



Staff Report

Annexation

Case #: Z-2020-02-00070

Attachments:

Staff Report, Photos, Petition for Annexation, Survey, Assessor Certification, Register of Voters Certification, Application, Zoning Map, City Council Map, Aerial Map

Zoning Commission Public Hearing: Thursday, March 5, 2020

City Council Introduction: Tuesday, March 10, 2020

City Council Final: Tuesday, March 24, 2020

City Council Request (Ordinance):

Introduction to an Ordinance for Annexation into the Hammond City Limits, Initial Zoning to C-H, and placement into the City Council District #4 requested by Express Oil Change & Tire Engineers (applicant) & One Ninety Corp.(Owner) for Tract A-1-B (0.830 acres) of the One Ninety Corp Mini Partition located at 2613 W. Thomas St. in accordance with survey by Dennis L. Gowin dated 1/20/2020 (Z-2020-02-00070) Recommend approval by Zoning Commission

Site Information:

Location (Address): 2613 W Thomas St

Council District: City Council District 4

Existing Zoning: NONE

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Located on southside of W. Thomas St. across from Marty's Lock. Property was a used car sales lot.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Commercial/C-H
South	Undeveloped/Outside City Limits
West	Undeveloped/CH
East	Undeveloped/Outside City Limits

Additional Information:

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 Buckles-Engineer

Against: NONE

Commission Recommendation:

Motion: Recommend approval

For: William Travis, Kylan Douglas, Jimmy Meyer, Matt Sandifer,

Against: NONE

Abstain: NONE

Absent: Jeffrey Smith

Ordinance to Read:

WHEREAS, on March 5, 2020 the Zoning Commission held a public hearing for annexation into the Hammond City Limits, Initial Zoning to C-H, and placement into the City Council District #4 requested by Express Oil Change & Tire Engineers (applicant) & One Ninety Corp.(Owner) for Tract A-1-B (0.830 acres) of the One Ninety Corp Mini Partition located at 2613 W. Thomas St. in accordance with survey by Dennis L. Gowin dated 1/20/2020, and recommends approval.

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

Section 1: The annexation of Tract A-1-B (0.830 acres) of the One Ninety Corp Mini Partition located at 2613 W. Thomas St. in accordance with survey by Dennis L. Gowin dated 1/20/2020 attached hereto and made a part thereof; and

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

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



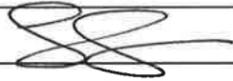


ANNEXATION by PETITION FORM

Page 1 of 1

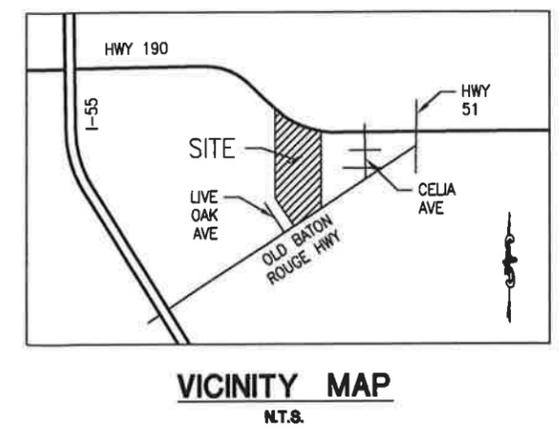
In accordance with Louisiana R.S. 33:171, et seq., we, the undersigned, agree to the annexation into and making a part of the City of Hammond, Parish of Tangipahoa, Louisiana, the lot(s) and/or parcel(s) described as follows: Tract A-1-B of the One Ninety Corporation Mini Partition (0.830 acres) Portion of current Assessment#1876902 & Parcel#27T6R0000015

We designate, (if applicable) Pat Farris (full name) 619 Blackburn Rd Hammond, LA 70401 (residence address) as Chairman to act for the signers of this petition in all matters.

