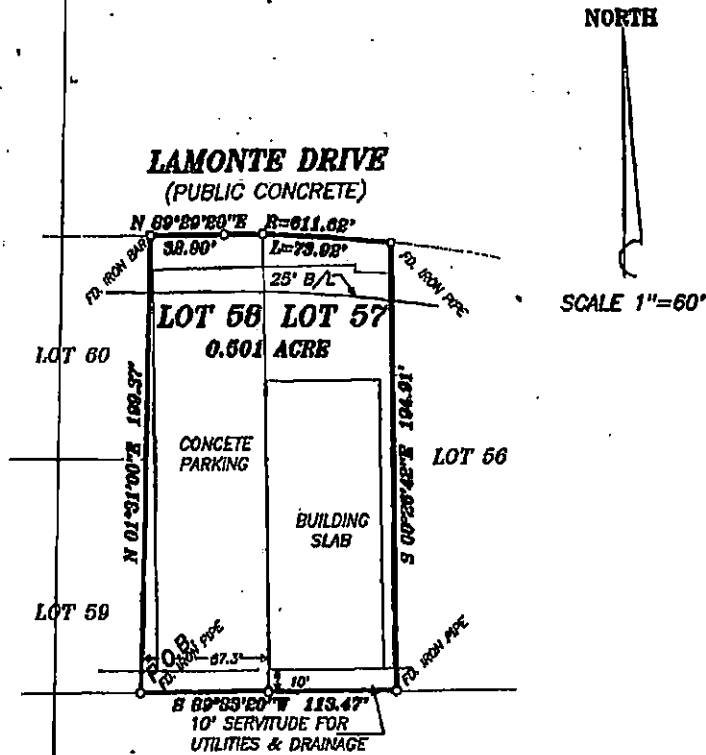
Email: info.maxbodine@gmail.com

Location: 44052 W. Pleasant Ridge Rd.
Hammond, LA 70403

DESCRIPTION OF 0.501 ACRES

A 0.501 ACRE PARCEL OF LAND, LOCATED IN SECTION 1, T7S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF I-12 COMMERCIAL PARK THENCE PROCEED N 89°33'20" W A DISTANCE OF 215.08 FEET TO THE POINT OF BEGINNING; THENCE N 01°31'00" E A DISTANCE OF 199.37 FEET; THENCE N 89°29'20" E A DISTANCE OF 32.90 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 611.62 FEET AND AN ARC LENGTH OF 73.92 FEET; THENCE S 00°26'42" E A DISTANCE OF 194.91 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.501 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 G.L. LESSARD SR., PROFESSIONAL LAND SURVEYOR, DATED 1-2-2008.

**PLAT OF SURVEY OF LOTS 58 & 57
I-12 COMMERCIAL PARK, LOCATED IN
SECTION 1, T7S-R7E
TANGIPAHOA PARISH, LOUISIANA**



- NOTES:**
1. THIS PLAT DONE AT THE REQUEST OF FLORIDA PARISHES INVESTMENTS, LLC.
 2. THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND WAS BASED SOLELY UPON THE INFORMATION PROVIDED TO THE SURVEYOR.
 3. THIS PLAT IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS FOR A CLASS "C" SURVEY.

REVISED 07/16/2009 TO ADD IMPROVEMENTS.

- REFERENCES:**
1. PLAT OF SURVEY SHOWING PROPERTY LOCATED IN SECTION 1, T7S-R7E, BY ROY C. EDWARDS, JR., P.L.S., DATED 05/20/2002.

BASE BEARING:
S 89°33'20"W FROM REFERENCE #1
P.O.B.
LOCATED N 89°33'20" 215.08' FROM THE SOUTHWEST CORNER OF I-12 COMMERCIAL PARK.

FLOOD CERTIFICATION:
ACCORDING TO FEMA FIRM PANEL 220206 0225 E, EFFECTIVE DATE 08/23/2000, THIS PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).



