



Staff Report
Review a Minor Subdivision
2024-08-13-SUB

Attachments: Staff Report, Survey, Aerial Map, Zoning Map

Work Session: Thursday, September 5, 2024

Public Hearing: Thursday, September 12, 2024

Request:

Request by Hi Park LLC to review a minor subdivision of Lot 1-B & 1-C into Lot 1-B-1 in accordance with the survey by Andrew Faller, dated August 2, 2024, concerning 19270 Hipark Blvd.

Site Information:

Location (Address): 19270 Hipark Blvd

Council District: City Council District 3

Existing Zoning: I-L

Future Land Use: Industrial

Existing Land Use: Industrial Warehouses

Site Description: 19.99 Acre Tract

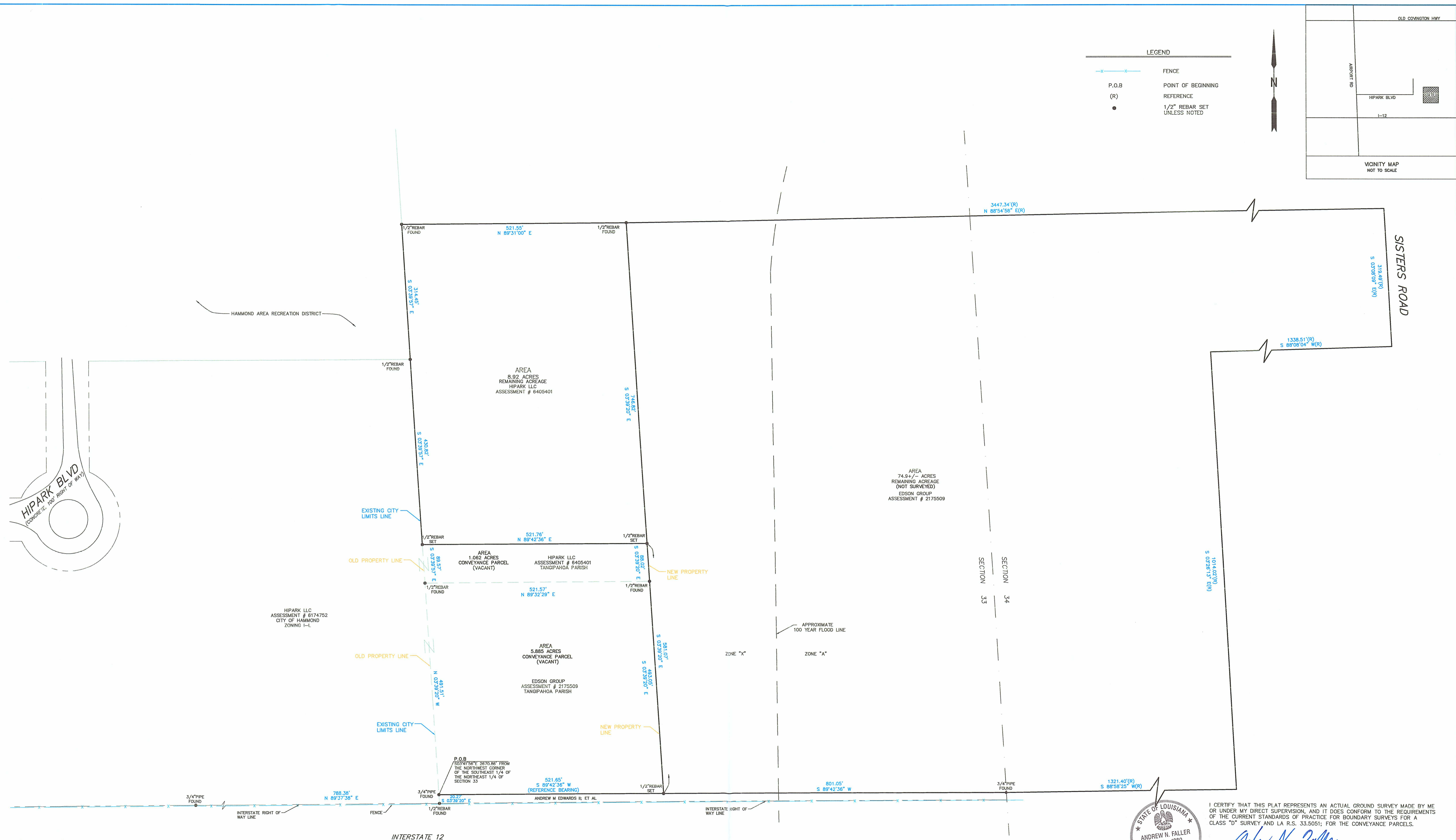
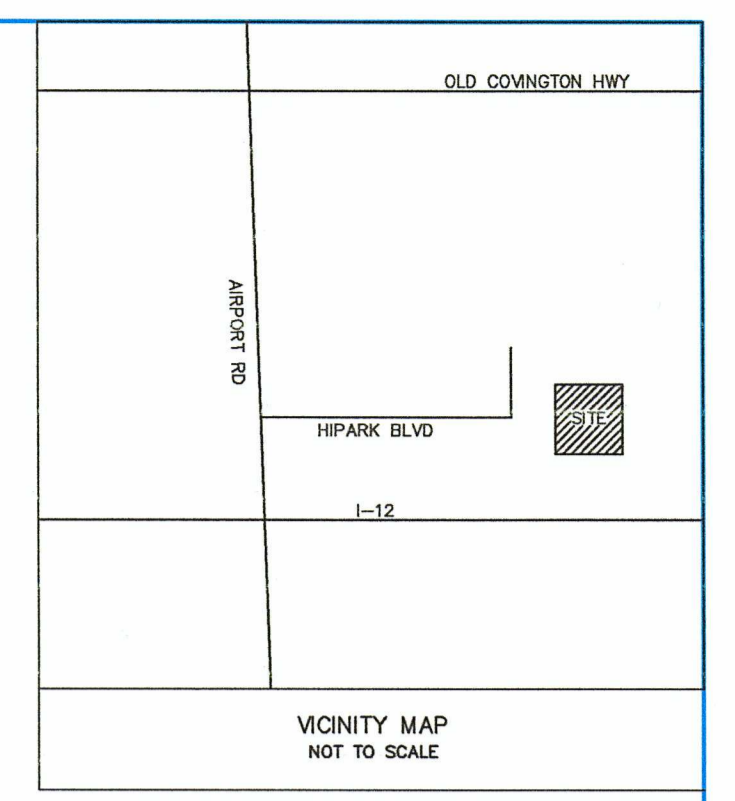
Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	I-L, Vacant Land
South	Outside City Limits
West	I-L, Industrial Warehouses
East	I-L, Vacant Land

