



Staff Report
Review an Annexation
2025-04-12-Z

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

Work Session: Thursday May 1, 2025
Public Hearing: Thursday, May 8, 2025
City Council Introduction: Tuesday, May 27, 2025
City Council Public Hearing: Tuesday, June 10, 2025

Request:

2025-04-12-Z A request by Jason Aycock for Annexation of 17028 East Iowa Street into Hammond city limits that will be zoned RS-3 which allows single-family homes to be built. **(Will be District 1)**

City Planner Recommendation:

1.14 Annexed Land

A. If the City receives an annexation request, the parties requesting the annexation must provide the Planning and Zoning Commission with a property plat map, a legal description, and a proper petition from the applicants at least 30 days prior to the Planning Commission meeting at which the request will be reviewed. Zoning of annexed land shall be in accordance the provisions of LA R.S. 4725.1 in addition to any other applicable state statutes.

B. The map provided shall be consistent with the existing zoning plat maps in form and shall include the following features:

- (1) The scale of the map shall be 1 inch = 400 feet.
- (2) The map shall show the property boundaries and property owners in the newly annexed territory, proper placement of these properties, a north arrow, roads and canals in the annexed area or adjacent to it, and any classifications (the map shall be to scale).
- (3) The map shall be legible and dated.

C. Provision of this map shall be the responsibility of the petitioners for annexation and shall either be drawn by a professional draftsman, engineer, or land surveyor or be obtained from the Parish Clerk of Court's Office and updated.

D. All territory which may hereinafter be added to the City of Hammond shall automatically be classified as lying and being in the RS-8 Zoning District until such classification shall have been changed by a rezoning amendment as provided by this code. The property owner may request a certain zoning classification other than RS-8 in conjunction with the annexation request and in this manner be exempt from payment of rezoning fees.

E. All uses, yards, and lots area of properties in the newly annexed territory not complying with the guidelines and specifications of the RS-8 District, shall be classified as non-conforming, until such time as other more appropriate zoning classifications have been requested and approved by the Zoning Commission and City Council. Non-conforming uses, yards and lots may continue to exist in annexed territory according to the non-conforming guidelines of this Ordinance.

F. The Planning and Zoning Commission or the City Council may call for a study to be undertaken (and coordinated by the Planning and Zoning Commission) of the proposed annexation to determine proper zoning recommendations as well as other appropriate information needed by the City. If done, the Planning and Zoning Commission may recommend to the City Council appropriate zoning classifications for the new territory that may



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be other than RS-8. These recommendations may become part of the official zoning map, if passed by the City Council after appropriate public hearings are held by both the Planning and Zoning Commission and the City Council.

G. Any property owner in the newly annexed area or any adjacent property owner to the newly annexed territory may make one appeal of the zoning recommendations, or any part thereof, to the City Council.

H. The Zoning & Planning Commission shall call a public hearing concerning the annexation and advertise such in the official journal of the City at least one time prior to making their recommendation to the City Council.

This annexation will include the streets bounding the property from the center line of the street to the property line.

Applicant met all criteria as well as the zoning regulations for RS-3 to build single-family homes.

Staff Recommends Approval

Public Hearing:

For: 4

Against: 0

Commission Recommendation:

Motion:

Recommend approval for an Annexation of 17028 East Iowa Street into Hammond city limits.

For: Kylan Douglas, Ron Matthews, Monica Perez, Trey St. Romain

Against: None

Abstain: None

Absent: Trey Tycer

Ordinance to Read:

WHEREAS, on May 8, 2025 the Hammond Zoning Commission held a public hearing and recommended approval of Annexation of 17028 East Iowa Street into Hammond city limits.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on June 10, 2025, and approved the Annexation of 17028 East Iowa Street into Hammond city limits.