



Staff Report

Annexation

Case #: Z-2015-08-00014

Attachments:

Staff Report, Survey, Voter Register Letter, Annexation Petition Form, Photos, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, September 3, 2015

City Council: Introduction- Tuesday Sept. 15, 2015 **Final-** Tuesday October 6, 2015

City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to C -H, and to be placed in City Council District #5 requested by Alma M. Cali for Tract 1 of the Cali-Ballard Mini Partition being 1.346 acres located on the NW Corner of N. Morrison Blvd. & W. University Ave. In accordance with survey by Wm. J. Bodin Jr. dated 7/31/2015 (Z-2015-08-00014)

Site Information:

Location (Address): 46033 N Morrison Blvd

Council District: City Council District 5

Existing Zoning: NONE

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Undeveloped parcel located at the NW Corner of N. Morrison Blvd/W. University Ave. Property is located in AE Flood Zone

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/No Zoning Outside City Limits
South	McDonalds/C-N (across W. University Ave)
West	Undeveloped Land/No Zoning Outside City Limits
East	Trey Yuen Restaurant/C-N (across N. Morrison Blvd)

Additional Information:

Tangipahoa Parish Tax Assessor has no objection
Tangipahoa Registrar of Voters has no objection

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion of hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Johnny & Mary Latino had no objection

Against: NONE

Commission Recommendation:

Motion: William Travis recommends approval

For: Stanley Young, Jimmy Meyer, Ralph Ross, Sam McClugage

Against: NONE

Abstain: NONE

Absent: NONE

Ordinance to Read:

WHEREAS, on September 3, 2015 the Zoning Commission held a public hearing on an annexation of Tract 1 of the Cali-Ballard Mini Partition into the City Limits of Hammond; and

WHEREAS, an initial zoning request of a 1.346 acres to be zoned C-H (Commercial Highway Corridor) located on the NW Corner of N. Morrison Blvd. & W. University Ave. requested by Alma M. Cali in accordance with survey by Wm. J. Bodin Jr. dated 7/31/2015 (Z-2015-08-00014)

WHEREAS, Tract 1 of the Cali-Ballard Mini Partition annexation will be added to the Hammond City Council District #5.

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

Section 1: The annexation of 1.346 acres owned by Alma M. Cali in accordance with survey by Wm. J. Bodin Jr. and said property is described as follows and attached hereto and made a part thereof:

DESCRIPTION OF TRACT-1
A 1.346 ACRE PARCEL OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 15, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTING R/W LINES OF THE WEST R/W LINE OF U.S. HWY. 51 AND THE NORTH R/W LINE OF W. UNIVERSITY AVE. AND THE POINT OF BEGINNING; THENCE S 00°33'30" W A DISTANCE OF 230.00 FEET; THENCE S 89°48'49" W A DISTANCE OF 255.00 FEET; THENCE N 00°33'30" E A DISTANCE OF 230.00 FEET; THENCE N 89°48'49" E A DISTANCE OF 255.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 1.346 ACRES, ALL LOCATED IN THE S.E. 1/4 OF SECTION 15, T6S-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 JANURARY 4, 2012.

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 Frank Costanza ETAL C/O McDonalds Corp., East by Northlake Investors Partnership (Trey Yuen), and North & West by Alma M. Cali.

Section 2: The zoning for said annexation shall be C-H (Commercial Highway Corridor).

Section 3: The City Council District for said annexation shall be District #5.

ANNEXATION by PETITION FORM

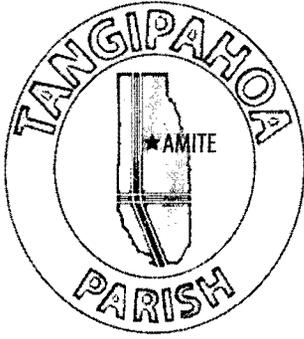
Page 1 of 1

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: Tract 1 of the Cali-Ballard Mini Partition (1.346 Acres) Section 15 T6S R7E Greensburg Land District Parish Tangipahoa State of LA
 Located at the NW Corner of N. Morrison Blvd and W. University Ave.