**ROY EDWARDS
LAND SURVEYING, INC.**

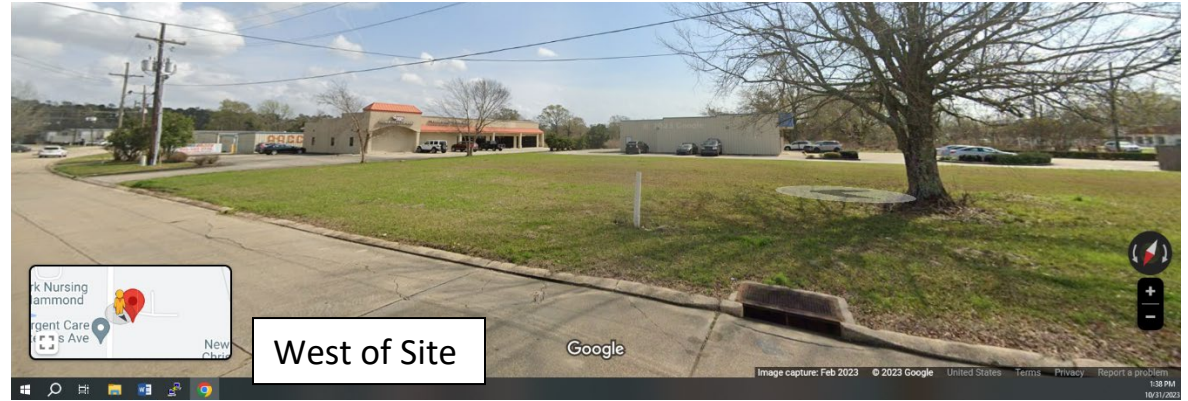
POST OFFICE BOX 632
SPRINGFIELD, LOUISIANA 70482
PHONE: (225) 294-4556

G. L. Lessard, Sr.
G. L. LESSARD, SR.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4823
DATE: JANUARY 02, 2008
DRAWN BY: SANDRA LANDRY

