



# Staff Report

## Rezoning

Case #: Z-2020-09-00083

### Attachments:

Staff Report, Survey, Master Plan  
Information, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, October 8, 2020  
City Council Introduction: Tuesday, October 13, 2020  
City Council Final: Tuesday, October 27, 2020

### City Council Request (Ordinance):

Introduction for an Ordinance to rezone 41.75 acres from RS-8 to I-L requested by Round Table Investments, LLC in accordance with survey by Wm. J. Bodin Jr. dated 12/9/1980 located at 2100 Industrial Park Rd. (Z-2020-09-00083) Recommend approval by the Zoning Commission with conditions/comments: 1) No manufacturing only distribution, 2) Freight vehicles shall be limited on Vinyard Rd and Industrial Park Rd is the primary route of travel, 3) Install fence or dirt berm on the Vinyard Rd property line, 4) All ingress/egress shall be on Industrial Parkway, 5) Drainage plan must meet or exceed the 100 year flood plain requirements.

### Site Information:

**Location (Address):** 2100 Industrial Park Rd **Council District:** City Council District 1  
**Existing Zoning:** RS-8 **Future Land Use:** Industrial  
**Existing Land Use:** Undeveloped

### Site Description:

Property located on SE Corner of Industrial Park Rd and Vinyard Rd. There are several live oak trees on this site.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Undeveloped/Outside City Limits
South	Undeveloped/Outside City Limits
West	Single Family/Airport/RS-4 & S-1
East	Rural single family/Outside City Limits

### Additional Information:

Annexation: 8/18/1998 Zoned as defaulted zoning as R-8  
Currently Zoned RS-8 with 41.75 Acres would allow for 227 residential lots  
Masterplan discourages residential near the airport.  
1983-1984 Industrial Park Rd was constructed with 8" concrete 30' wide pavement with an economic development grant due to Delchamps & Eckerd's supplying jobs to the area. This grant also provided a 15" water line around the airport that provides water to many businesses and home 's in the area, including Oak Ridge Subdivision.

### Public Comments:

Approx. 15 citizens spoke in opposition and with concerns.  
Several emails were also received, and petition was presented at the meeting.

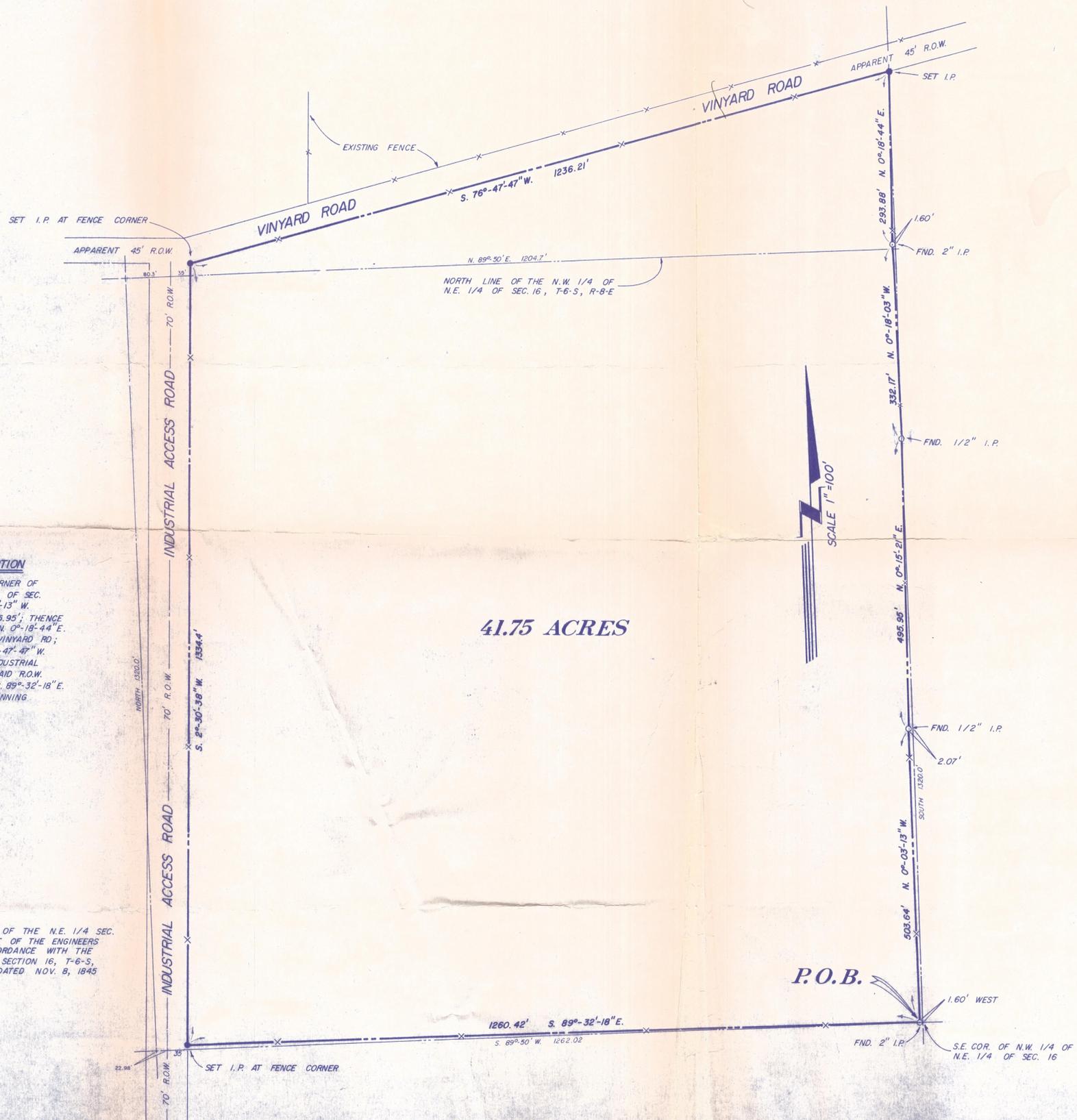
### Commission Recommendation:

**Motion:** Recommend approval with conditions/comments  
**For:** William Travis, Matt Sandifer, Jimmy Meyer, Jeffrey Smith  
**Against:** Kylan Douglas

### Ordinance to Read:

Whereas on October 8, 2020 the Zoning Commission held a public hearing to rezone 41.75 acres requested by Round Table Investments, LLC from RS-8 to I-L in accordance with survey by Wm. J. Bodin Jr. dated 12/9/2020 located at 2100 Industrial Park Rd. and Recommend approval by the Zoning Commission with conditions/comments: 1) No manufacturing only distribution, 2) Freight vehicles shall be limited on Vinyard Rd and Industrial Park Rd is the primary route of travel, 3) Install fence or dirt berm on the Vinyard Rd property line, 4) All ingress/egress shall be on Industrial Parkway, 5) Drainage plan must meet or exceed the 100 year flood plain requirements.

NOW, THEREFORE BE IT ORDAINED the Hammond City Council approves the rezoning request by Round Table Investments, LLC from RS-8 to I-L located at 2100 Industrial Park Rd. in accordance with survey by Wm. J. Bodin Jr. dated 12/9/1980.



**MEETS AND BOUNDS DESCRIPTION**

BEGINNING 1.6' WEST OF THE S.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 16, T-6-S, R-8-E, PROCEED N. 0°-03'-13" W. 503.64'; THENCE N. 0°-15'-21" E. 495.95'; THENCE N. 0°-18'-03" W. 332.17'; THENCE N. 0°-18'-44" E. 293.88' TO THE SOUTH R.O.W. OF VINYARD RD.; THENCE ALONG SAID R.O.W. S. 76°-47'-47" W. 1236.21' TO THE EAST R.O.W. OF INDUSTRIAL ACCESS ROAD; THENCE ALONG SAID R.O.W. S. 2°-30'-38" W. 1334.4'; THENCE S. 89°-32'-18" E. 1260.42' TO THE POINT OF BEGINNING CONTAINING 41.75 ACRES

**NOTE:**  
THE BOUNDARIES OF THE N.W. 1/4 OF THE N.E. 1/4 SEC. AS SHOWN REPRESENTS, TO THE BEST OF THE ENGINEERS KNOWLEDGE, THE LOCATION IN ACCORDANCE WITH THE ORIGINAL GOVERNMENT SURVEY OF SECTION 16, T-6-S, R-8-E GREENSBURG DISTRICT LA. DATED NOV. 8, 1845

