



Staff Report

Annexation

Case #: Z-2019-12-00067

Attachments:

Staff Report, Photos, Survey, Annexation Petition, Tax Assessor Letter, ROV Letter, Water District release Letter, City "Will Serve" Letter, Application, Zoning Map, Council District Map, Aerial Map

Zoning Commission Public Hearing: Thursday, January 9, 2020

City Council Introduction: Tuesday, January 14, 2020

City Council Final: Tuesday, January 28, 2020

City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to C-H, and Placement into City Council District #4 requested by Richard Witham (applicant) & Farris Family LLC (owner) for Tract A-3 of the Pat Farris Mini-Partition located at 2307 W. Thomas St. in accordance with survey by Wm. J. Bodin Jr. recorded on 12/30/2019 COB 1528/Page 103 (Z-2019-12-00067) Recommend approval by the Zoning Commission

Site Information:

Location (Address): 2307 W Thomas St

Council District: City Council District 4

Existing Zoning: NONE

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Property located on the south side of W. Thomas St. (Hwy 190 West). Property will have access to City water and sewer. Water is located in the Water District area but has been released.

Adjacent Land Use and Zoning:

| <u>Direction:</u> | <u>Land Use/Zoning:</u> |
|-------------------|----------------------------------|
| North | Shopping Center/CH |
| South | Undeveloped/Outside City Limits |
| West | Retail space/Outside City Limits |
| East | Vacant Bank/CH |

Additional Information:

Property was created from larger parcel and approved with the parish.

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 or hazard? | No |
| Overburden existing drainage and utilities? | No |
| Emissions of odors, fumes, gasses, dust, smoke? | No |
| Noise and vibrations? | No |

Public Hearing:

For: Thomas Pistorius (rep for Witham)

Against: NONE

Commission Recommendation:

Motion: Recommend approval

For: Kylan Douglas, William Travis, Jeffrey Smith, Matt Sandifer

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on January 9, 2019 the Hammond Zoning Commission held a public hearing to annex Tract A-3 of the Pat Farris Mini-Partition located at 2307 W. Thomas St. in accordance with survey by Wm. J. Bodin Jr. recorded on 12/30/2019 COB1528/Page103, and recommended acceptance into the City Limits of Hammond, and

WHEREAS, an initial zoning request to be C-H (Commercial Highway) located at 2307 W. Thomas St. requested by Richard Witham (applicant) and Farris Family LLC (owner); and

WHEREAS, Tract A-3 of the Pat Farris Mini-Partition to be annexed as Hammond City Council District #4