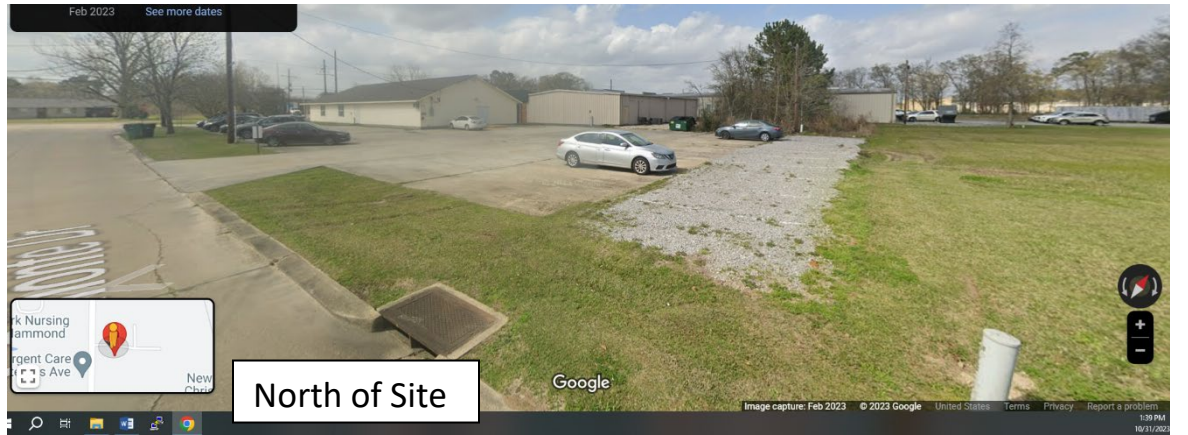
135-37-3004 CRD & PL1 BD3004-2



Site Location



West of Site



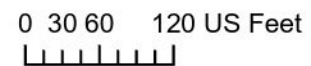
North of Site



East of Site

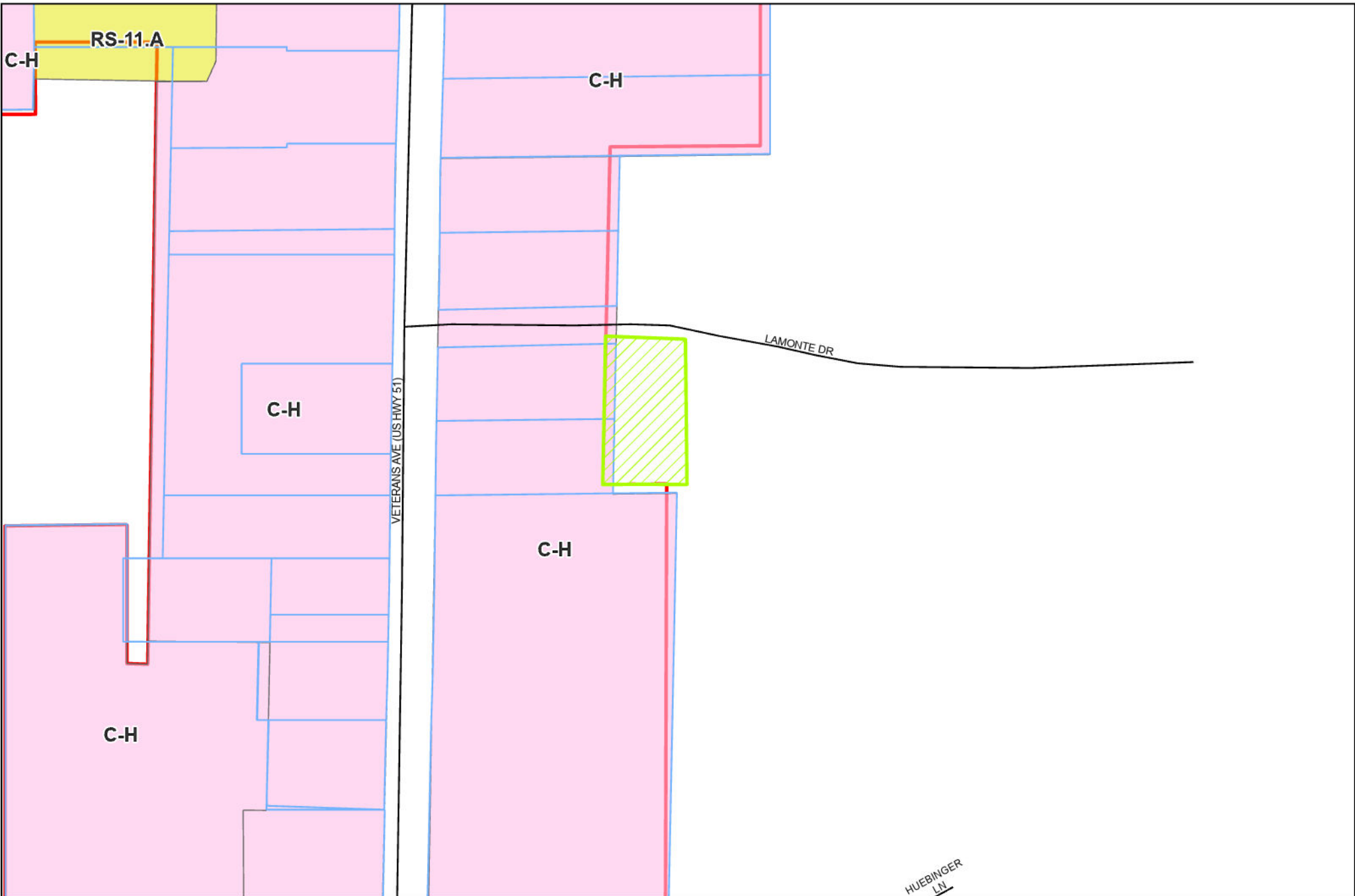


16030 Lamonte Dr
Annexation Z-2023-10-00127

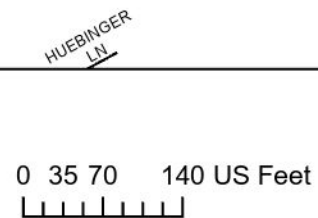


Legend

-  Road Centerlines
-  Case Parcel
-  City Lots
-  City Limits



16030 Lamonte Dr
Annexation Z-2023-10-00127



Legend

-  Road Centerlines
-  Case Parcel
-  City Lots
-  City Limits

- 23. All Vehicle Sales and rentals
- 24. Reception/Banquet Hall
- 25. Cemeteries and/or Memorial Gardens
- B. Conditional Uses
 - 1. Tattoo parlor
 - 2. Major utilities
 - 3. Commercial parking lots and garages
 - 4. All outdoor recreation
 - 5. Sweet Shop
- C. Accessory Uses
 - 1. Gardens for non-commercial purposes
 - 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 - 3. Tennis courts, swimming pools
 - 4. Radio and television towers incidental to a permitted use
 - 5. Incidental storage not to exceed 40 percent of the floor area
 - 6. Home occupations
 - 7. Sale of alcohol in conjunction with a full-service restaurant