**41.75 ACRES**

**DECEMBER 9, 1980**  
**A PLAN OF A SURVEY OF A PORTION OF THE SOUTH 1/2 OF S.W. 1/4 OF S.E. 1/4 OF SECTION 9, T-6-S, R-8-E, AND THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 16, T-6-S, R-8-E, CONTAINING 41.75 ACRES LOCATED AS SHOWN IN TANGIPAHOA PARISH, LOUISIANA.**

**CERTIFIED CORRECT**



*William J. Bodin, Jr.*  
**BODIN & WEBB, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**

37.16 Ac.	ORIG. 40 Ac.
4.59 Ac.	TRIANGLE
41.75 Ac.	TOTAL ACRES
41.75 Ac.	REMAINING
3.51 Ac.	LOST
45.26 Ac.	TOTAL OF 44.5 <sup>±</sup> Ac.

1.07 Ac.	1/2 INDUSTRIAL ACCESS R.O.W.
1.56 Ac.	WEST OF INDUSTRIAL ROAD & SOUTH OF PROPERTY
0.20 Ac.	EAST OF PROPERTY
0.04 Ac.	SUBTOTAL 40 Ac.
2.87 Ac.	
0.64 Ac.	1/2 VINYARD ROAD R.O.W.
3.51 Ac.	TOTAL AC. LOST

DATE	REVISION	BY	DATE	REVISION	BY

**BODIN AND WEBB, INC.**  
CONSULTING ENGINEERS  
HAMMOND, LOUISIANA

DESIGNED: J.P.B.  
DRAWN: J.P.B.  
CHECKED: J.P.B.  
APPROVED: J.P.B.

DATE: DEC. 9, 1980  
SCALE: 1"=100'

**BOUNDARY SURVEY**

PROJECT NO.  
SHEET NO.

# HAMMOND MASTERPLAN

## Property surrounding Hammond Airport

### A VISION FOR THE CITY OF HAMMOND

“The City of Hammond’s vision is to continue its role as an expanding regional hub economic, transportation, higher, education and cultural activity while growing in a sustainable manner that respect our history, enhances our quality of life and creates a stronger, more complete community for all residents while maintaining our City’s character and appeal.”

#### 1. Chapter 2: Land Use

*Control Growth Around the Airport: The expansion of residential development around airport should be limited to avoid conflicts. Development around the airport should be carefully considered to provide for useful and compatible land uses that will create a diversified and more stable economy for Hammond.*

#### 2. Chapter 4: Transportation & Infrastructure

*Creation of a new arterial loop roadway connection West University Ave to Airport Rd is a major recommendation to connect the distribution/warehousing and business park east of Hammond Airport to the highway system and to reduce truck traffic on downtown roads.*

- Objective 4.8- Increase the capacity of Hammond Northshore Regional Airport to serve as an economic and transportation center through continued economic development partnerships and protection of approach zones from incompatible residential encroachment
  - Policy 4.8.1 – Identify land adjacent to the airport facilities that present opportunities for expansion and complimentary commercial and industrial development.
  - Policy 4.8.3 – Develop a coordinated land use, infrastructure, financing and airport facilities plan to increase airport related economic activity.

#### 3. Chapter 5: Housing

*In addition to the existing steady growth of the City, the impact of Hurricane Katrina has created a spike in population in Hammond. With I-12 now being perceived as the safe line for development, companies and governmental agencies are moving their services north of the interstate, including the military moving operations to the Hammond Airport. From 2000 to 2014, the rate of growth in the City of Hammond is expected to accelerate as people shift from southern parts of the State north to the I-12 corridor.*

*Community Concerns: Limit Residential Development around the Airport. The Hammond Airport in the eastern part of Hammond is an asset to the city, but surrounding land uses should be considered in terms of their compatibility with the airport’s potential to grow. Ideally, new development around the airport should benefit and enhance the Airport and its functions. Additional residential development could cause conflict if residents complain of noise and other impact from the airport.*

- Objective 5.9 – Limit expansion of residential around the airport.
  - Policy 5.9.1 – Consider adopting an airport overlay zone or aviation easements to prevent the need for buy-outs of properties as the airport increases in size and capacity.