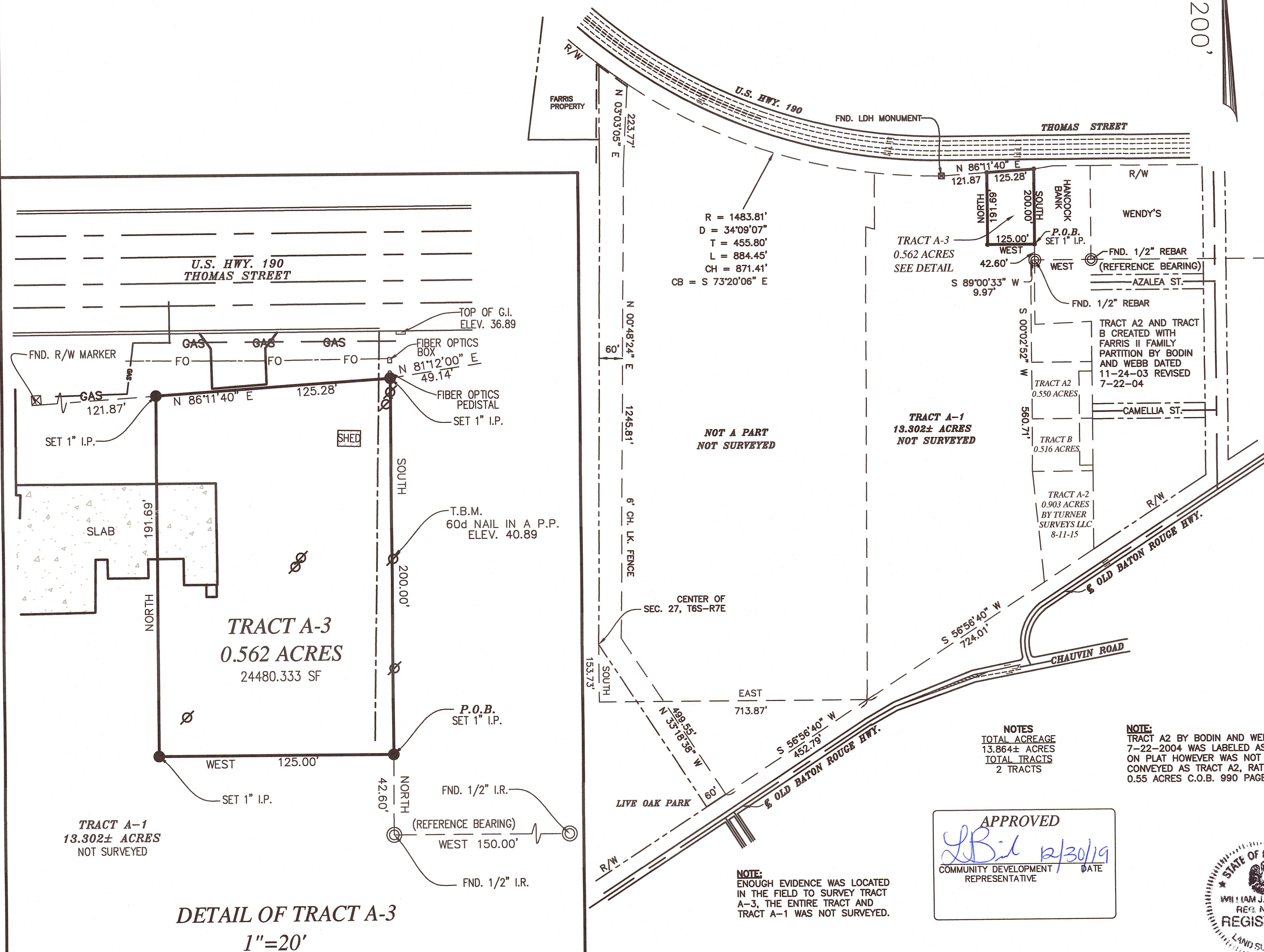
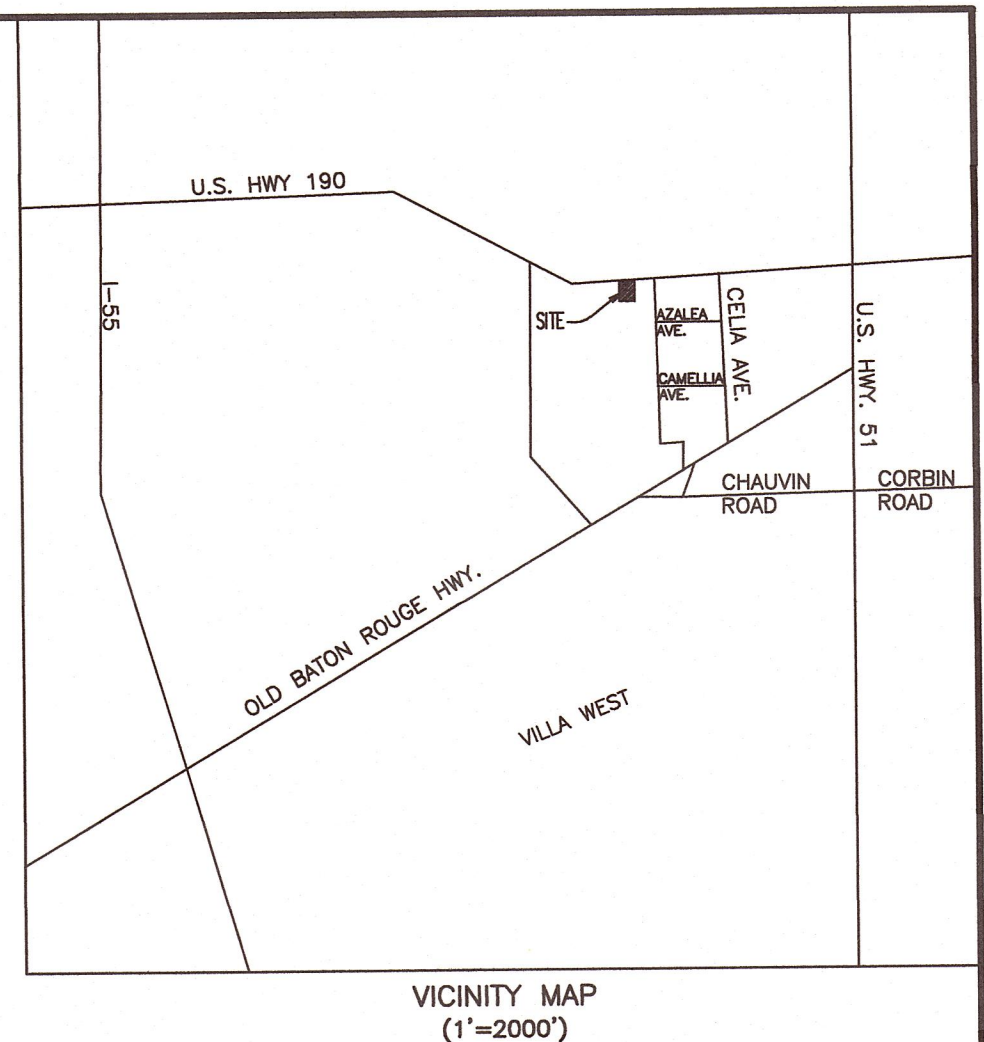
NOW, THEREFORE BE IT ORDAINED that the City Council of Hammond, Louisiana hereby approves:

Section 1: The annexation of Tract A-3 of the Pat Farris Mini-Partition in accordance with survey by Wm. J. Bodin Jr. recorded on 12/30/2019 COB1528/Page103 and said property described as follows and attached hereto and made a part thereof: (INSERT LEGAL DESCRIPTION FROM SURVEY)

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

Section 3: The City Council District for said annexation shall be District #4.

A 0.562 ACRE PARCEL OF LAND, LOCATED IN SECTION 27, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF THE N.E. 1/4 OF SECTION 27, T6S-R7E, THENCE PROCEED 1252.00' NORTH, 1465.00' WEST AND 42.60' NORTH TO THE POINT OF BEGINNING;
THENCE WEST A DISTANCE OF 125.00 FEET;
THENCE NORTH A DISTANCE OF 191.69 FEET;
THENCE N 86°11'40" E A DISTANCE OF 125.28 FEET;
THENCE SOUTH A DISTANCE OF 200.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING, 0.562 ACRES, ALL LOCATED IN SECTION 27, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 7-9-2019.

$$1'' = 200'$$


REFERENCE PLAT #1
PLAT OF ROBERT FARRIS EST.
BY BODIN AND WEBB, INC.
DATED 8-29-2010

REFERENCE PLAT #2
PLAT OF FARRIS II FAMILY PARTITION
BY BODIN AND WEBB, INC.
DATED 11-24-2003
REVISED 7-22-2004

REFERENCE PLAT #3
PLAT OF FARRIS PROPERTY
BY BODIN AND WEBB, INC.
DATED 3-29-2010


REFERENCE PLAT #4
PLAT OF 37.29 ACRES FOR
MARKET STREET DEVELOPMENT
BY BODIN AND WEBB, INC.
DATED 11-27-2013

REFERENCE BEARING
WEST AS PER
REFERENCE DOCUMENT #1

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.562 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 27, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

JULY 9, 2019
CERTIFICATION: THIS IS TO CERTIFY TO 2307 WEST THOMAS STREET, L.H. COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ AND COHEN ATTORNEYS AT LAW AND BATON ROUGE TITLE COMPANY, INC. THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:311 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION 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 TO THE SURVEYOR. MADE AT THE REQUEST OF MICHAEL BISHOP.


