



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.

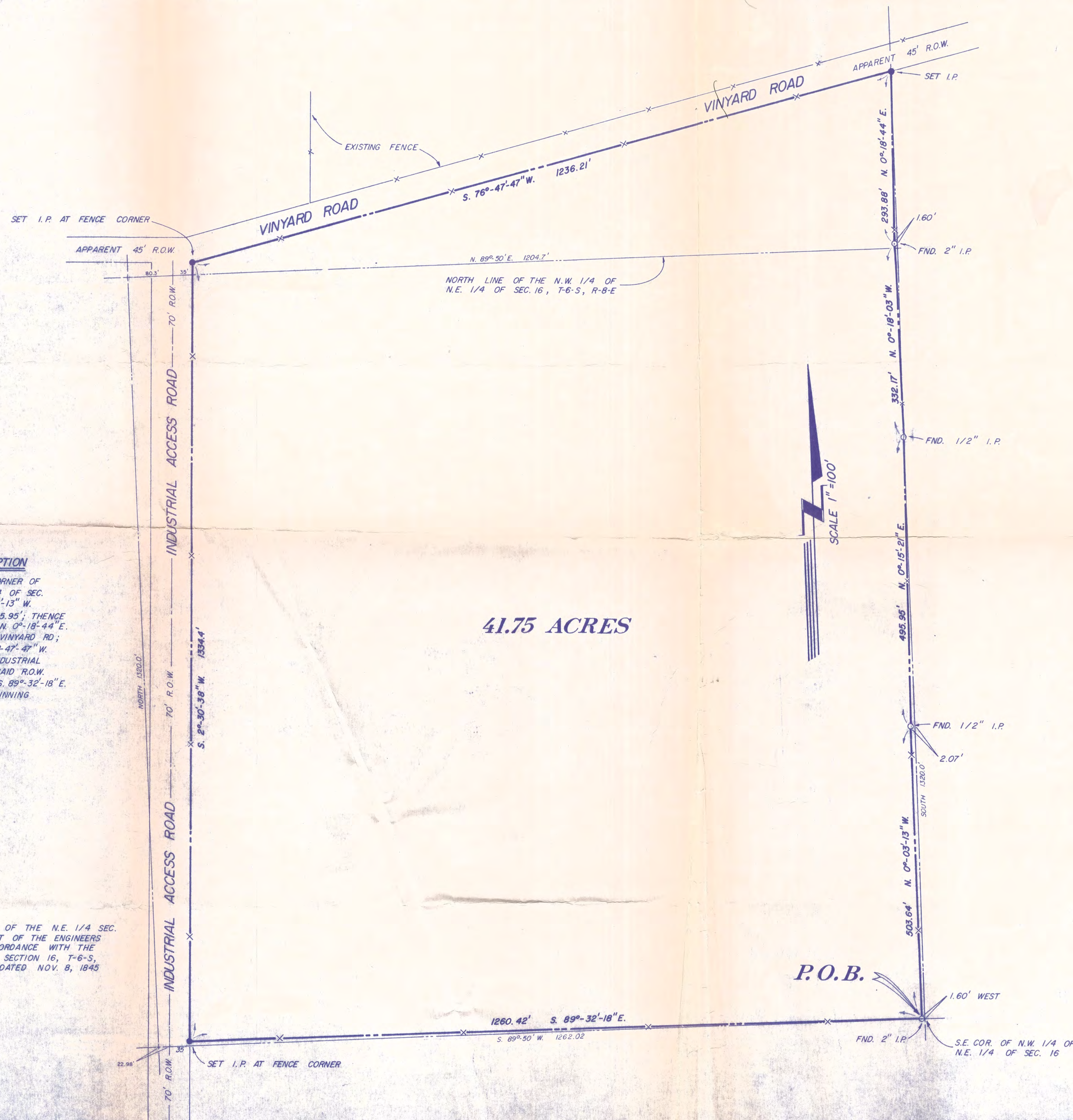
Commission Recommendation:

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

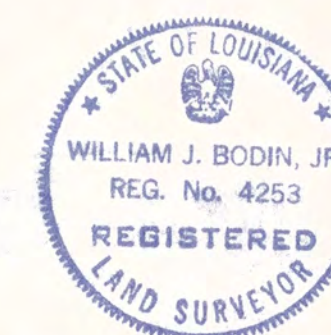
BEGINNING 1.6' WEST OF THE S.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 16, T-6-S, R-8-E, PROCEED N. 0°-03'-13" W. 503.64', THENCE N. 0°-15'-21" E. 495.95', THENCE N. 0°-18'-03" W. 332.17', THENCE N. 0°-18'-44" E. 293.88' TO THE SOUTH R.O.W. OF VINYARD RD.; THENCE ALONG SAID R.O.W. S. 76°-47'-47" 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. 16, 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
4.75 Ac.	TOTAL ACRES
41.75 Ac.	REMAINING
3.51 Ac.	LOST
45.26 Ac.	TOTAL OF 44.5± Ac.