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: / /

PERMIT# Z-2020-09-00083

The next Zoning Commission Meeting will be held on Oct. 1, 2020, 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# 1190008
SITE ADDRESS: Vineyard Road
Legal Description or Survey 41.75 acres in Sec 9-14 T6S8E
PROPERTY OWNER NAME: Round Table Investments LLC
Owner Address: P.O. Box 127, Hammond, LA 70404
Telephone: (985) 345-1818

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Frank Cal
COMPANY NAME: Round Table Investments
Applicant Mailing Address: P.O. Box 127, Hammond, LA 70404
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-L
REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L
REASON FOR REZONING: Development
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

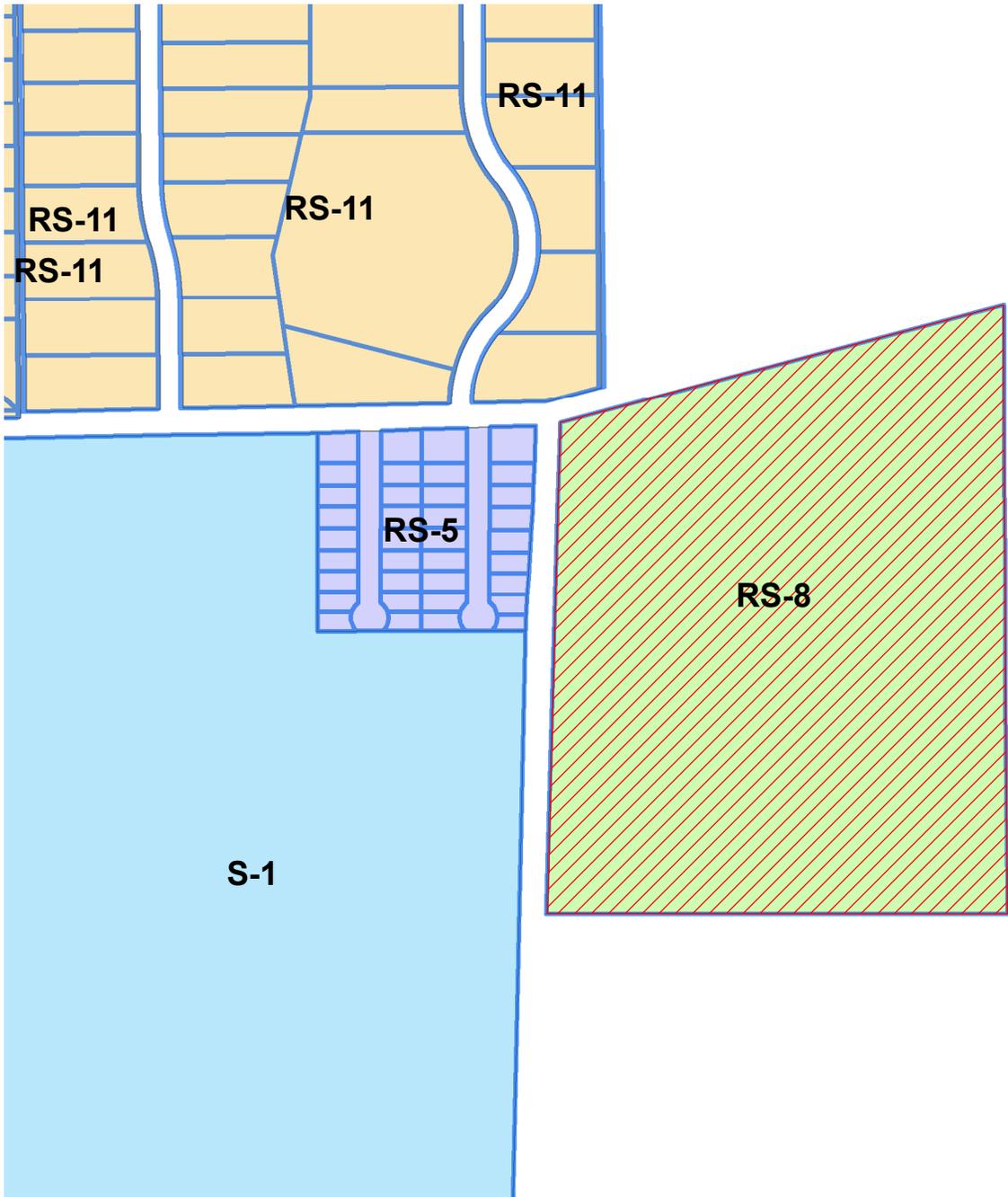
I/We being the legal owner(s) request zoning of my property from a District to a District. I/We fully understand and agree to abide by the zoning restrictions for a District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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
X OWNER(S) SIGNATURE DATE
X CITY PLANNER DATE