Wm. J. Bodin, Jr. 12/30/19
 WILLIAM J. BODIN, C.E., P.L.S. DATE
 LA. REG. NO. 4253

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

| | | | |
|-----------|--------|--------|---------|
| DESIGNED: | W.J.B. | DATE: | 7-9-19 |
| DRAWN: | M.J.B. | | |
| CHECKED: | W.J.B. | SCALE: | 1"=200' |
| APPROVED: | W.J.B. | | |

2307 WEST THOMAS STREET, LLC.
US HWY 190 HAMMOND, LA

| |
|-------------|
| PROJECT NO. |
| SHEET NO. |
| 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: 0.562 ACRES, LOCATED IN SECTION 27, T6S, R7E, BEGINNING AT THE S.E. CORNER OF THE N.E. ¼ OF SECTION OF 27, T6S, R7E, THENCE PRCEED 1252.00’ NORTH 1465.00’ WEST AND 42.60’ NORTH TO THE POINT OF BEGINNING, THENCE WEST A DISTANCE OF 125.00’ THENCE NORTH A DISTANCE OF 191.69’ THENCE N 86°11’40” E A DISTANCE OF 125.48’ THENCE SOUTH A DISTANCE OF 200.00’ BACK TO POINT OF BEGINNING CONTAINING 0.562 ACRES ALL LOCATED IN SECTION 27, T6S, R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA

We designate, (if applicable) Pat Farris 419 Blackburn Rd Hammond, LA 70401 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 FARRIS FAMILY, LLC, <i>Pat Farris</i> | 12/18/19 | 7Z | 1/17/68 | 2307 W. THOMAS ST. HAMMOND, LA | Pat Farris | <i>SS</i> | 12/18/19 | A portion of assessment #1877305 |
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OFFICE USE ONLY: Signatures checked by: _____ Total # of Signatures on this page: _____ # of Valid Signatures _____ # of Invalid Signatures _____



Joaquin "JR." Matheu

Tangipahoa Parish Assessor

December 19, 2019

Honorable Pete Panepinto
Mayor, City of Hammond
310 East Charles St.
Hammond, La. 70401

RE: City of Hammond- Proposed Annexation

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 to be annexed.

0.52 acres, located in Section 27, T6S, R7E as shown on survey by William J. Bodin Jr. dated 7-9-2019

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

Signed in Amite, Louisiana this 19th day of December, 2019

Brady Sledge, CLDA
Chief Deputy Assessor
Tangipahoa Parish



PARISH OF TANGIPAHOA
REGISTRAR OF VOTERS

ANDI L. MATHEU
Registrar

WILLIE W. JOHNSON, CERA
Chief Deputy Registrar

MARGARET I. SIBLEY
Confidential Assistant

P. O. Box 895 • Amite, LA 70422

TangiVotes.com
GeauxVote.com

f facebook.com/TangiROV
Instagram.com/TangiVotes

Thursday, December 19, 2019

Tracie Schillace
City of Hammond Planning Coordinator
219 E. Robert Street
Hammond, LA 70401

In Re: Proposed Annexation, City of Hammond, Assessment# 1877305 .562A on Hwy 190
annexed from 12.96A 14395 Old Baton Rouge Hwy.

ANNEXATION CERTIFICATE

I, Andi L. Matheu, Registrar of Voters for the Parish of Tangipahoa, State of Louisiana, do
hereby certify that there are 0 registered voters within the below described area to be annexed:

.562 Acre parcel of land, located in the section of 27-6-7 annexed from
Assessment # 1877305 12.96A 14395 Old Baton Rouge Hwy.

