Staff Report

Annexation & Initial Zoning Case#RZ2014-3-1

Zoning Board Public Hearing: Thursday April 3, 2014
City Council: Introduction – 4/15/2014 Final – 5/6/2014

Attachments: Application, Property Information Sheet, Zoning Map, Aerial Map, Survey, Future Land Use Map, Site Photos

REZONING REQUEST:
Approval of Annexation and Initially Zoning request to **RM-3** Multi Family for a 1.412 acre Tract-1 & 10.88 acre Tract-2 (University Grande) located at 2400 N. Morrison Blvd. request by Davis Companies in accordance with survey by Wm. J. Bodin Jr. **(RZ2014-3-1)**

NEAREST COUNCIL DISTRICT: 5-Mike Williams

SITE INFORMATION:
Location (Address): 2400 N. Morrison Blvd.

Site Description: Approx. 12.298 acres fronting on the east side of N. Morrison Blvd. This proposed annexation is located directly north of an undeveloped parcel owned by SLU which is just north of Rumise Blvd. This area currently consist of the Alvarez Plant Nursery and crossing Yellow Water Canal to the east a large undeveloped tract of land. Farther east of this undeveloped portion is SLU's North Oaks Park. Adjacent to this proposed annexation to the northwest is an abandoned sewer pond owned by the sewer district.

Existing Zoning: None/outside city limits **Proposed Zoning:** RM-3 Multi-Family Residential
Existing Land Use: Plant Nursery & Undeveloped **Future Land Use Map:** N/A

ADJACENT LAND USE AND ZONING:

Direction	Land Use/Zoning
North:	Abandoned Sewer Pond & Apt Complex/Outside city limits
South:	Undeveloped SLU Property/RS-11.A
East:	North Oaks Park/RS-11.A
West:	Animal Hospital & Residential/Outside city limits (across N. Morrison Blvd)

ADDITIONAL INFORMATION:
This site is proposed for student housing rentals.
This request also has an additional request for minor subdivision (SDF2014-3-2) that has been approved by the Hammond Planning Commission with the condition the annexation and initial zoning request (RZ2014-3-1) is approved by the Hammond City Council.

PUBLIC HEARING:
For: William J. Bodin Jr. (Surveyor/Engineer)
Kevin Bzoch (Davis Companies)

REZONING FINDINGS:
1) Will this diminish the value of the surrounding properties? Yes_____No_____
2) Will this alter the essential character of the neighborhood? Yes_____No_____
3) Will granting this request be detrimental to the public welfare? Yes_____ No_____
   a. Light & Air? Yes_____No_____
   b. Traffic congestion or hazard? Yes_____No_____
   c. Overburden existing drainage or utilities? Yes_____No_____
   d. Emissions of odors, fumes, gasses, dust, smoke? Yes_____No_____
   e. Noise & Vibrations? Yes _____No_____

ZONING COMMISSION RECOMMENDATION:

Motion: Ralph Ross recommended approval to annex and initially zone the proposed area to **RM-3** Multi-Family.

For: Stanley Young, William Travis, Sam McClugage, Jimmy Meyer

Against: None **Absent:** None

ORDINANCE TO READ:

WHEREAS, on April 3, 2014 the Zoning Commission held a public hearing on an annexation request of a 1.412 & 10.88 acre tract (University Grande) into the City Limits of Hammond; and

WHEREAS, an initial zoning request of a 1.412 & 10.88 acre tract (University Grande) to be zoned RM-3 Multi-Family located at 2400 N. Morrison Blvd. requested by Davis Companies in accordance with survey by Wm. J. Bodin Jr. **(RZ2014-3-1)**

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves

Section 1: The annexation of 1.412 Acre Tract-1 owned by Vermont Corp., and a 10.88 Acre Tract-2 owned by Edward P. Dameron IV ETAL in accordance with survey by Wm. J. Bodin Jr. and said property is described as follows:

DESCRIPTION OF TRACT-1

A 1.412 ACRE PARCEL OF LAND LOCATED IN SECTION 14, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 331.50' S 00°13'56" W, 1320.31' S 89°25'54" W AND 100.00' S 00°09'00" E FROM THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S-R7E, TO THE POINT OF BEGINNING; THENCE N 89°45'00" E A DISTANCE OF 105.85 FEET; THENCE S 02°31'12" W A DISTANCE OF 85.06 FEET; THENCE S 01°45'17" E A DISTANCE OF 52.10 FEET; THENCE S 15°14'48" E A DISTANCE OF 41.48 FEET; THENCE S 48°21'58" E A DISTANCE OF 180.64 FEET; THENCE S 41°21'02" W A DISTANCE OF 137.41 FEET; THENCE N 89°11'07" W A DISTANCE OF 159.95 FEET; THENCE N 00°09'24" E A DISTANCE OF 397.50 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 1.412 ACRES, ALL LOCATED IN SECTION 14, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDRY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED AUGUST 19, 2013

DESCRIPTION OF TRACT-2

A 10.886 ACRE PARCEL OF LAND LOCATED IN SECTION 14, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 331.50' S 00°13'56" W FROM THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S-R7E, TO THE POINT OF BEGINNING; THENCE S 00°22'15" E A DISTANCE OF 503.25 FEET; THENCE N 89°11'07" W A DISTANCE OF 1165.03 FEET; THENCE N 41°21'02" E A DISTANCE OF 657.92 FEET; THENCE S 89°25'54" E A DISTANCE OF 727.03 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 10.886 ACRES, ALL LOCATED IN SECTION 14, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDRY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED AUGUST 19, 2013

The above described property lies adjacent to and contiguous with the present corporate limits of the City of Hammond, Louisiana.

The above described property is bound on the South by Southeastern Louisiana University, East by Southeastern Louisiana University (North Oak Park), West by North Morrison Blvd. right of way, and North by Property Asset Holdings, LLC (Creekwood Townhomes)

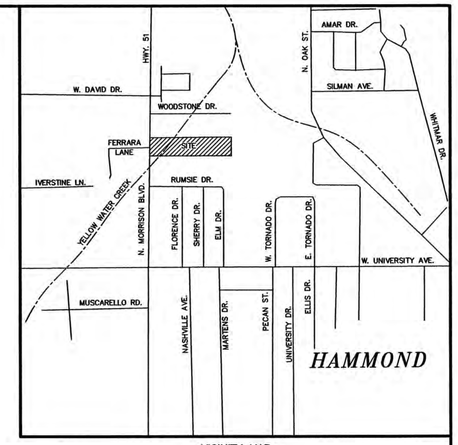
Section 2: The zoning as "RM-3 Multi-Family" located at 2400 N. Morrison Blvd. in accordance with survey by Wm. J. Bodin Jr.

DESCRIPTION OF TRACT–A
A 12.298 PARCEL OF LAND, LOCATED IN SECTION 14, T6S–R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 331.50' S 00°13'56" W FROM THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S–R7E, TO THE POINT OF BEGINNING; THENCE S 00°22'15" E A DISTANCE OF 503.25 FEET; THENCE N 89°11'07" W A DISTANCE OF 1324.98 FEET TO THE EAST R/W OF U.S. HWY. 51, THENCE ALONG SAID R/W OF U.S. HWY. 51, PROCEED N 00°09'24" E A DISTANCE OF 397.50 FEET; THENCE LEAVING SAID R/W OF U.S. HWY. 51 PROCEED N 89°45'00" E A DISTANCE OF 105.85 FEET; THENCE S 02°31'12" W A DISTANCE OF 85.06 FEET; THENCE S 01°45'17" E A DISTANCE OF 52.10 FEET; THENCE S 15°14'48" E A DISTANCE OF 41.48 FEET; THENCE S 48°21'58" E A DISTANCE OF 180.64 FEET; THENCE N 41°21'02" E A DISTANCE OF 520.51 FEET; THENCE S 89°25'54" E A DISTANCE OF 727.03 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 12.298 ACRES, ALL LOCATED IN SECTION 14, T6S–R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDRY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 8–19–2013.

