



Staff Report

Annexation

Case #: Z-2016-08-00031

Attachments:

Staff Report, Photos, Survey, Legal Description, Tangi Assessor Letter, Reg of Voter Letter (pending), Application, Aerial Map

Zoning Commission Public Hearing: Thursday, October 6, 2016

City Council Introduction: Tuesday October 11, 2016

City Council Final: Tuesday October 25, 2016

City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to I-L, and to be placed in City Council District #1 requested by Gemma Holdings, LLC for 8.88 Acres located at 44617 S. Airport Rd. in accordance with survey by Wm. J. Bodin Jr. dated 8/4/2004 (Z-2016-08-00031)

Site Information:

Location (Address): 44617 Airport Rd

Council District: City Council District 1

Existing Zoning: NONE

Future Land Use: Industrial

Existing Land Use: Industrial

Site Description:

8.88 Acres on the West side of Airport Rd. Existing Industrial Buildings on site

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/CH
South	Undeveloped/No Zoning Outside City
West	Undeveloped/No Zoning Outside City
East	Undeveloped/No Zoning Outside City

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?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
 - Light and air?
 - Traffic congestion or hazard?
 - Overburden existing drainage and utilities?
 - Emissions of odors, fumes, gasses, dust, smoke?
 - Noise and vibrations?

Public Hearing:

For: Steven Hoover

Against: NONE

Commission Recommendation:

Motion: Recommend Approval to Annex into the City Limits as I-L

For: Stanley Young, Jimmy Meyer, Matt Sandifer

Against: NONE

Abstain: NONE

Absent: William Travis, Jefferey Smith

Ordinance to Read:

WHEREAS, on October 6, 2016 the Zoning Commission held a public hearing on an annexation of 8.88 acres located at 44617 S. Airport Rd into the City Limits of Hammond; and

WHEREAS, an initial zoning request to be I-L (Light Industrial) located at 44617 S. Airport Rd. requested by Gemma Holdings LLC in accordance with survey by Wm. J. Bodin Jr. dated 8/4/2004;

WHEREAS, this 8.88 Acres to be annexed as Hammond City Council District #1.

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

Section 1: The annexation of 8.88 Acres owned by Gemma Holdings LLC in accordance with survey by Wm. J. Bodin Jr. and said property is described as follows and attached hereto and made a part thereof :

That certain piece or parcel of land situated in Section 20, Township 6 South, Range 8 East, in the City of Hammond, Parish of Tangipahoa, State of Louisiana, being more particularly described as follows, to -wit:

Commencing at a point 46.81 feet South, 381.79 feet South 89 degrees 05 minutes 33 seconds West and 280.46 feet South 01 degrees 43 minutes 52 seconds West from the Northeast Corner of the Southeast Quarter of Section 20, Township 6 South, Range 8 East for the POINT OF BEGINNING, From said point proceed thence South 68 degrees 35 minutes 43 seconds East a distance of 327.41 feet; thence South 00 degrees 22 minutes 18 seconds East a distance of 1085.35 feet; thence North 88 degrees 35 minutes 43 seconds West a distance of 327.41 feet; thence North 00 degrees 22 minutes 18 seconds West a distance of 1085.35 feet back to the POINT OF BEGINNING, containing 8 acres all as per survey of Bodin and Webb, Inc. dated August 4, 2004; AND