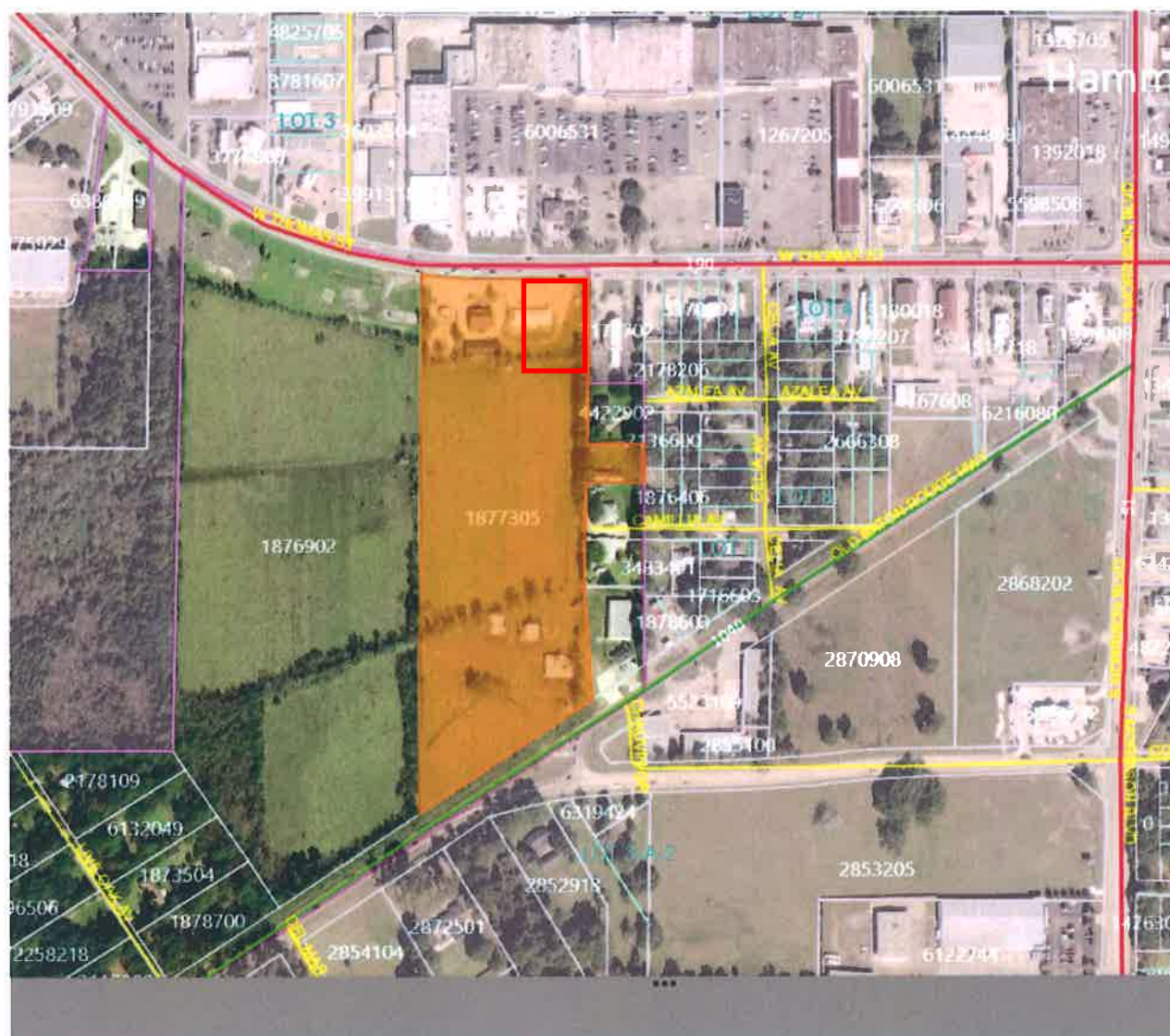
Signed in Amite, Louisiana this 19th day of December, 2019.

Andi L. Matheu
Registrar of Voters
Tangipahoa Parish

Louisiana Secretary of State
Street Address List

For Parish TANGIPAHOA - 53 AND Ward 00 AND Precinct <ALL> AND City <ALL> AND Street <ALL> Old Baton Rouge hwy FROM 14380 TO 14400 ALL

| City | Zip | Street | Apt | Ward | Prct | CT | SB | TX | JP | House# | R | Stat | Reg # | Name |
|-----------------|-----|--------|-----|------|------|----|----|----|----|--------|---|------|-------|------|
| Report Count: 0 | | | | | | | | | | | | | | |