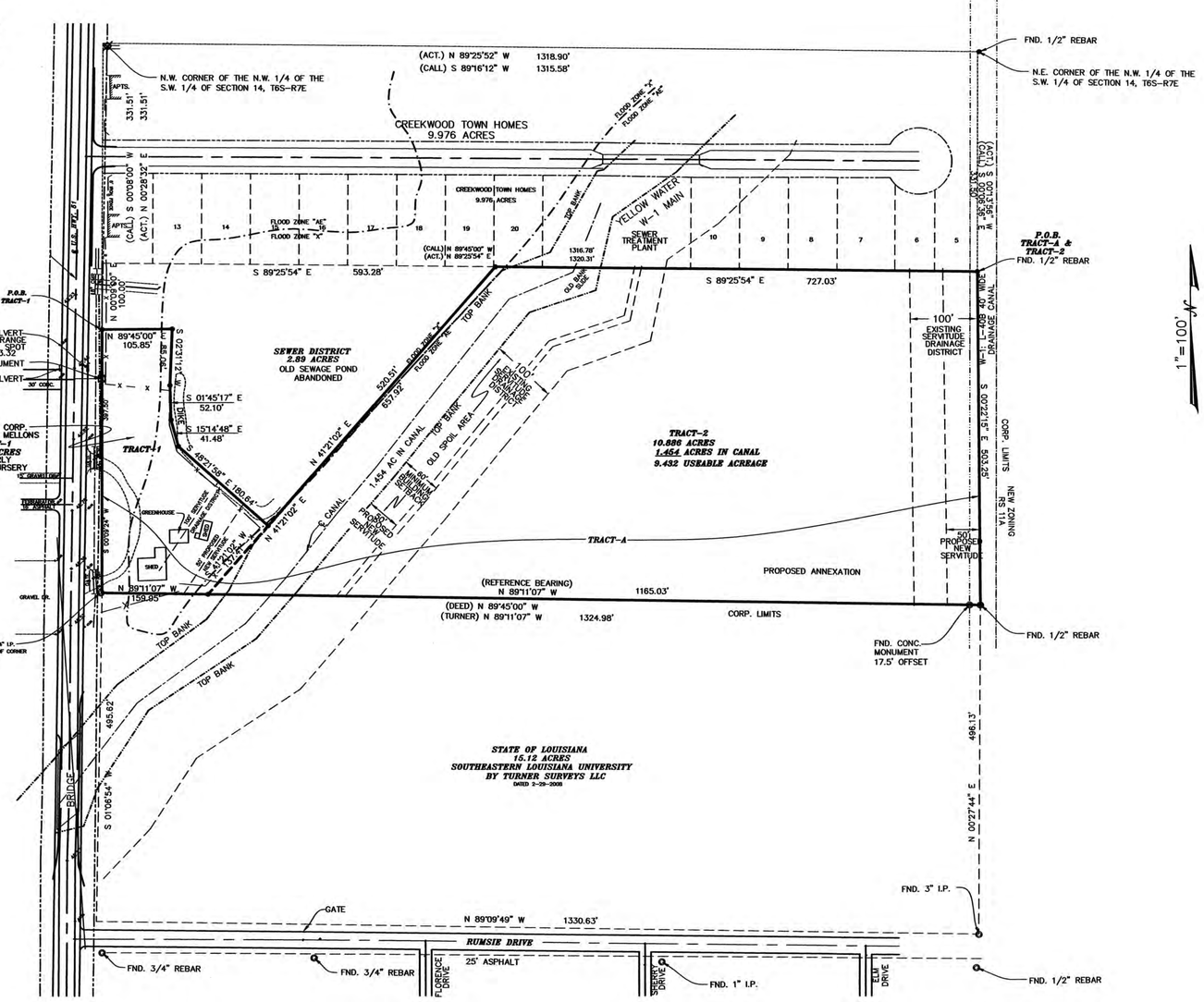
DESCRIPTION OF TRACT–1
A 1.412 ACRE PARCEL OF LAND LOCATED IN SECTION 14, T6S–R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 331.50' S 00°13'56" W, 1320.31' S 89°25'54" W AND 100.00' S 00°09'00" E FROM THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S–R7E, TO THE POINT OF BEGINNING; THENCE N 89°45'00" E A DISTANCE OF 105.85 FEET; THENCE S 02°31'12" W A DISTANCE OF 85.06 FEET; THENCE S 01°45'17" E A DISTANCE OF 52.10 FEET; THENCE S 15°14'48" E A DISTANCE OF 41.48 FEET; THENCE S 48°21'58" E A DISTANCE OF 180.64 FEET; THENCE S 41°21'02" W A DISTANCE OF 137.41 FEET; THENCE N 89°11'07" W A DISTANCE OF 159.95 FEET; THENCE N 00°09'24" E A DISTANCE OF 397.50 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 1.412 ACRES, ALL LOCATED IN SECTION 14, T6S–R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDRY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED AUGUST 19, 2013