We designate, (if applicable) Alma M. Cali 46035 N. Morrison Blvd. Hammond, LA70401 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 #
1 <i>Alma M. Cali</i>	<i>8-26-15</i>	6Z	<i>11/22/88</i> <i>88</i>	46035 N. Morrison Blvd. Hammond, LA 70401	Alma M. Cali	<i>Wm. J. Bodin, Jr.</i>	<i>8/26/15</i>	01070118
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: 1 # of Valid Signatures _____ # of Invalid Signatures _____



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

August 27, 2015

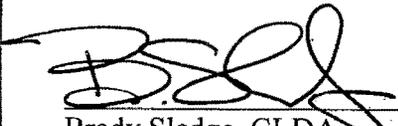
Honorable Pete Panepinto
Mayor, City of Hammond
P.O. Box 2788
Hammond, La. 70404

ANNEXATION CERTIFICATION

I, Brady Sledge, Chief Deputy Assessor for the Parish of Tangipahoa, State of Louisiana, do hereby certify that Alma Cali is the owner of the property within the boundaries of the surveyed property to be annexed. The proposed property to be annexed is described as 1.346 acres being tract 1 of Cali-Ballard Mini Partition by William J. Bodin Jr. dated 7/31/15.

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

Signed in Amite, Louisiana this 27th day of August, 2015



Brady Sledge, CLDA
Chief Deputy Assessor
Tangipahoa Parish

TANGIPAHOA PARISH REGISTRAR OF VOTERS

HON. JOHN M. RUSSELL, C.E.R.A.
Registrar

WILLIE W. JOHNSON
Chief Deputy

SAREPHTA E. CUTRER
Deputy Registrar

MARGARET I. SIBLEY
Deputy Registrar

P. O. Box 895 • Amite, Louisiana 70422
Amite: (985) 748-3215
Hammond: (985) 345-3717
Fax #: (985) 748-3839
E-mail: tangirov@tangipahoa.org

DELORES P. TRAVIS
Confidential Assistant

ANGELA M. ST. ALEXANDRE
Deputy Registrar

KENNETH L. HUSSER
Deputy Registrar

August 24, 2015

City of Hammond
219 E. Robert St.
Hammond, LA 70401
ATTN: Tracie Schillace

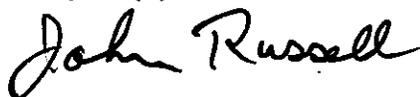
Re: Proposed Annexation

Dear Ms. Schillace

This is to advise this office has no objection to the proposed annexation as described in your correspondence of August 6th, i.e. a tract of land located on the northwest corner of the intersection of North Morrison Blvd, and University Drive. That tract is described on the survey of Bodin and Webb as Tract-1 being 1.346 acres, and named "Quickway # 5.

Upon completion of the annexation process please provide this office with a new city map of that area along with a copy of the adopted ordinance with the official syntax describing the annexed partial for our records.

Very truly yours



Honorable John M. Russell
Registrar of Voters,
Tangipahoa Parish

Speak Your Mind.....VOTE!

Tracie Schillace

From: Brady Sledge <bsledge@tangiassessor.com>
Sent: Thursday, August 27, 2015 10:20 AM
To: Tracie Schillace
Subject: Re: Proposed Annexation for City of Hammond

Thanks Tracie. Be on the lookout for the letter, I put it in the mail this morning
FYI, the assessment number for the property to be annexed is #6372171.

Brady

On Wed, Aug 26, 2015 at 2:05 PM, Tracie Schillace <schillace_tc@hammond.org> wrote:
Brady,

Attached is the Annexation Petition Form for the requested annexation located on the NW Corner of N. Morrison Blvd/University Dr.

Please let me know if you need anything else.