Additional Information:

LEGEND

—x—x— FENCE
 (R) POINT OF BEGINNING
 REFERENCE
 ● 1/2" REBAR SET
 UNLESS NOTED



Kathy Bisset 8-28-2024
 PLANNING REPRESENTATIVE

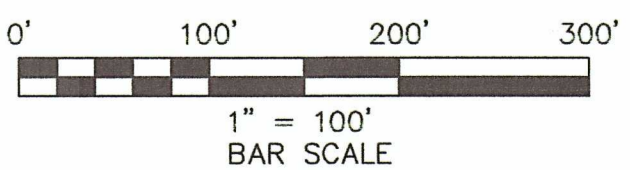
PLAT PREPARED FOR :
 EDSON GROUP, LLC

ANDREW FALLER SURVEYING, LLC
 PROFESSIONAL LAND SURVEYOR

P.O. BOX 4065
 HAMMOND, LOUISIANA 70404

PHONE (985) 415-3727
 EMAIL: ANDREW.FALLER@GMAIL.COM

REFERENCES:
 1) SURVEY BY TURNER SURVEYS, LLC
 DATED 06/07/11, JOB # 11-0160
 2) SURVEY BY TURNER SURVEYS, LLC
 DATED 10/22/12, JOB # 12-0345
 3) SURVEY BY GEORGE SULLIVAN
 DATED 8/12/06
 4) SURVEY BY ANDREW FALLER
 DATED 4/5/24



TOTAL ACRES: 6.95
 TOTAL LOTS: 3
 OWNER: EDSON GROUP & HIPARK LLC.