DESCRIPTION OF TRACT–2
A 10.886 ACRE PARCEL OF LAND LOCATED IN SECTION 14, T6S–R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 331.50' S 00°13'56" W FROM THE N.E. CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 14, T6S–R7E, TO THE POINT OF BEGINNING; THENCE S 00°22'15" E A DISTANCE OF 503.25 FEET; THENCE N 89°11'07" W A DISTANCE OF 1165.03 FEET; THENCE N 41°21'02" E A DISTANCE OF 657.92 FEET; THENCE S 89°25'54" E A DISTANCE OF 727.03 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 10.886 ACRES, ALL LOCATED IN SECTION 14, T6S–R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDRY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED AUGUST 19, 2013

RESUBDIVISION OF A 1.412 ACRE–TRACT–1 & 10.886 ACRE–TRACT–2 INTO A 12.298 ACRE TRACT BEING TRACT–A OF UNIVERSITY GRANDE AT SELA SUBDIVISION LOCATED IN SECTION 14, T6S–R7E GREENSBURG LAND DISTRICT PARISH OF TANGIPAHOA STATE OF LOUISIANA



VICINITY MAP
1"=2000'



1"=100'

APPROVAL OF RESUBDIVISION:

OWNER: TRACT–1	DATE
OWNER: TRACT–2	DATE
PLANNING COMMISSION CHAIRMAN	DATE
BUILDING OFFICAL / CITY PLANNER	DATE
CITY COUNCIL PRESIDENT	DATE

FLOOD ZONE "X"
(NOT FLOOD PRONE)
FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0340F
DATED: 7–22–2010

LEGEND:
● = 1" IRON PIPE SET
◎ = FOUND CORNER
⊠ = FOUND HIGHWAY MONUMENT
X —= FENCE LINE
= CANAL TOP BANK
= FLOOD ZONE

NOTES
SERVITUDES

100' DRAINAGE SERVITUDE TO BE REDUCED TO 50' SERVITUDES FOR DRAINAGE MAINTAINED BY CONSOILDATED GRAVITY DISTRICT #1 OF TANGIPAHOA PARISH

SEWAGE
SEWAGE BY CITY OF HAMMOND
APPROVED BY THE LOUISIANA BOARD OF HEALTH.

WATER
WATER SUPPLIED BY TANGIPAHOA PARISH WATER DISTRICT

REFERENCE PLAT #1
PLAT OF 15.12 ACRES BY TURNER SURVEYS LLC DATED 2–29–2008

REFERENCE PLAT #2
PLAT OF LION'S WAY BY ROY C. EDWARDS DATED 8–2–2004

REFERENCE BEARING
N 89°11'07" W AS PER REFERENCE PLAT #1

REFERENCE PLAT #3
PLAT OF 2.89 ACRES BY ROBERT G. BARRILLEAUX DATED 2–13–1992

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 10.886 ACRE PARCEL AND A 1.412 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 14, T6S–R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

AUGUST 19, 2013
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICEFOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

STATE OF LOUISIANA
WILLIAM J. BODIN, JR.
LIC. No. 4253
LICENSED PROFESSIONAL LAND SURVEYOR

Wm. J. Bodin, Jr. 3/25/14
WILLIAM J. BODIN, JR. C.E., P.L.S.
LA. REG. NO. 4253
DATE

#	DATE	REVISION	BY
1	3–5–14	REVISED TO CORRECT BEARING ON NORTH LINE OF TRACT–2 FROM N 89°25'54" E TO S 89°25'54" E	C.D.B.