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

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# 2-2020-09-00083

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# <u>1190008</u>	
SITE ADDRESS: <u>Vineyard Road</u> <small>STREET # & STREET NAME</small>	
Legal Description or Survey <u>41.75 acres in Sec 9-14 T6S R8E</u>	
PROPERTY OWNER NAME: <u>Bound Table Investments LLC</u> <small>First Name MI Last Name</small>	
Owner Address: <u>P.O. Box 127, Hammond, LA 70404</u> <small>Street Name/Street Number City State Zip</small>	
Telephone: <u>(985) 345-1818</u> or Cell #: ()	

PLEASE READ AND SIGN BELOW

APPLICANT NAME: <u>Frank</u> <u>Cal</u> <small>First Name MI Last Name</small>	
COMPANY NAME: <u>Bound Table Investments</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other	
Applicant Mailing Address: <u>P.O. Box 127, Hammond, LA 70404</u> <small>Street Name/Street Number City State Zip</small>	
Applicant Telephone: <u>(985) 345-1818</u> or Cell #: ()	

PERMIT INFO-ADDITIONAL INFO	
PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H <u>I-L</u> RS-3 RS-5 RM-2 <u>RS-8</u> 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 <u>I-L</u> RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC	
REASON FOR REZONING: <u>Development</u>	
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. <u>Spot zoning is discouraged in Hammond</u>	

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.

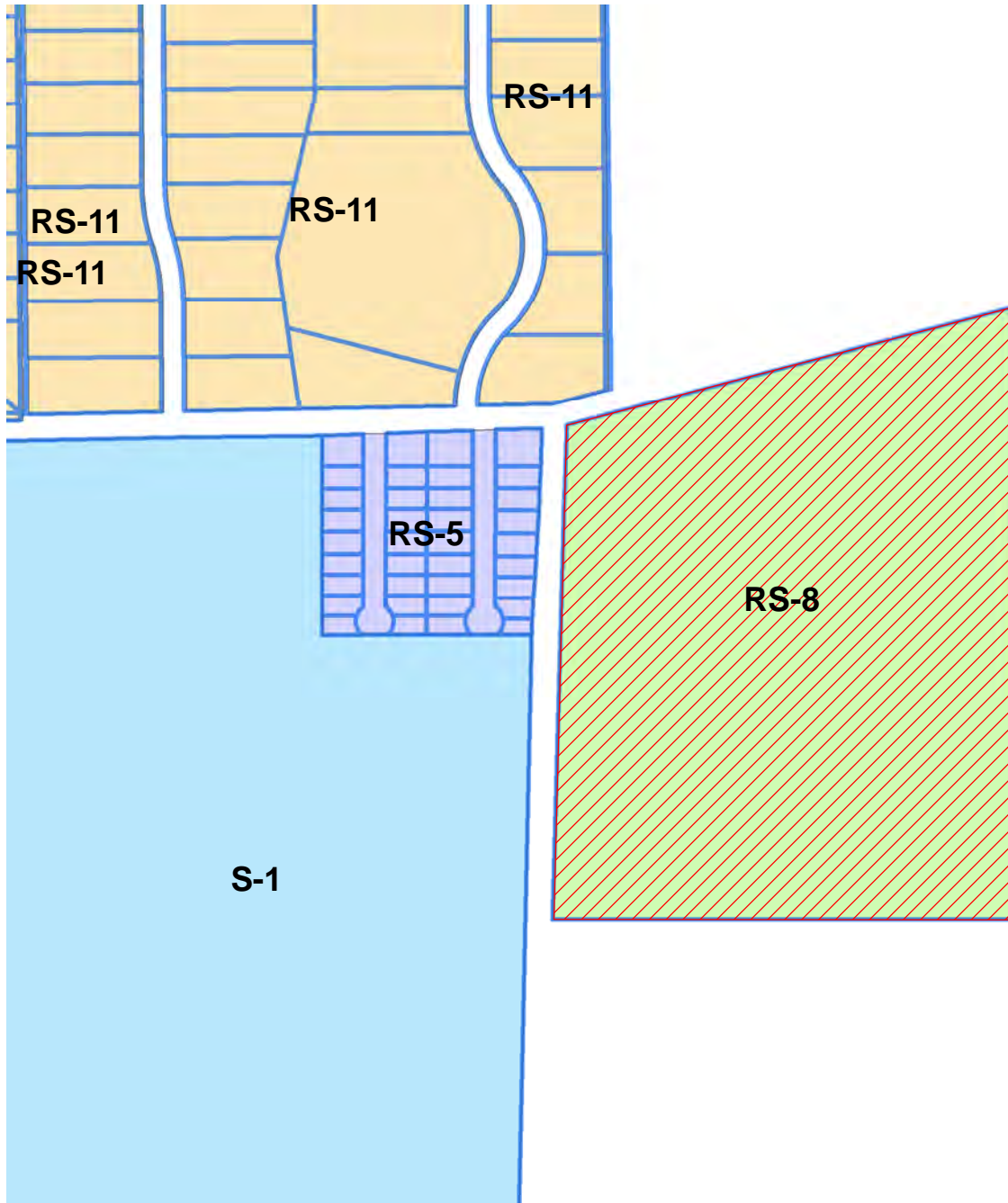
If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area 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