PARENT TRACT DESCRIPTION:
 COB 1099 PAGE 751
 COB 1381 PAGE 26

REFERENCE BEARING:
 GPS-C46-RTN (LA South Zone -NAD 83)

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE SURVEYOR HAS CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THE CONVEYANCE PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE: X
 BASE FLOOD ELEVATION: NONE FOR ZONE "X"
 COB 1099 PAGE 751
 COMMUNITY PANEL NO. 22105C0435F
 EFFECTIVE DATE: 7/22/10

SETBACKS:
 FRONT - 25'
 SIDE - 10'
 REAR - 10'



I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "D" SURVEY AND LA R.S. 33:5051; FOR THE CONVEYANCE PARCELS.

Andrew N. Faller
 ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:	8/15/24
SCALE:	1" = 100'
JOB #:	5424_BLA
REVISIONS	DATE

**HOOPER BOUNDARY LINE ADJUSTMENT BETWEEN
 3 PARCELS OF LAND**

TANGIPAHOA PARISH
 SECTIONS 33 & 34, TOWNSHIP 6 SOUTH—RANGE 8 EAST
 GREENSBURG LAND DISTRICT
 TANGIPAHOA PARISH, LOUISIANA



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

Honorable Pete Panepinto

Mayor, City of Hammond, La

RE: City of Hammond, La – Proposed Annexation (Assessment # 2175509 contains 5.885 acres and Assessment # 6405401 containing 1.062 acres for a total of 6.947 acres)

ANNEXATION CERTIFICATION

I Kevin B. Raiford 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.

A portion of property being Assessment # 2175509 & #6405401. Based on survey by Andrew Faller dated 8/16/2024. 5.885 acres & 1.062 to be combine into 1 lot being a total of 6.947 acres.

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

Signed in Hammond, Louisiana this 3rd day of September, 2024

Kevin B. Raiford, CLDA

Chief Deputy Assessor

Tangipahoa Parish Assessors Office



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

August 30, 2024

Lisa Lambert
City of Hammond
312 E. Charles Street
Hammond, LA 70401

In Re: Certified Voter list for proposed annexation into Hammond

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 08/30/2024. As per **RS 33:172 A(1)(b)**, If no registered voters reside in the area proposed for annexation, the requirement for a majority of the registered voters on the petition shall not apply.

Proposed Property: 5.885 & 1.062 acres for assessments 2175509 & 6405401 on Hipark Blvd in Sec's 33&34-6-8

Signed in Amite, Louisiana this
30 day of August, 2024.

Andi Matheu
Registrar of Voters
Tangipahoa Parish

Attachments if applicable = n/a pg(s)

ANNEXATION by PETITION FORM

Page 1 of 1

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: A portion of property being Assessment#2175509 & #6405401. Based on Survey by Andrew Fallier dated 8/16/2024.

5.885 Acres & 1.062 to be combine into 1 lot being a total of 6.947 acres

We designate, (if applicable) HI Park LLC & Edson Group Limited Partnership PO Bo. 127 Hammond, LA 70404 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 owner/voter typed or legibly printed.	Signature of person who witnessed and obtained owner's/voter's signature	Date signature witnessed/obtained	Assessment #
HI Park LLC - Property Owner (NO VOTERS)		7Z	N/A	N/A	Steve Hoover		8-27-24	6405401
Edson Group Limited Partnership (NO VOTERS)		7Z	N/A	N/A	Steve Hoover		8-27-24	2175509

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

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 _____, 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# 6405401 #2175509
SITE ADDRESS: HIPark Blvd
Legal Description or Survey See Survey
PROPERTY OWNER NAME: Hi Park LLC Edson Group Limited Partnership
Owner Address: PO Box 127 Hammond, LA 70404
E-mail: _____ Cell #: (____) _____

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Same as Above
COMPANY NAME: _____
Applicant Mailing Address: _____
E-mail: _____ Cell #: (____) _____

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: NONE Outside City Limits
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: Anneation to I-L Zoning
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