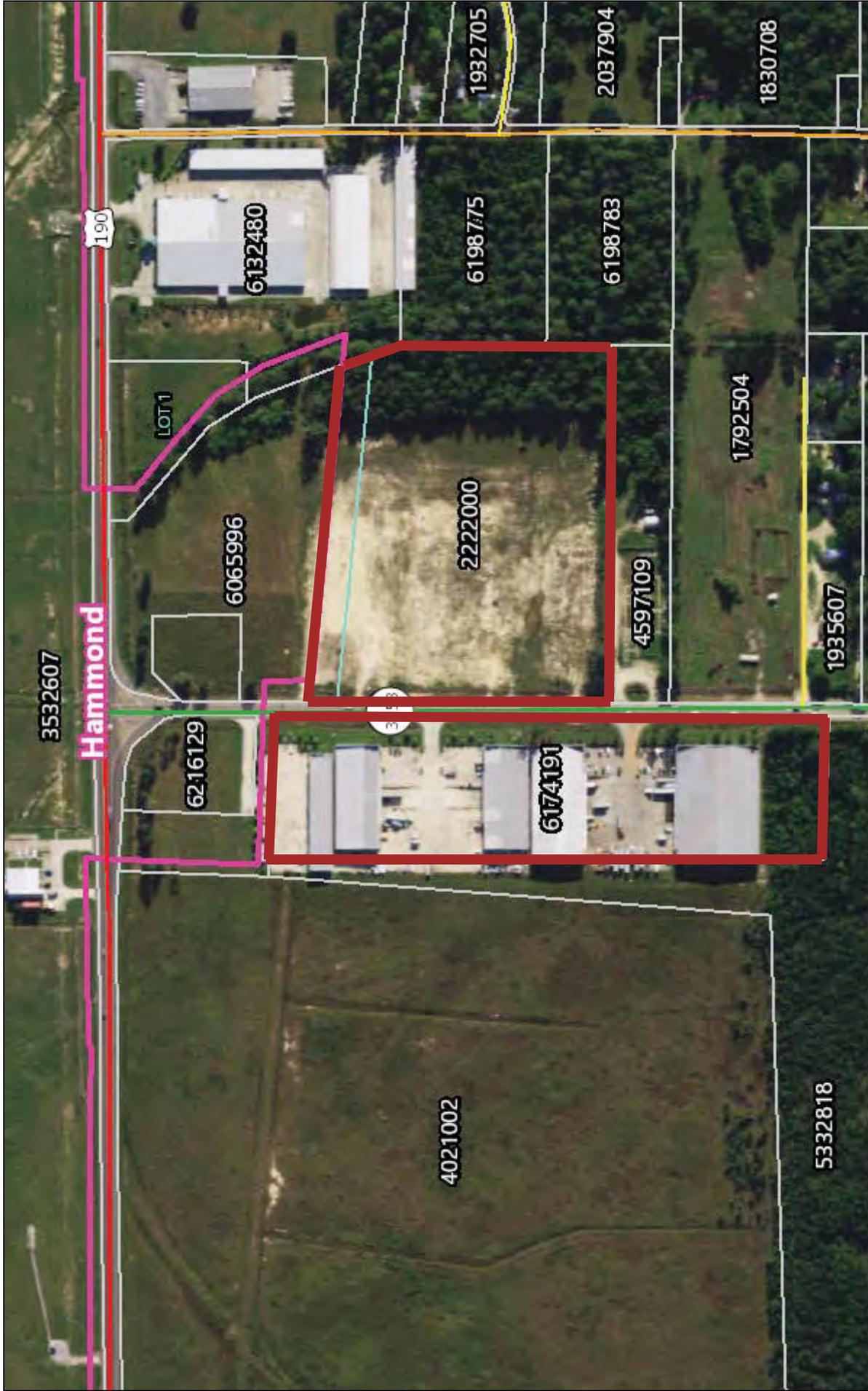
A certain piece or parcel of land, situated in Section 20, Township 6 South, Range 8 East, in the City of Hammond, Parish of Tangipahoa, State of Louisiana, being more particularly described as follows, to-wit:
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The above described property lies adjacent to and contiguous with the present corporate limits of the City of Hammond, Louisiana . The above described property is bound on the South by Dameron LC Est., on the North Gemma Holdings LLC, on the West Dameron L Est, and on the East S. Airport Rd.

Section 2: The zoning for said annexation shall be I-L (Light Industrial).

Section 3: The City Council District for said annexation shall be District #1.

ArcGIS Web Map



August 29, 2016

ROAD CLOSURES

-  <all other values>
-  <Null>

Thoroughfares

-  Interstate
-  Major Artery
-  Minor Artery

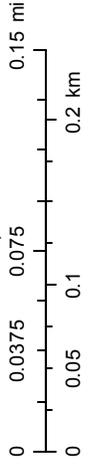
Streets (911)

-  Major Collector
-  Minor Collector
-  Local Street

Municipalities

-  Parcels

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and

Web AppBuilder for ArcGIS
 USDA FSA, DigitalGlobe, GeoEye, Microsoft |



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

September 12, 2016

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

RE: Gemma Holdings, LLC.
Assessment #6174191

ANNEXATION CERTIFICATION

I, Brady Sledge, 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 and the Petition for Annexation has been signed by the owner(s) of the property to be annexed.