B. C-H Commercial Highway Corridor

The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

- A. Allowed Uses:
 - 1. Attached House
 - 2. Row Houses
 - 3. Apartments (multi-family dwelling)
 - 4. Modular without chassis
 - 5. Group living
 - 6. Social Services
 - 7. Civic Uses
 - 8. Parks and open space
 - 9. Minor utilities
 - 10. Day Care
 - 11. Country Club
 - 12. All indoor recreation except sexually oriented business
 - 13. All medical
 - 14. All office
 - 15. All overnight lodging
 - a. Bed and Breakfast
 - 16. All passenger terminal
 - 17. All personal services
 - a. Tanning bed facilities
 - b. Barber and beauty shops
 - c. Florists
 - d. Mortuary
 - e. Real Estate office
 - f. Banks, financial institutions
 - g. Dry Cleaning
 - 18. Animal Care

- a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
- 19. All restaurant
- 20. All retail sales
- 21. Shopping Mall
- 22. Art Studio/gallery, no including tattoo parlors
- 23. Convenience store without gas
- 24. Convenience store with gas
- 25. All vehicle services
- 26. All vehicle sales rentals, and services
 - a. Sale of mobile or manufactured homes, trailers, and motor homes
 - b. Motor Truck terminal
- 27. All water oriented sales and services
- 28. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 - h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000 square feet.
- 29. All research and development
- 30. All self-storage
- 31. Off street parking
- 32. Tattoo Parlor
- 33. Reception/Banquet Hall
- 34. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 - 1. Gardens for non-commercial purposes
 - 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 - 3. Tennis courts, swimming pools
 - 4. Radio and television towers incidental to a permitted use
 - 5. Incidental storage not to exceed 40 percent of the floor area
 - 6. Home occupations
 - 7. Sale of alcohol in conjunction with a full-service restaurant
- D. Conditional Uses
 - 1. Major utilities
 - 2. Commercial parking lots and garages
 - 3. All outdoor recreation
 - 4. Sweet Shop