Thanks,

Tracie Schillace
Planner/GIS Tech
Planning Department

City of Hammond
219 E. Robert St.
Hammond, LA 70401
[985-277-5652](tel:985-277-5652) Direct
[985-277-5638](tel:985-277-5638) Fax
www.hammond.org

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-----Original Message-----

From: Brady Sledge [mailto:bsledge@tangiassessor.com]
Sent: Thursday, August 20, 2015 6:48 PM
To: Tracie Schillace
Subject: Re: Proposed Annexation for City of Hammond

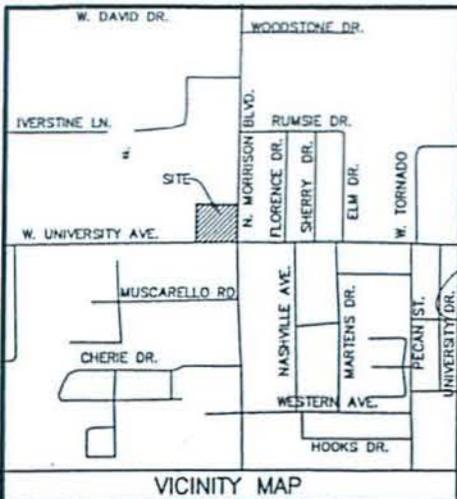
Thanks. I'm aware the property is vacant but part of the Certification from our office pertains to the property owner(s) that have signed the petition to be annexed.

**CALI-BALLARD MINI-PARTITION
SECTION 15, T6S-R7E
GREENSBURG LAND DISTRICT
PARISH OF TANGIPAHOA
STATE OF LOUISIANA**

NOTES
TOTAL ACREAGE
16.5± ACRES
TOTAL TRACTS
2 TRACTS

APPROVED

Jim J. Melloni
PARISH PLANNER
DATE 8/3/15



DESCRIPTION OF TRACT-1

A 1.346 ACRE PARCEL OF LAND, LOCATED IN THE S.E. 1/4 OF SECTION 15, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTING R/W LINES OF THE WEST R/W LINE OF U.S. HWY. 51 AND THE NORTH R/W LINE OF W. UNIVERSITY AVE. AND THE POINT OF BEGINNING; THENCE S 00°33'30" W A DISTANCE OF 230.00 FEET; THENCE S 89°48'49" W A DISTANCE OF 255.00 FEET; THENCE N 00°33'30" E A DISTANCE OF 230.00 FEET; THENCE N 89°48'49" E A DISTANCE OF 255.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 1.346 ACRES, ALL LOCATED IN THE S.E. 1/4 OF SECTION 15, T6S-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 JANUARY 4, 2012.