The Tangipahoa Parish Assessor's Office makes no objection to the annexation of the below described property.

The property requested to be annexed is described as:

8.88 acres located in Section 20 Township 6 south, Range 8 east as shown on survey by Bodin and Webb dated 8-23-2000, recorded at conveyance book 1072 page 893.

Signed in Amite, Louisiana this 12th day of September, 2016

Brady Sledge, CLDA
Chief Deputy Assessor
Tangipahoa Parish

Tracie Schillace

Subject: FW: FW: Proposed Annexation into the City Limits of Hammond

----- Original message-----

From: Willie Johnson
Date: Sat, Oct 1, 2016 5:39 PM
To: Tracie Schillace;
Subject:Re: FW: Proposed Annexation into the City Limits of Hammond

Tracie,

There are no objections to the Annexation, and the paperwork and letter are prepared but John has been out. We are awaiting his signature.

Please send us a copy of the final ordinance when adopted. Thanks

Willie Johnson

On Mon, Sep 26, 2016 at 6:01 PM, Tracie Schillace <schillace_tc@hammond.org> wrote:

Mr. Willie,

Just wanted to follow up on this request.

Thanks,
Tracie

From: Tracie Schillace
Sent: Tuesday, August 30, 2016 10:12 AM
To: 'wjohnson@tangipahoa.org'; 'tangirov@tangipahoa.org'
Cc: Heather Alvarez
Subject: Proposed Annexation into the City Limits of Hammond
Importance: High

Good Morning!

The City of Hammond has 2 proposed annexations into the city limits.

Attached is a map of areas in red, surveys, legal descriptions, and petition forms.

Please review attached and let me know if you need any other information. We will need a letter of no objection from your office.

Thanks for your help,

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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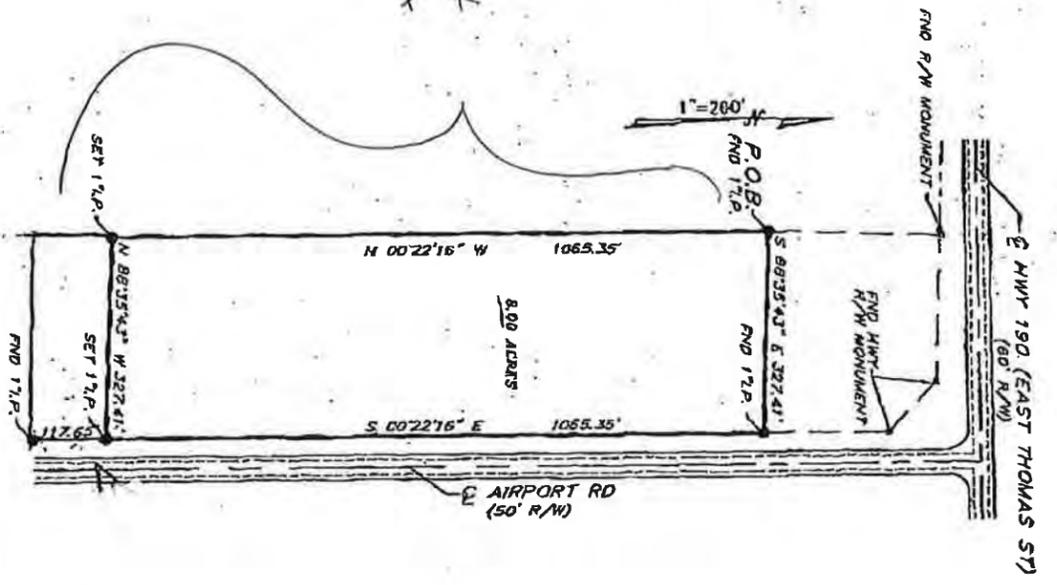
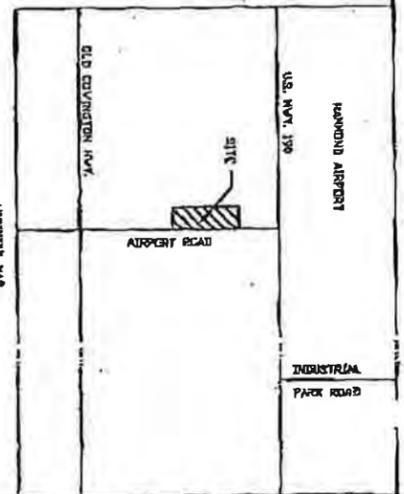
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CA\04321\ED HOOVER