BODIN AND WEBB, INC.
CONSULTING ENGINEERS
1024 S. CYPRESS
HAMMOND, LOUISIANA 70403
PH# (985) 345–3947 FAX# (985) 345–0213

DAVIS COMPANIES–HAMMOND, LLC
20725 S.W. 46TH AVENUE
NEWBERRY, FLORIDA 32669
OWNER

DESIGNED: W.J.B.	DATE: 9–19–13		
DRAWN: C.D.B.			
CHECKED: W.J.B.	SCALE: 1"=100'		
APPROVED: W.J.B.			

10.886 & 1.412 ACRES
SECTION 14, T6S–R7E

PROJECT NO. 1606
SHEET NO. 2 OF 17

Proposed Annexation Area

Assessment #03119718 & #05988284

Legend

- Proposed Annexation Area
- Railroad
- CityTaxParcels

Joaquin "JR." Matheu
Tangipahoa Parish Assessor

March 12, 2014

City of Hammond
Planning Department
219 East Robert St.
Hammond, La. 70401

RE: Proposed Annexation

Dear Ms. Schillace,

Below are the owners of the property to be annexed into the City Limits of Hammond.

1. Vermont Corp.
Tract 1- 1.416 acres per survey (assessment # 3119718)

2. Dameron, Edward P. IV ETAL
Tract 2- 10.936 acres per survey (assessment #5988284)

The Tangipahoa Parish Assessor's Office has no objection to the annexation of the above properties.

Sincerely,

Brady Sledge, CLDA
Chief Deputy Assessor

Post Office Box 336 • Amite, Louisiana 70422-0336 • office Amite (985) 748-7176 • (985) 748-3995 (fax)
branch offices Hammond (985) 345-6226 • (985) 543-0419 (fax) • Kentwood (985) 229-6224 • www.tangiassessor.com • tpao@i-55.com

NURSERY

NURSERY

46225

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: 3/25/14 **PERMIT#** RZ 2014-3-1

The next Zoning Commission Meeting will be held on April 3, 2014**, 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# 14T6R70000021,&14T6R70000040, 14T6R70000046
Ass#03119718, & 05988284

SITE ADDRESS: 46188 N. Morrison Blvd (Alvarez Nursery) & 10+/- Acres being the Edward Dameron ETAL
STREET # & STREET NAME

Legal Description or Survey 1.61 Acres & 10+/- Acres New Address: 2400 N. Morrison Blvd.

++

PROPERTY OWNER NAME: Vermont Corp (Robert Mellon) & Edward P. Dameron ETAL (Stan Dameron)
First Name MI Last Name

Owner Address: 400 Acacia St. Morro Bay, CA 93442 & 1076 Oak Hollow Drive Hammond, LA 70401
Street Name/Street Number City State Zip

Telephone: (_____)__________ or Cell #: (_____)__________

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Stefan M. Davis
First Name MI Last Name

COMPANY NAME: Davis Companies ☐Owner ☒Other

Applicant Mailing Address: 20725 S.W. 46th Avenue Newberry, Florida 32669
Street Name/Street Number City State Zip

Applicant Telephone: (352) 472-7773 or Cell #: (_____)__________

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None
NO Zoning Outside City Limits

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 (RA) RP RS S1 S2 SC
(according to Zoning Ord#01-2769)

OR according to Proposed
Unified Development Code: 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: Annexation of property

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 NO District to a RA/RM-3 District. I/We fully understand and agree to abide by the zoning restrictions for a RA/RM-3 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] January 20, 2014
APPLICANT SIGNATURE DATE

X See Agency Agreements attached and approved per City Attorney
OWNER(S)SIGNATURE DATE

X____________________
CITY PLANNER DATE

******************** **FOR OFFICIAL USE** ********************
AMOUNT PAID $ 250.00 **CHECK#** 1585 **CASH** ☐ **DATE PAID** 1/20/14
****