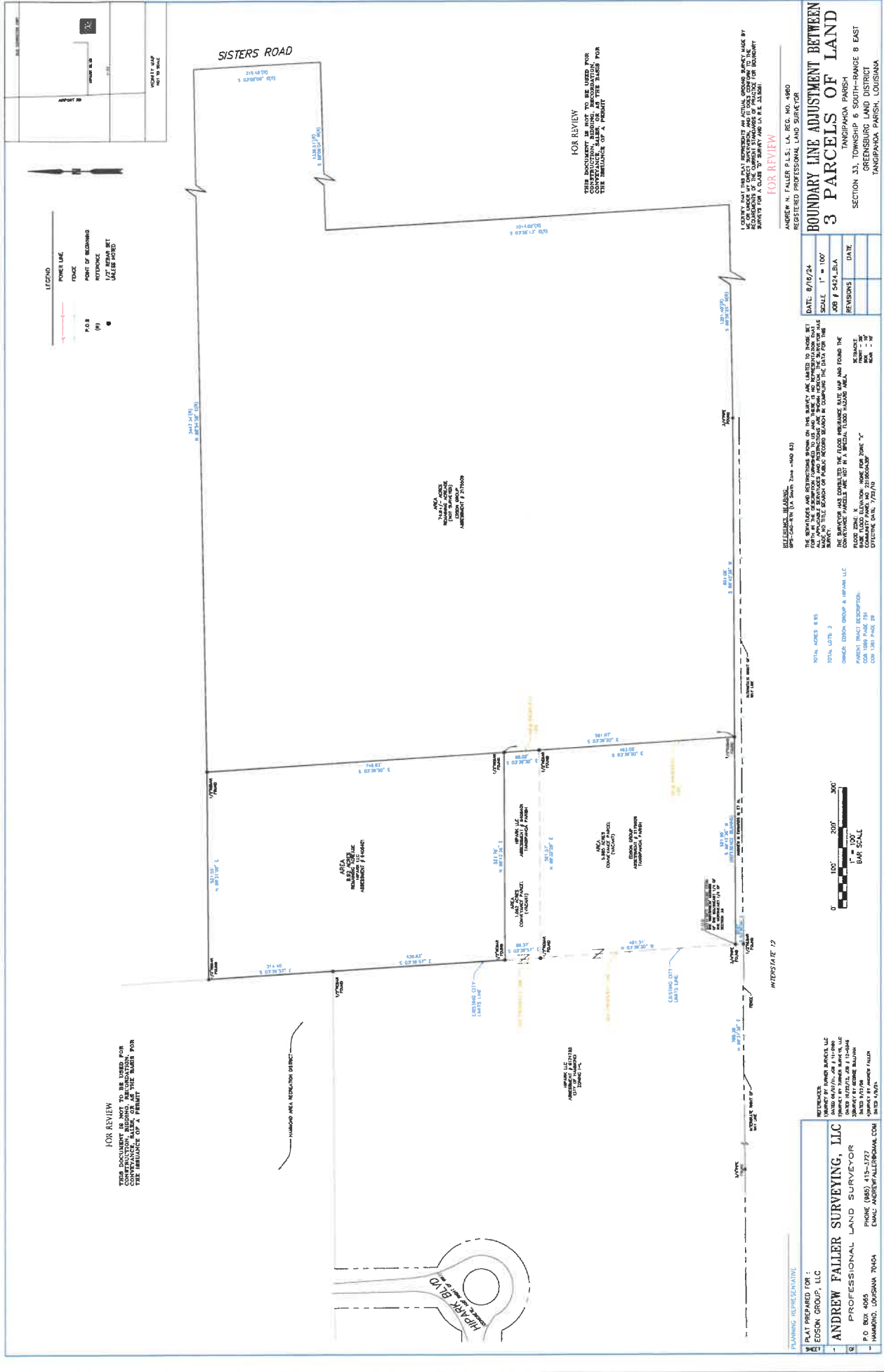
I/We being the legal owner(s) request zoning of my property from a N/A District to a IL District. I/We fully understand and agree to abide by the zoning restrictions for a IL District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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 8-27-24
X [Signature] OWNER(S) SIGNATURE DATE 8-27-24
X _____ PLANNING COORDINATOR DATE _____

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



LEGEND

—	POB
—	POINT OF BEGINNING
—	REFERENCE
—	LINE OF ADJACENT
—	LINE OF ADJACENT

FOR REVIEW

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EDSON GROUP, LLC

ANDREW FALLER SURVEYING, LLC

PROFESSIONAL LAND SURVEYOR

P.O. BOX 4065

HAMMOND, LOUISIANA 70404

PHONE (985) 413-1727

EMAIL ANDREW@FALLERSURV.COM

PLANNING REPRESENTATIVE

ANDREW FALLER P.L.S.; LA. REG. NO. 4980

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 6/16/24

SCALE: 1" = 100'