LEGAL DESCRIPTION

A 8.00 ACRE PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 46.81' SOUTH, 381.79' S 89°05'33" W AND 280.46' S 01°43'52" W FROM THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 20, T6S-R8E, TO THE POINT OF BEGINNING; THENCE S 88°35'43" E A DISTANCE OF 327.41 FEET; THENCE S 00°22'18" E A DISTANCE OF 1065.35 FEET; THENCE N 88°35'43" W A DISTANCE OF 327.41 FEET; THENCE N 00°22'18" W A DISTANCE OF 1065.35 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 8.00 ACRES, ALL LOCATED IN SECTION 20, T6S-R8E, TANGIPAHOA PARISH, LOUISIANA.



AUGUST 4, 2004
 A PLAN OF AN ACTUAL GROUND SURVEY OF A 8.00 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 20, T6S-R8E, TANGIPAHOA PARISH, LOUISIANA.

THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE SURVEYOR. SURVEY MADE AT THE REQUEST OF ED HOOVER.

THIS SURVEY COMPLES WITH THE LOUISIANA "MINIMUM STANDARDS" FOR A CLASS "D" SURVEY.

FLOOD ZONE "X" (NOT FLOOD PRONE)
 MAP NO. 220206D-0175-E
 DATED: 8-23-2000

Wm. J. Boddin, Jr.
BODDIN AND WEBB, INC.
 ENGINEERS & SURVEYORS
 1024 S. CYPRESS ST.
 HAMMOND, LA 70403



SURVEY FOR: ED HOOVER

LEGAL DESCRIPTION

=====

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THENCE S 88°35'43" E A DISTANCE OF 327.41 FEET;

THENCE S 00°22'16" E A DISTANCE OF 1065.35 FEET;

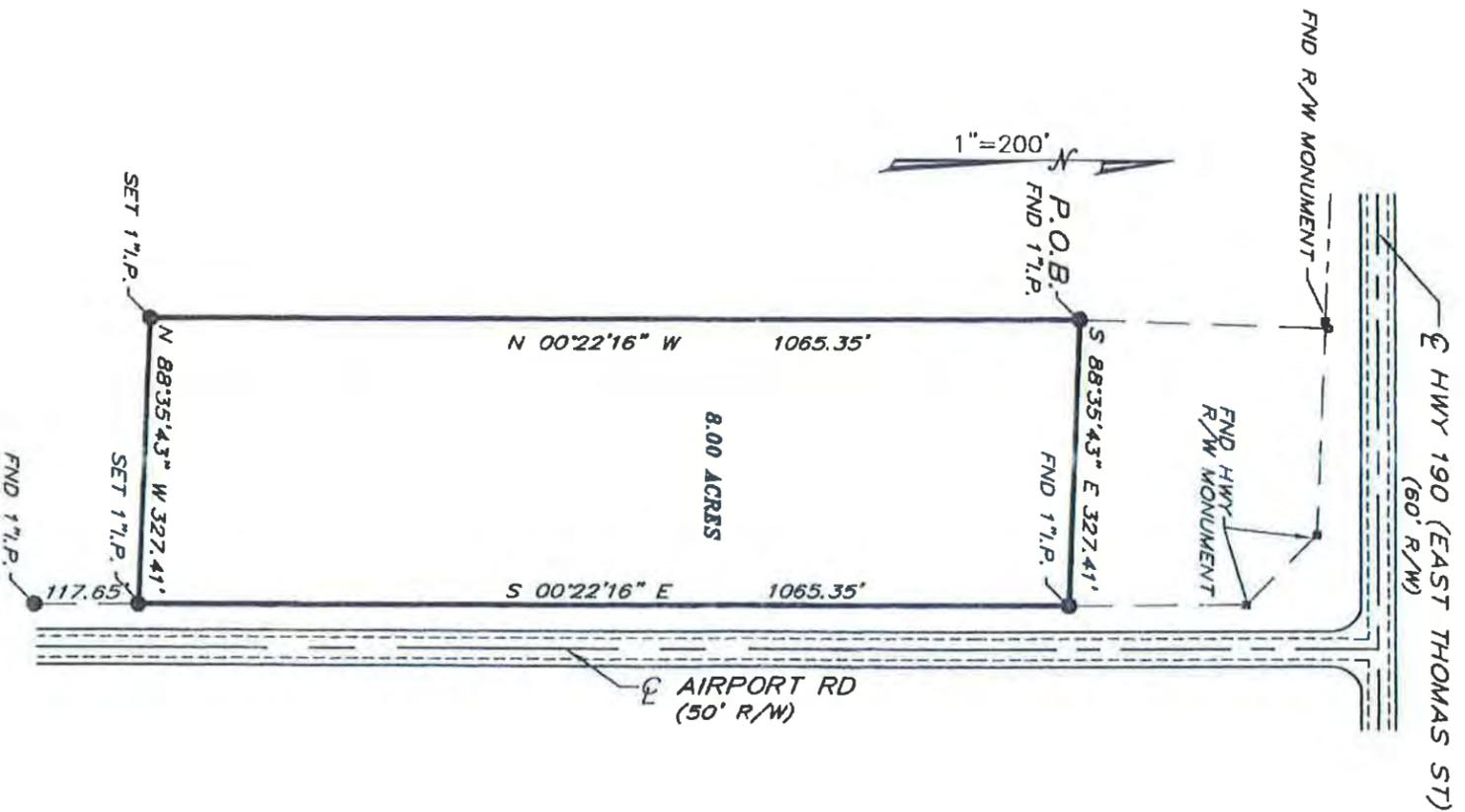
THENCE N 88°35'43" W A DISTANCE OF 327.41 FEET;