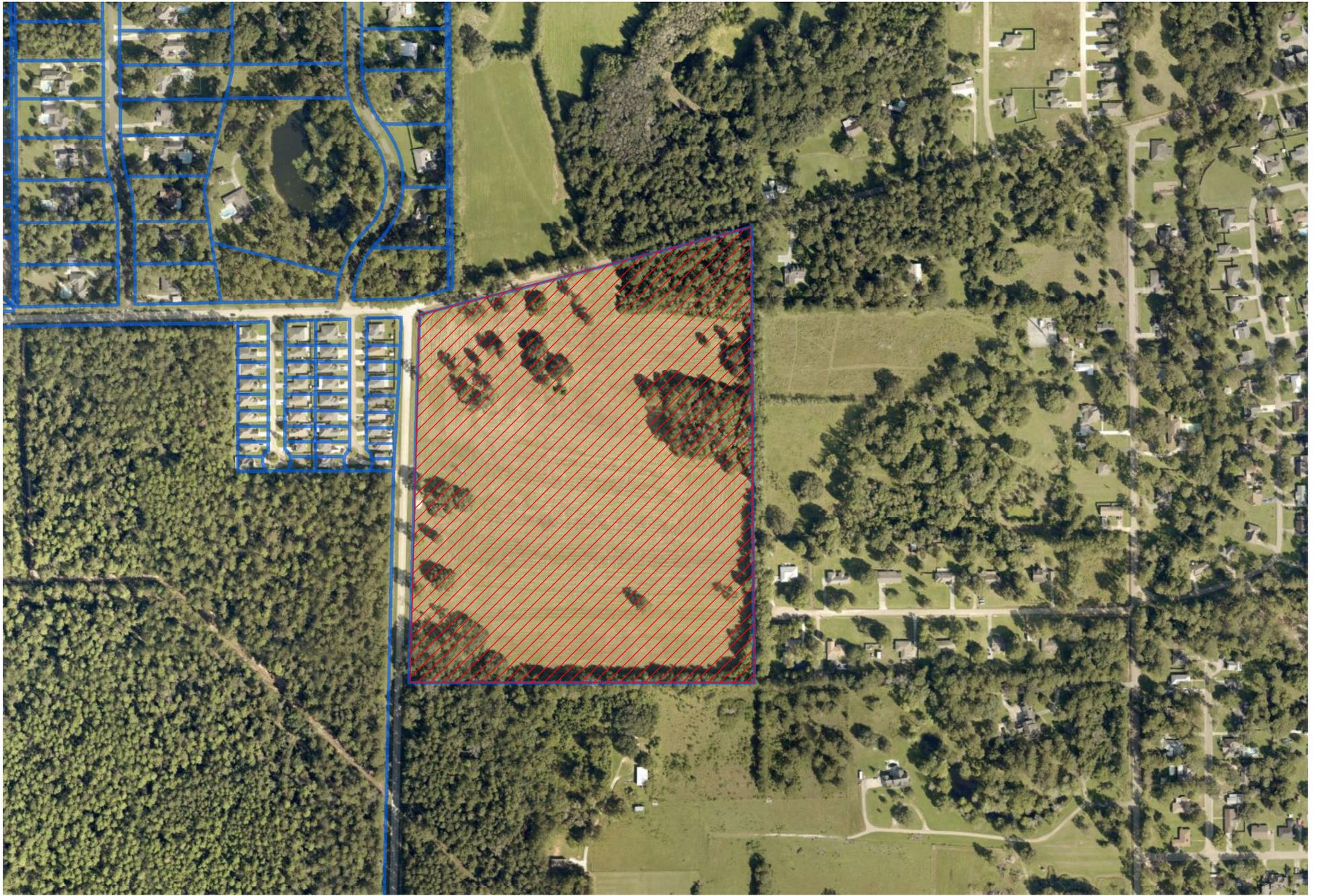
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*
AMOUNT PAID \$ CHECK# CASH [ ] DATE PAID / /



Rezoning  
Z-2020-09-00083  
2100 Industrial Park Rd

**Legend**

 Case Parcel



Rezoning  
Z-2020-09-00083  
2100 Industrial Park Rd

**Legend**

 Case Parcel