JOB # 2421.BLA

REVISIONS: DATE

BOUNDARY LINE ADJUSTMENT BETWEEN 3 PARCELS OF LAND

SECTION 33, TOWNSHIP 6 SOUTH-RANGE 8 EAST

GREENSBURG LAND DISTRICT

TANGIPAHOLA PARISH, LOUISIANA

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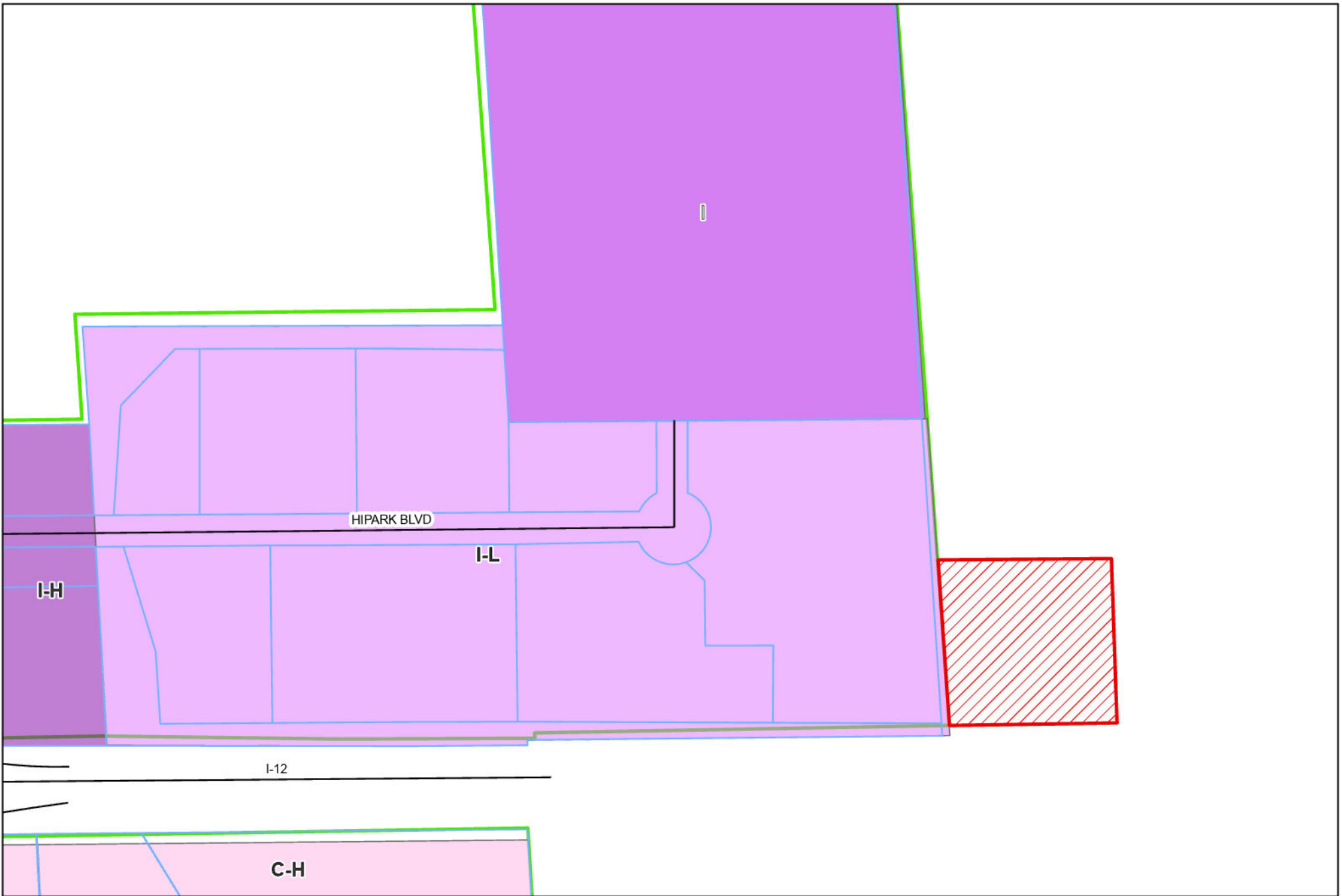