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 voter typed or legibly printed.	Signature of person who witnessed and obtained voter's signature.	Date signature witnessed/obtained	Assessment #
1 One Ninety Corp. <i>Pat Farris</i>	2-10-20	7Z	1-17-68	619 Blackburn Rd Hammond, LA 70401	Pat Farris		2-10-2020	Portion of 1876902
2								
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OFFICE USE ONLY: Signatures checked by: _____ Total # of Signatures on this page: _____ # of Valid Signatures _____ # of Invalid Signatures _____

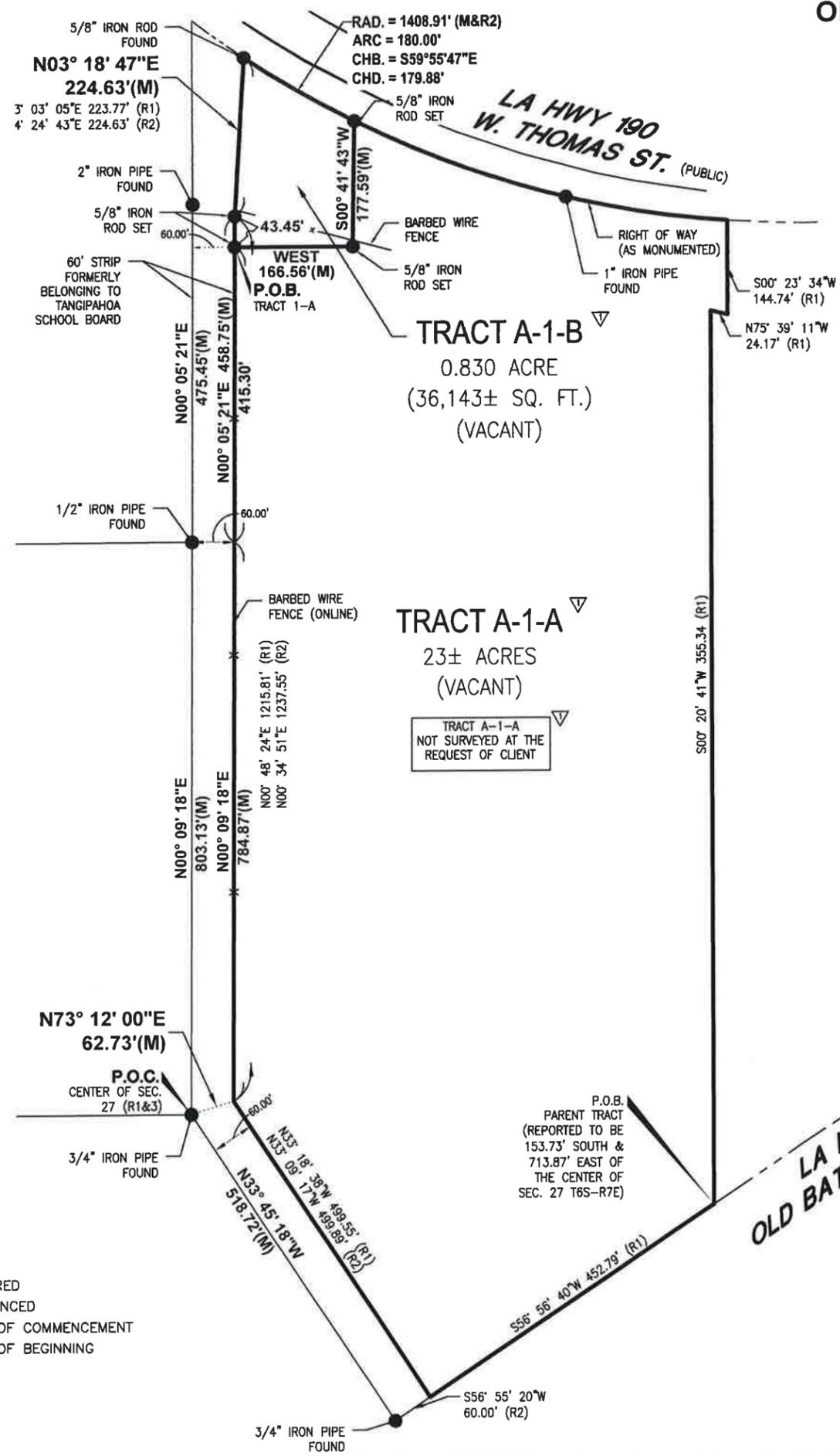
**ONE NINETY CORPORATION
MINI PARTITION**
SECTION 27
TOWNSHIP 6 SOUTH-RANGE 7 EAST
GREENSBURG LAND DISTRICT
TANGIPAHOA PARISH, LA