REFERENCE PLAT #1
PLAT OF 1.346 ACRES
BY G.L. LESSARD
DATED 1-4-2012

REFERENCE PLAT #2
PLAT OF 7.27 ACRES
BY ROBERT G. BARRILLEAUX
DATED 8-29-2003

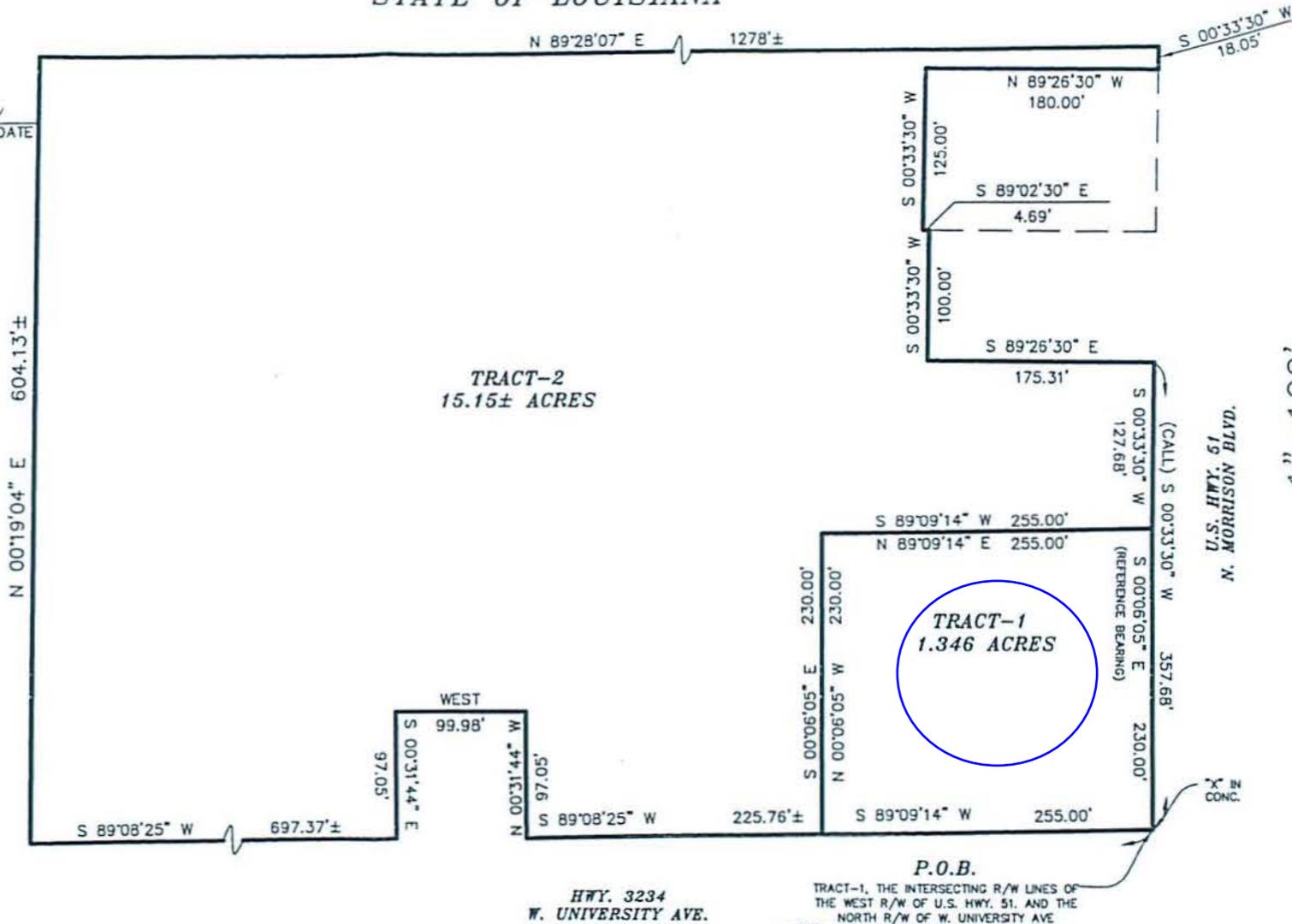
REFERENCE BEARING
S 00°06'05" E AS PER
REFERENCE PLAT #1

JULY 31, 2015

PLAT OF CALI-BALLARD MINI-PARTITION, LOCATED IN THE S.E. 1/4 OF SECTION 15, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS PLAT WAS MADE TO CREATE A MINI-PARTITION BASED ON INFORMATION PROVIDED BY THE CLIENTS AND IS NOT TO BE CONSIDERED AS AN ACTUAL GROUND SURVEY.