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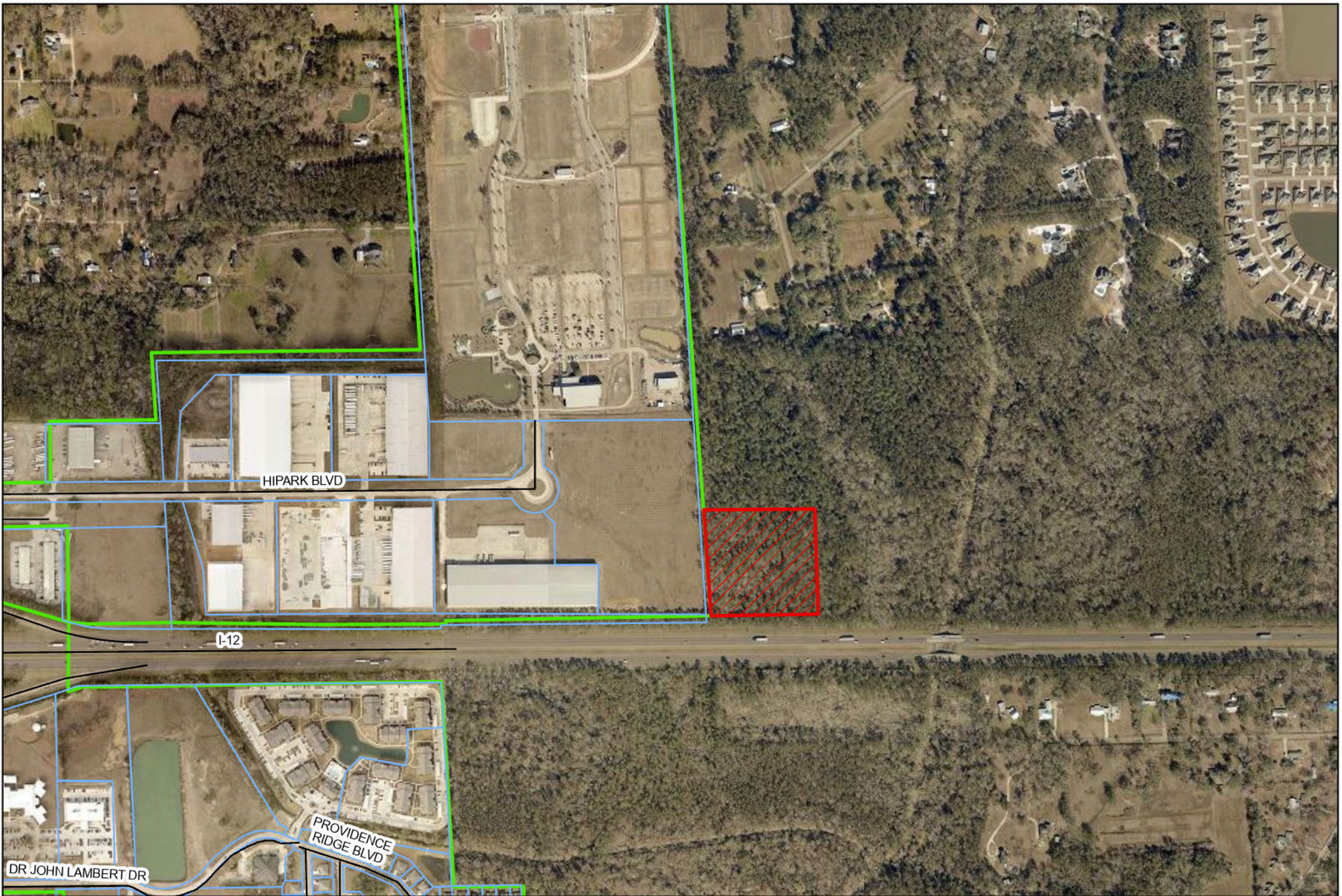
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19270 Hipark Blvd
2024-08-13-SUB

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



19270 Hipark Blvd
2024-08-13-SUB

- Road Centerlines
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