REVISION	BY
2/10/2020	DLG
REVISED TRACT NAMES	

DUPLANTIS DESIGN GROUP, PC
411 Wall Street, Lafayette, LA 70506
Phone: 337.233.9914 | Fax: 337.233.9916
THIBODAUX | COVINGTON | HOUSTON
BATON ROUGE | LAFAYETTE

**ONE NINETY CORPORATION
MINI PARTITION
HAMMOND, LA
TANGIPAHOA PARISH**



NOTE:
MEASURED BEARINGS ARE BASED ON GRID
NORTH, LOUISIANA STATE PLANE SOUTH ZONE
(1702) NAD 83 AS DERIVED FROM THE LSU
C4G RTK NETWORK (2020.1).

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: "X" (UNSHADED)
BASE FLOOD ELEVATION: NOT SHOWN
COMMUNITY PANEL NO. 22105C0340F
EFFECTIVE DATE: 7/22/2010
(CONTACT TANGIPAHOA PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

REFERENCES:

- 1) EXHIBIT SHOWING PARENT TRACT BY BODIN AND WEBB INC., DATED 3/29/2010.
- 2) PLAT OF SURVEY FOR WEST ADJOINER BY ROY C. EDWARDS, DATED 5/26/1983.
- 3) MAP OF LIVE OAK PARK BY C.M. MOORE, DATED JAN. 3, 1951.

DESCRIPTION OF TRACT 1-A:

THAT CERTAIN PIECE OR PARCEL OF LAND, BEING A PORTION OF TAX PARCEL 1876902, BEING DESCRIBED AS A 23.8 ACRE TRACT, SITUATED IN SECTION 27, TOWNSHIP 6 SOUTH, RANGE 7 EAST, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE REPORTED CENTER OF SAID SECTION 27, SAID CORNER BEING MARKED WITH A 3/4" IRON PIPE FOUND; THENCE N73°12'00"E A DISTANCE OF 62.73 FEET TO A POINT ON THE WEST LINE OF THE ABOVE REFERENCED PARENT TRACT; THENCE N00°09'18"E ALONG SAID WEST LINE A DISTANCE OF 784.87 FEET TO A POINT; THENCE N00°05'21"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 415.30 FEET TO A 5/8" IRON ROD SET AND THE POINT OF BEGINNING; THENCE, CONTINUING N00°05'21"E ALONG SAID WEST LINE, A DISTANCE OF 43.45 FEET TO A 5/8" IRON ROD SET; THENCE N03°18'47"E, CONTINUING ALONG SAID WEST LINE A DISTANCE OF 224.83 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHERLY RIGHT OF WAY LINE, AS MONUMENTED, FOR US HIGHWAY 190 (WEST THOMAS STREET); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 180.00 FEET TO A 5/8" IRON ROD SET, SAID CURVE HAVING A RADIUS OF 1408.91 FEET, AND A CHORD WITH A BEARING OF S59°55'47"E AND A LENGTH OF 179.88 FEET; THENCE S00°41'43"W, LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 177.59 FEET TO A 5/8" IRON ROD SET; THENCE WEST A DISTANCE OF 166.56 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 0.830 ACRE AS SURVEYED BY DUPLANTIS DESIGN GROUP, PC, PROJECT NO. 19-698, DATED FEBRUARY 5, 2020.

TOTAL AREA: 23.8 ACRES (DEED)
NO. OF LOTS: 2

OWNERS:

ONE NINETY CORP, A LOUISIANA CORPORATION, THE SUCCESSION OF HELEN FARRIS DISTEFANO, THE SUCCESSION OF ROBERT J. FARRIS, FRANCES FARRIS, AND FARRIS FAMILY, LLC.