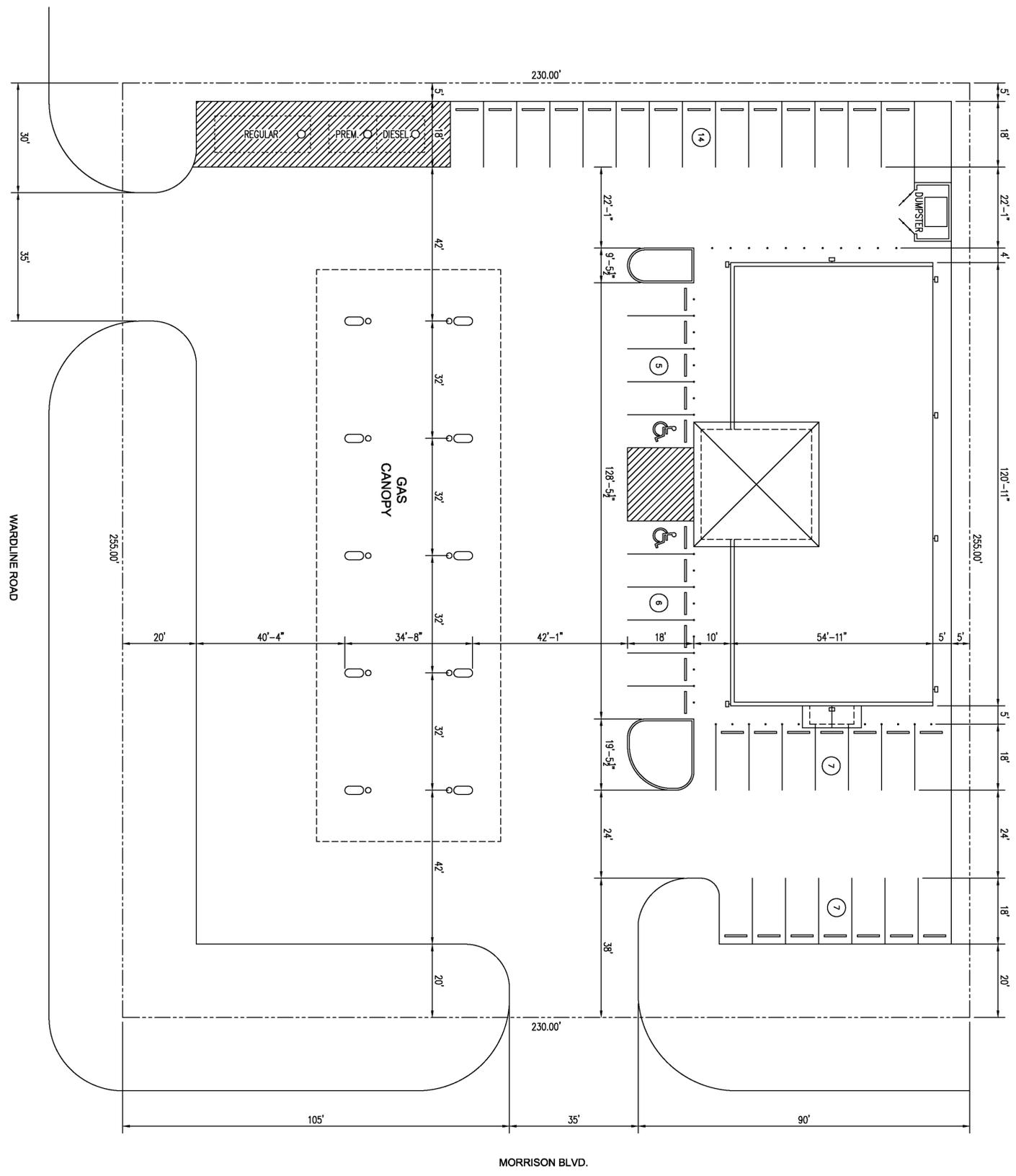
FOR: **QUICKWAY #5**
N. MORRISON BLVD.
HAMMOND, LOUISIANA

FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220206
MAP NO. 22105C0340F
DATED: 7-22-2010



Wm. J. Bodin, Jr.
BODIN & WEBB INC.
ENGINEERS & SURVEYORS
2024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253
PH # (985)345-3947 FAX # (985)345-0213

7/31/15
DATE



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: 8/17/15 PERMIT# Z-2015-08-00014