THENCE N 00°22'16" W A DISTANCE OF 1065.35 FEET;

BACK TO THE POINT OF BEGINNING CONTAINING, 8.00 ACRES, ALL LOCATED IN SECTION 20, T6S-R8E, TANGIPAHOA PARISH, LOUISIANA.

HAMMOND AIRPORT		INDUSTRIAL
U.S. HWY. 190		PARK ROAD
OLD COVINGTON HWY.		

VICINITY MAP
NO SCALE



AUGUST 4, 2004

A PLAN OF AN ACTUAL GROUND SURVEY OF A 8.00 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 2, T6S-R8E, TANGIPAHOA PARISH, LOUISIANA.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED THE SURVEYOR. SURVEY MADE AT THE REQUEST OF ED HOOVER.

THIS SURVEY COMPLIES WITH THE LOUISIANA "MINIMUM STANDARDS" FOR A CLASS "D" SURVEY.

SURVEY FOR:

ED HOOVER

FLOOD ZONE "X"
(NOT FLOOD PRONE)
MAP NO. 2202060-0175-E
DATED: 8-23-2000



William J. Bodin, Jr.
BODIN AND WEBB, INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS ST.
HAMMOND, LA 70403

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: 8/29/16

PERMIT# 7-2016-08-00031

The next Zoning Commission Meeting will be held on 10-6-2016, 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 [X] INITIAL ZONING/ANNEXATION

REZONING FEE: [] Single Lot \$120.00 [X] 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# 2016280000128 Ass# 00174191
SITE ADDRESS: 44617 S. Airport Road, Hammond, LA
Legal Description or Survey 8.88 Acres in Sec 20 T65R8E
PROPERTY OWNER NAME: Gemma Holdings, LLC
Owner Address: 1518 Martens Dr. Hammond, LA
Telephone: (985) 345-1818

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Steve Hoover
COMPANY NAME: Gemma Holdings, LLC
Applicant Mailing Address: 1518 Martens Dr. Hammond, LA 70401
Applicant Telephone: (985) 345-1818

PERMIT INFO-ADDITIONAL INFO

PRESENT 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

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 8-25-16
X OWNER(S) SIGNATURE DATE 8-25-16
X CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ CHECK# 3053 CASH [] DATE PAID 8/30/16