SOURCE OF TITLE:

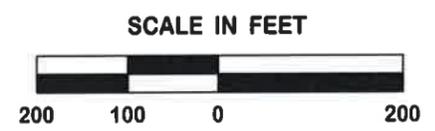
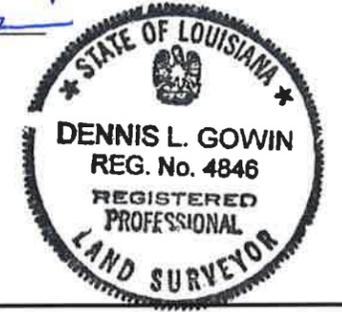
COB 407, PAGE 498
COB 930, PAGE 346

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY OF TRACT 1-A MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 01/20/2020
Dennis L. Gowin

DENNIS L. GOWIN P.L.S.: LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
dgowin@ddgpc.com



LEGEND:

- (M) MEASURED
- (R) REFERENCED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

DRAWN BY: JEP
CHECKED BY: DLG
ISSUED DATE: 02/10/2020
ISSUED FOR SUBMITTAL:
PROJECT NO.: 19-698
FILE NO.: 19-000
SHEET: 1

S:\19-000\19-698 Hammond Express OR\DWG\19-698 MIN PART.dwg

February 11, 2020

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

RE: City of Hammond- Proposed Annexation

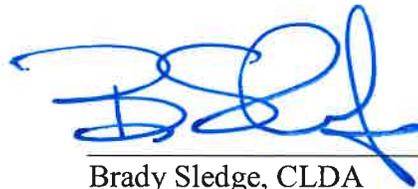
ANNEXATION CERTIFICATION

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.

0.83 ac being Tract A-1-B of the One Ninety Corp. Mini Partition per survey by Dennis Gowen dated 1-20-20

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 11th day of February, 2020



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

 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# 1876902 - a .830A portion of the 23.29A of the ONE NINETY CORPORATION MINI PARTITION.

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:

Tract A-1-B .830A portion of the 23.29A of the ONE NINEY CORPORATION MINI PARTITION. Property to be annexed sits on Hwy 190W. Assessment 1876902 sits on Old Baton Rouge Hwy.

I further certify that the Petition for Annexation has been signed and witnessed by a designee in assent of each nonresident property owner of the tract in the area proposed for annexation.

Signed in Amite, Louisiana this 11th day of February, 2020.

Andi L. Matheu
Registrar of Voters
Tangipahoa Parish

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: 2/3/2020

PERMIT# 7-2020-02-00070

The next Zoning Commission Meeting will be held on 3/5/2020, 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: [X] ANNEXATION & INITIAL ZONING [] DE-ANNEXATION

REZONING FEE: [X] Single Lot \$120.00 [] Block or Area \$250.00 (Fees are not refundable based on decisions)

PARCEL# 2716R70000-15
SITE ADDRESS: Hwy 190
Legal Description or Survey
PROPERTY OWNER NAME: One Ninety Corp. (Robert Farris)
Owner Address: 619 Blackburn Rd, Hammond, LA 70401

PLEASE READ AND SIGN BELOW

APPLICANT NAME: John Davis
COMPANY NAME: Express Oil Change & Tire Engineers
Applicant Mailing Address: 1880 Southpark Dr., Birmingham, AL 35244
Applicant Telephone: (205) 397-1164 or Cell #: (205) 914-8165

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
REQUESTED ZONING IS: RS-11, RS-8, RS-5, RS-3, RM-2, RM-3, RS-11.A, MX-N, MX-C, MX-CBD
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 of furthering the comprehensive zoning plan.

I/We being the legal owner(s) request zoning of my property from a N/A District to a C-H District. I/We fully understand and agree to abide by the zoning restrictions for a C-H District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