The next Zoning Commission Meeting will be held on 9/3/2015, 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# 15TR70000257 (before resubdivision)

SITE ADDRESS: _____

STREET # & STREET NAME _____

Legal Description or Survey Tract 1 (1.346 Acres) of Cali - Ballard
M.n. partition

PROPERTY OWNER NAME: ALMA M Cali
First Name MI Last Name

Owner Address: 46035 N Morrison Blvd Hammond, La. 70401
Street Name/Street Number City State Zip

Telephone: (985) 345-7781 or Cell #: ()
985-345-8559

PLEASE READ AND SIGN BELOW

APPLICANT NAME: JAMES N BALLARD
First Name MI Last Name

COMPANY NAME: Quick Way Food Store Owner Other

Applicant Mailing Address: PO Box 769 ROSLAND LA 70456
Street Name/Street Number City State Zip

Applicant Telephone: (985) 748-6993 or Cell #: (985) 969-0117

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L outside city
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC 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: _____

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 NONE District to a CH District. I/We fully understand and agree to abide by the zoning restrictions for a CH 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.

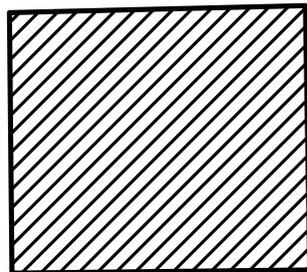
X _____ DATE _____
 APPLICANT SIGNATURE

X M. Cali _____ DATE _____
 OWNER(S) SIGNATURE

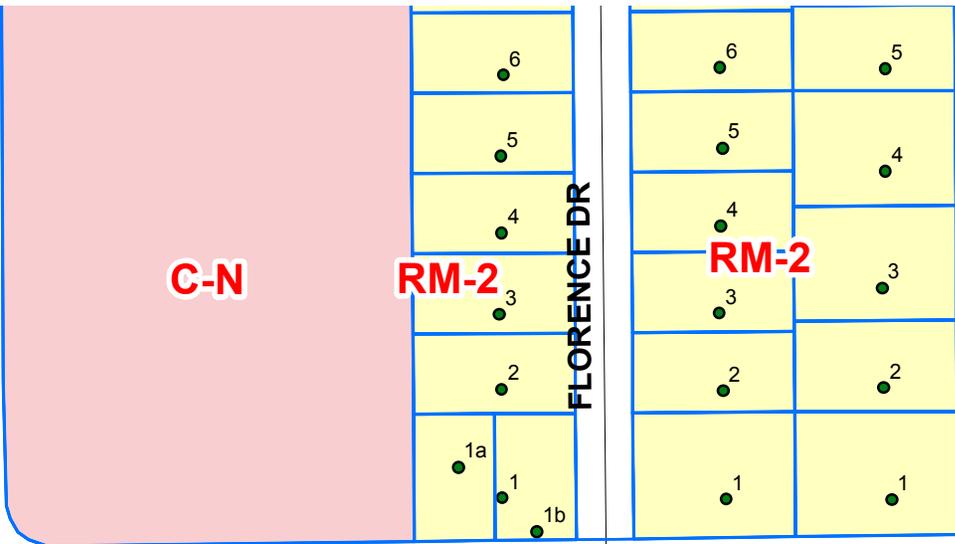
X _____ DATE _____
 CITY PLANNER

***** FOR OFFICIAL USE *****
 AMOUNT PAID \$ 250.⁰⁰ CHECK# 3685 CASH DATE PAID 8/17/15

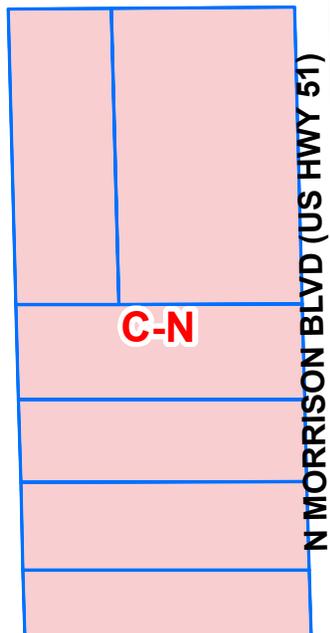
W UNIVERSITY AVE (LA HWY 3234)