TANGIPAHOA WATER DISTRICT

Post Office Box 699 • Natalbany, Louisiana 70451

Phone: (985) 345-6457

Fax: (985) 345-9422

www.tangiwat.com



BRUCE BORDELON
President

SID WILDE
Vice-President

JASON LIPSOMB
Secretary

CAROL KINCHEN
Treasurer

GUY F. BUCKLEY JR
Commissioner

DONALD MARSHALL
Commissioner

GARY KELLEY
Commissioner

DEVON WELLS
Commissioner

CHARLES SCHLICHER
Manager

December 19, 2019

To: Whom it May Concern

Re: Service Release

2307 W. Thomas St, Hammond, La

This letter is to verify that Tangipahoa Water District has released
the address of 2307 W Thomas St to the City of Hammond.

Thank You

Charles Schlicher

Manager



**City of Hammond
Water & Sewer Department
Guy Palermo, Superintendent**

**Pete Panepinto
Mayor**

P.O. Box 2788 Hammond, LA 70704-2788 • PH (985) 277-5962 • FAX (985) 277-5959

December 19, 2019

Michael Bishop
Index Real Estate Services
4300 S. US Hwy. One, Ste. 203-350
Jupiter, FL 33477

Re: 2307 W. Thomas St. Hammond, LA 70403

Mr. Bishop,

The City of Hammond will service the above property with city sewer & water services once the property is annexed. According to Ordinance 01-2822 Article XI, the City of Hammond requires the said property to be annexed into the city limits of Hammond in order to provide these services. It is to my knowledge this property has applied and petitioned for annexation with the Planning Department.

Water services have been released by the Tangipahoa Water District for this site.

If you have any further questions, please feel free to contact us.

Thank you,

A handwritten signature in blue ink that reads "Guy Palermo". The signature is stylized with a large, looping "G" and a cursive "Palermo".

Guy Palermo
Water & Sewer Superintendent

APPLICATION FOR ANNEXATION/DE-ANNEXATION

CITY OF HAMMOND

219 E. Robert St., HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX: (985) 277-5638

FILING DATE: 12/12/19PERMIT# 2-2019-12-00067

The next Zoning Commission Meeting will be held on 1-9-2021, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Commission must be filed with the City according to the deadline schedule.

This Application for: ☒ ANNEXATION & INITIAL ZONING☐ DE-ANNEXATIONREZONING FEE: ☒ Single Lot \$120.00 ☐ Block or Area \$250.00 (Fees are not refundable based on decisions)

PARCEL# A portion of 276R7000029 Ass# 1877305

SITE ADDRESS: 2307 WEST THOMAS STREET HAMMOND LA 70403
STREET # & STREET NAME

Legal Description or Survey Survey Attached

owner: Farris Family LLC
Buyer:

PROPERTY OWNER NAME: Richard Witham
First Name MI Last Name

Owner Address: 2033 Laporte Road Waterloo IA 50702
Street Name/Street Number City State Zip

Telephone: () or Cell #: (561) 312 1024

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Michael Bishop
First Name MI Last Name

COMPANY NAME: Index Development Management, LLC ☐ Owner ☒ Other

Applicant Mailing Address: 211 Commerce Way #1 Jupiter Florida 33458
Street Name/Street Number City State Zip

Applicant Telephone: (561) 312 1024 or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING IS: RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD
C-N, C-H, C-R, I-L, I-H, S-1, S-2, I, RP, SC, PUD, S-3REQUESTED ZONING IS: RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD
C-N, C-H, C-R, I-L, I-H, S-1, S-2, I, RP, SC, PUD, S-3REASON FOR REZONING: C-H (Commercial Highway) Use Retail Sales of Eyeglasses
with onsite OptometristsSPOT 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 4 District. I/We fully understand and agree to abide by the zoning restrictions for a 4 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 AND ALL FEES PAID BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND PLANNING & ZONING COMMISSION.