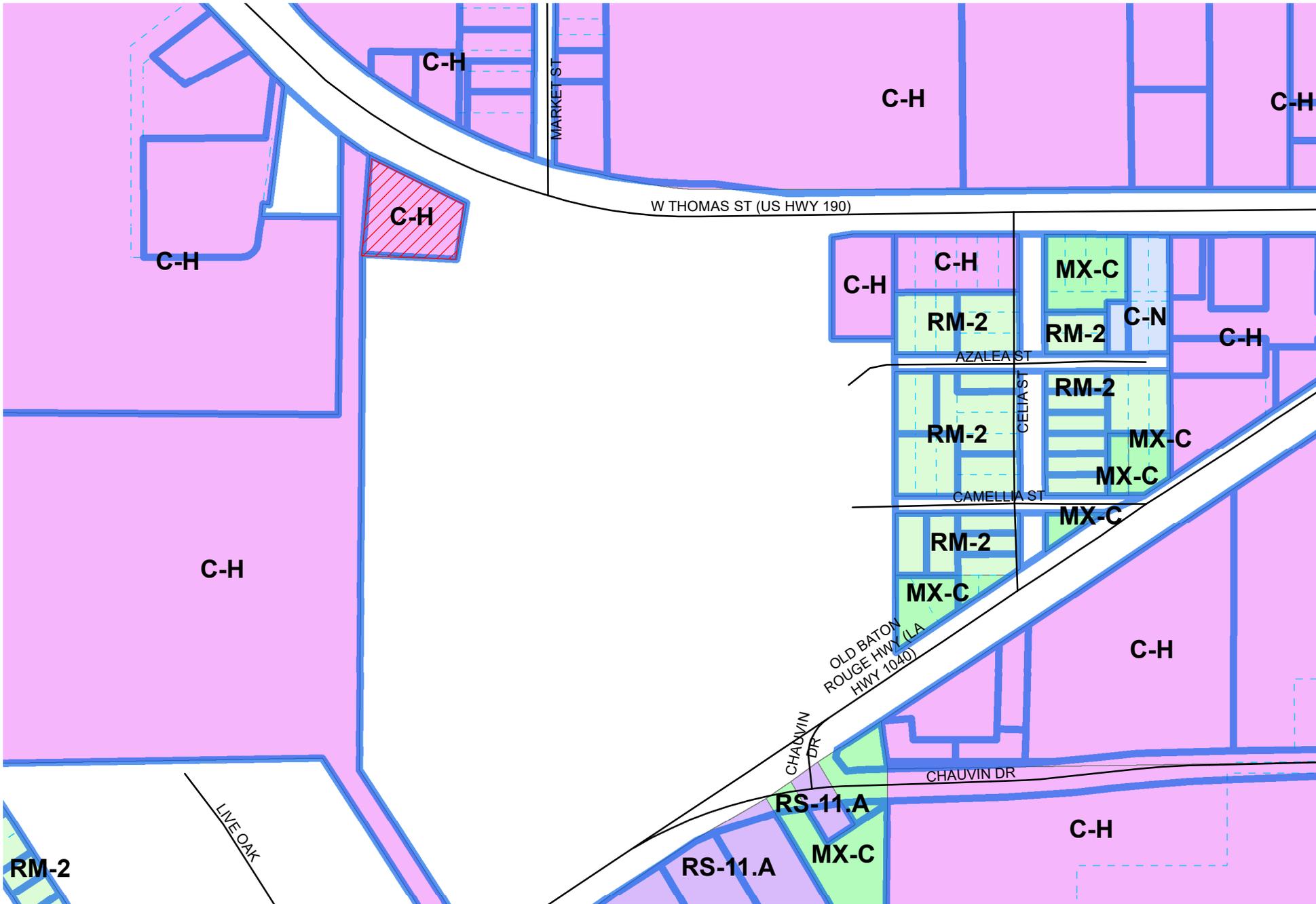
If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area 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 DATE 2/10/20
X [Signature] OWNER SIGNATURE DATE 2-6-2020
X CITY PLANNER DATE

FOR OFFICIAL USE
AMOUNT PAID \$ 120.00 CHECK# 039608 CASH [] DATE PAID 2/3/2020

NAMES & ADDRESSES OF ADJACENT PROPERTY OWNERS REQUIRED



Annexation & Initial Zoning
 Z-2020-02-00070
 2613 W. Thomas St.

Legend

 Case Parcel



Annexation & Initial Zoning
Z-2020-02-00070
2613 W. Thomas St.



Legend
Case Parcel



Annexation & Initial Zoning
Z-2020-02-00070
2613 W. Thomas St.



Legend
Case Parcel