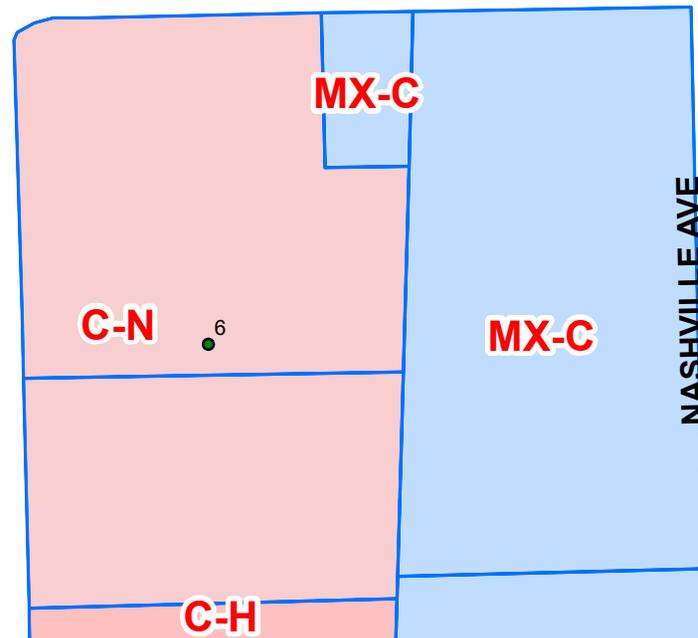
N MORRISON BLVD (US HWY 51)



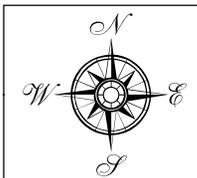
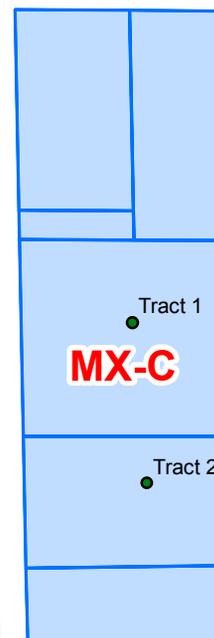
W UNIVERSITY AVE (LA HWY 3234)



N MORRISON BLVD (US HWY 51)

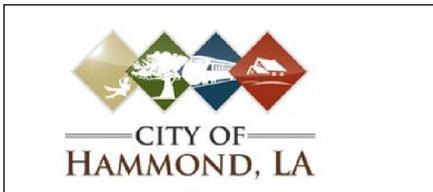
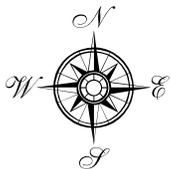


NASHVILLE AVE



Proposed Annexation NW Corner of N. Morrison Blvd.

- Legend**
- TaxParcel
 - LotOfRecordLines
 - Case Parcel

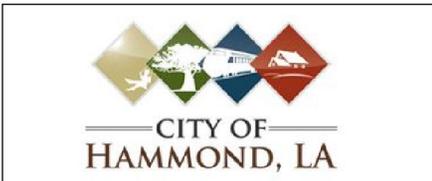
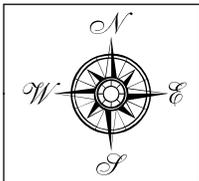


**Proposed Annexation
NW Corner at Intersection
N. Morrison Blvd. & Wardline Rd**

**1.346 Acres being a portion
of Assessment#01070118**



Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



Proposed Annexation NW Corner of N. Morrison Blvd.

Legend	
	TaxParcel
	LotOfRecordLines
	Case Parcel