X [Signature]

APPLICANT SIGNATURE

12-10-19

DATE

X [Signature]

OWNER SIGNATURE

12-10-19

DATE

X [Signature]

CITY PLANNER

12/18/19

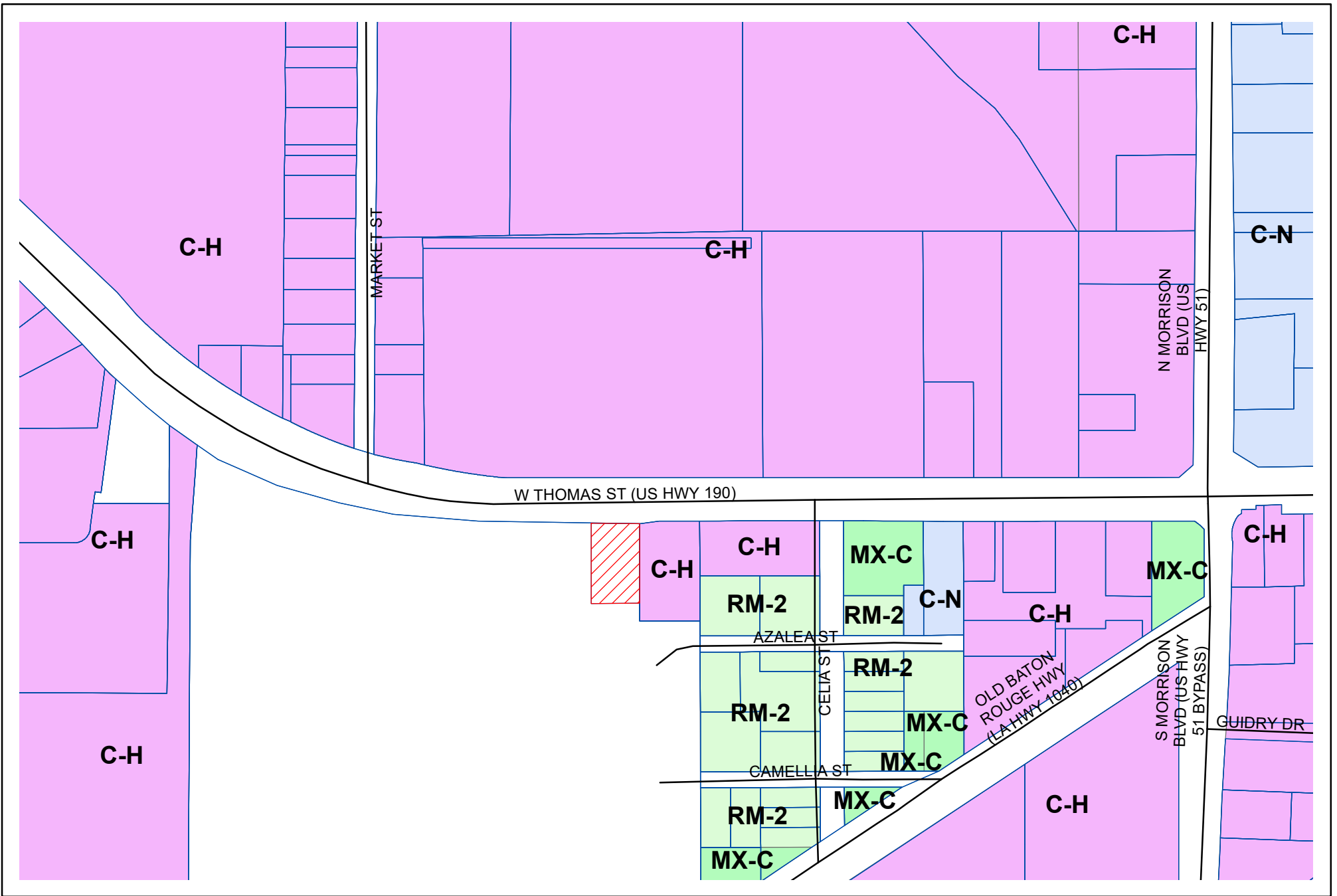
DATE

985-974-6703

***** FOR OFFICIAL USE *****


AMOUNT PAID \$ _____ CHECK# _____ CASH ☐ DATE PAID ____/____/____