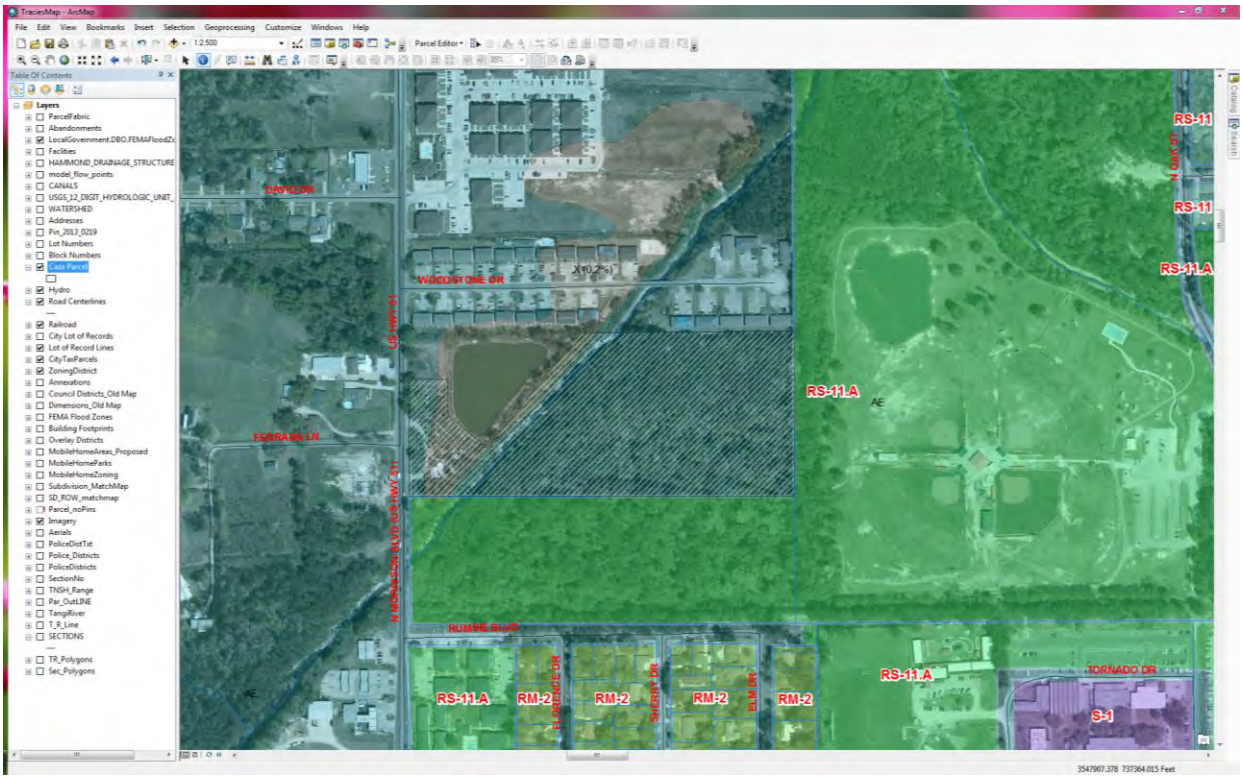
Revised 12/6/2013

PROPERTY INFORMATION SHEET

☐	Type of Permit	**RZ**	☐ Date:	03/25/2014
☐	Permit/Case #	**RZ2014-3-1**		
☐	Parcel #	**14T6R70000021; 14T6R700000040 & 14T6R700000046**		
☐	Address	**46188 N. MORRISON BLVD (new address 2400 N. Morrison Blvd)**		
☐	Owner	**Vermont Corp & Edward Dameron ET AL**		
☐	Assessment #	**03119718 & 05988284**		
☐	Zoning	**NONE outside city limits (proposed zoning RM-3)**		
☐	Overlay District	**NONE**		
☐	Flood Zone	**X & AE-Elevation Cert Required**		
☐	Flood Way	**YES**		
☐	Holds/Taxes	**NONE/NONE**		
☐	Bldg Tax Value	(x 10% Res/15% Cml)	50% =	

(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen Print



Preparer Initials _____ Reviewer Initials _____