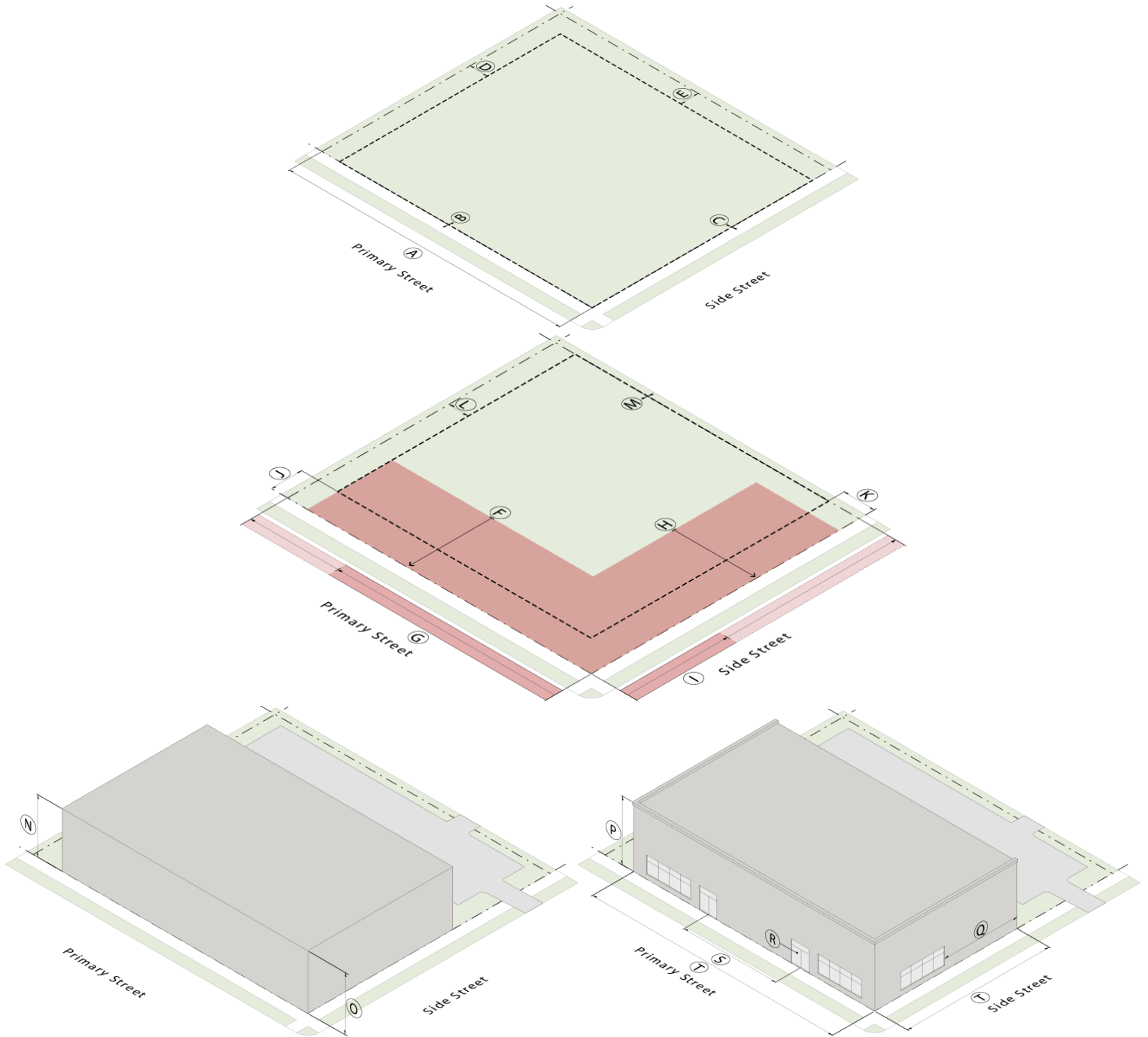
C. C-R Commercial Restricted

The C-R Restricted District is restrictive in nature and are intended to strictly govern the commercial, retail, and entertainment uses described herein, and to set forth special conditions which may bind the properties and uses thereof. The C-R district allows buildings up to two stories in height.

Allowed uses within C-R district may be specified by the City for each C-R rezoned property from the following:

6.3.4 Commercial Building Types

A. Single Story Shop front



Mixed Use		C-H	C-N	C-R
Lot				
	Area (min square feet)	6,500	3,500	7,500
	Building footprint (max)	70%	80%	65%
A	Width (min)	65'	65'	75'
Principal Structure Setbacks				
B	Primary street (min)	0'	0'	0
C	Site street (min)	0'	0'	0
D	Setback abutting RS districts (min)	15'	15'	15'
D	Setback abutting any other districts (min)	0'	0'	0'
E	Setback abutting alley (min)	5'	5'	5'
Build-to Area				
F	Primary street build-to line (min/max)	0'/15'	0'/5'	0'/15'
G	Building façade on primary street build-to area (min % of lot width)	65%	85%	65%
H	Side street build-to line (min/max)	0'/15'	0'/5'	0'/15'
I	Building façade on side street build-to area (min % of lot depth)	30%	40%	30%
Parking Setbacks				
J	Primary street setback (min)	10'	10'	15'
K	Side street setback (min)	10'	15'	15'
L	Setback abutting RS district (min)	10'	10'	10'
L	Setback abutting any other district (min)	0'	0'	0'
M	Setback abutting alley (min)	0'	0'	0'
Height				
N	Stories (max)	5	3	3
N	Feet (max)	60'	45'	45'
O	Ground story height (min)	0'	0'	0'
Transparency				
P	Ground story (min)	55%	65%	45%
Q	Upper story (min)	20%	30%	20%
R	Blank wall area (max)	30'	30'	35'
Building entrance				
S	Street facing entrance required	yes	yes	yes
T	Entrance spacing (max)	100'	100'	100'
Building Mass				
U	Building length (max)	200'	200'	200'
Building Elements Allowed				
	Gallery, awning	yes	yes	yes
	Double gallery	yes	yes	yes
	Porch, stoop			
	Balcony	yes	yes	yes

- Ground Story Elevation is above Base Flood Elevation