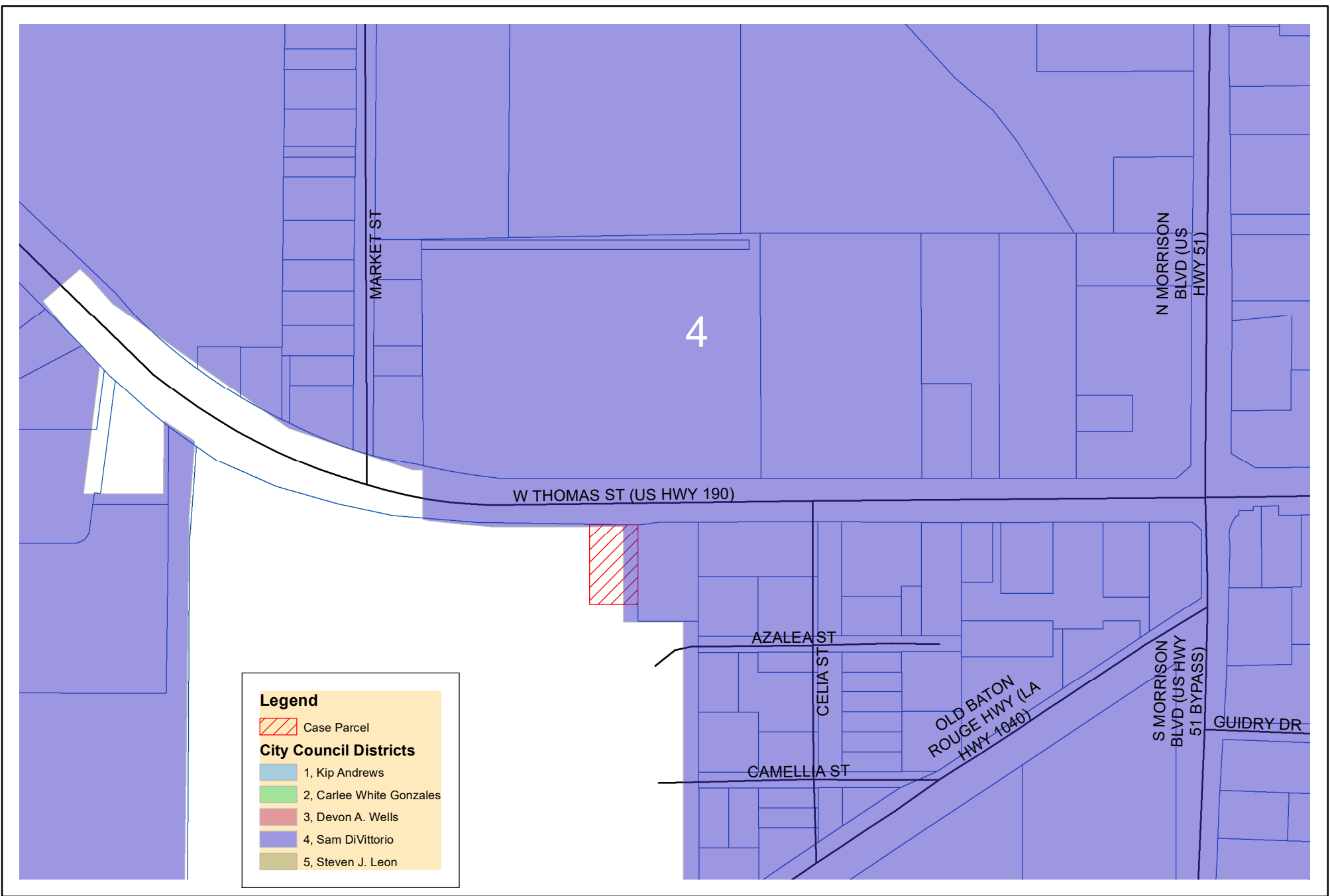
NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED



Annexation Request
Z-2019-12-00067
2307 W. Thomas St.

Legend

 Case Parcel




Annexation Request
Z-2019-12-00067
2307 W. Thomas St.



Annexation Request
Z-2019-12-00067
2307 W. Thomas St.

Legend

 Case Parcel