Staff Report

Rezoning

Case #: Z-2016-03-00018

Attachments:

Staff Report, Survey, Photos, Application, Property Information Sheet, Future Land Use Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, April 7, 2016
City Council Introduction: Tuesday April 12,2016
City Council Final: Tuesday April 26, 2016

City Council Request (Ordinance):

Introduction of an Ordinance to approve rezoning request by Vincent F . Roubique from I-L to C-H for a parcel approx. 255.79' X 313.50' fronting on Tower Drive located at 1635 Hwy 190 East in accordance with Tower Commercial Park Plat recorded 9/28/1987 (Case#Z-2016-03-00018) Zoning Commission recommended approval (Josh Taylor)

Site Information:

Location (Address): 1635 Hwy 190 E

Council District: City Council District 1

Existing Zoning: I-L

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

This lot fronts on Tower Drive and is part of a tax parcel that fronts on Hwy 190 East.
This lot is just south of the water tower on Tower Drive

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	City Water Tower/I-L
South	Undeveloped/C-H
West	Undeveloped/I-L
East	Undeveloped/I-L (across Tower Drive)

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

Public Hearing:

For: Vincent Roubique

Against: NONE

Commission Recommendation:

Motion: William Travis Recommends approval to rezone from I-L to C-H

For: William Travis, Stanley Young, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: Ralph Ross, Sam McClugage

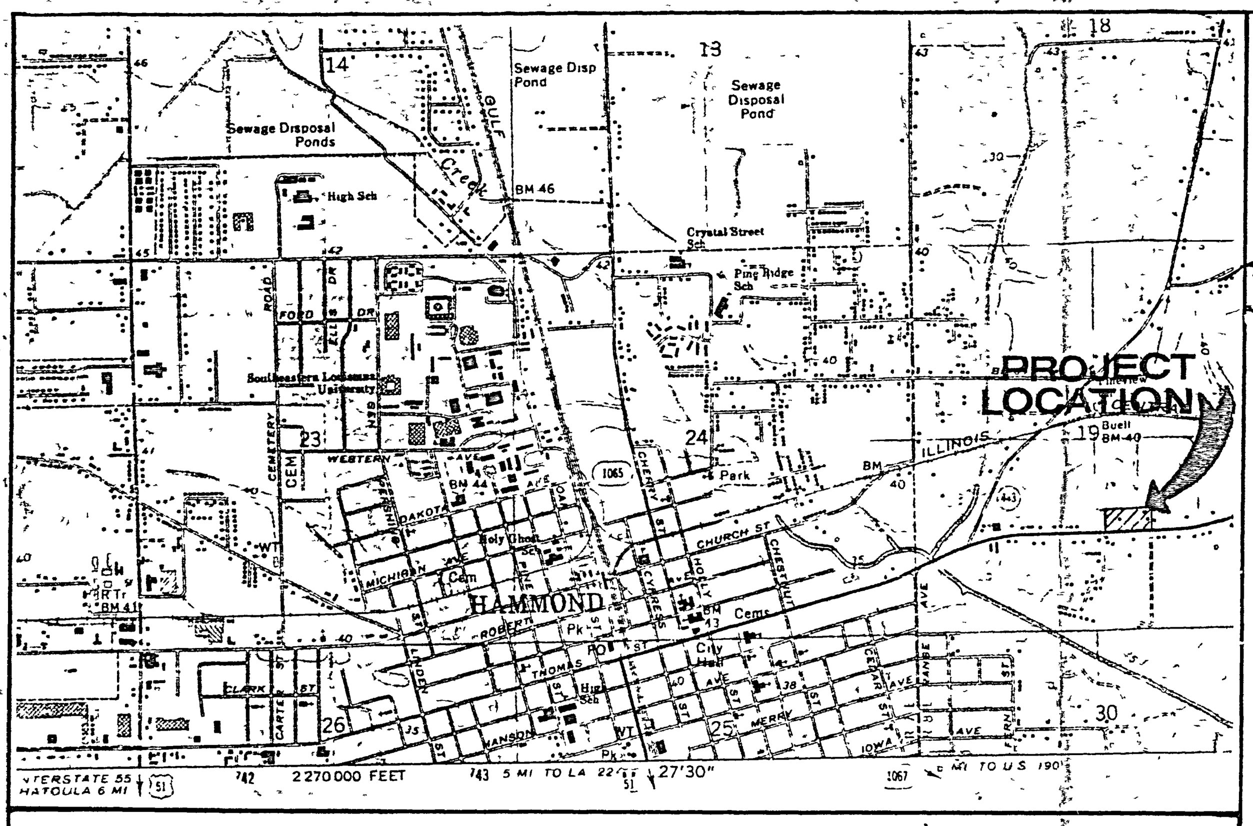
Ordinance to Read:

WHEREAS, on April 7, 2016 the Zoning Commission held a public hearing on a rezoning request by Vincent F. Roubique to rezone from I-L to C-H for a parcel approx. 255.79' X 313.50' fronting on Tower Drive located at 1635 Hwy 190 East in accordance with Tower Commercial Park Plat recorded 9/28/1987 (Case#Z-2016-03-00018);

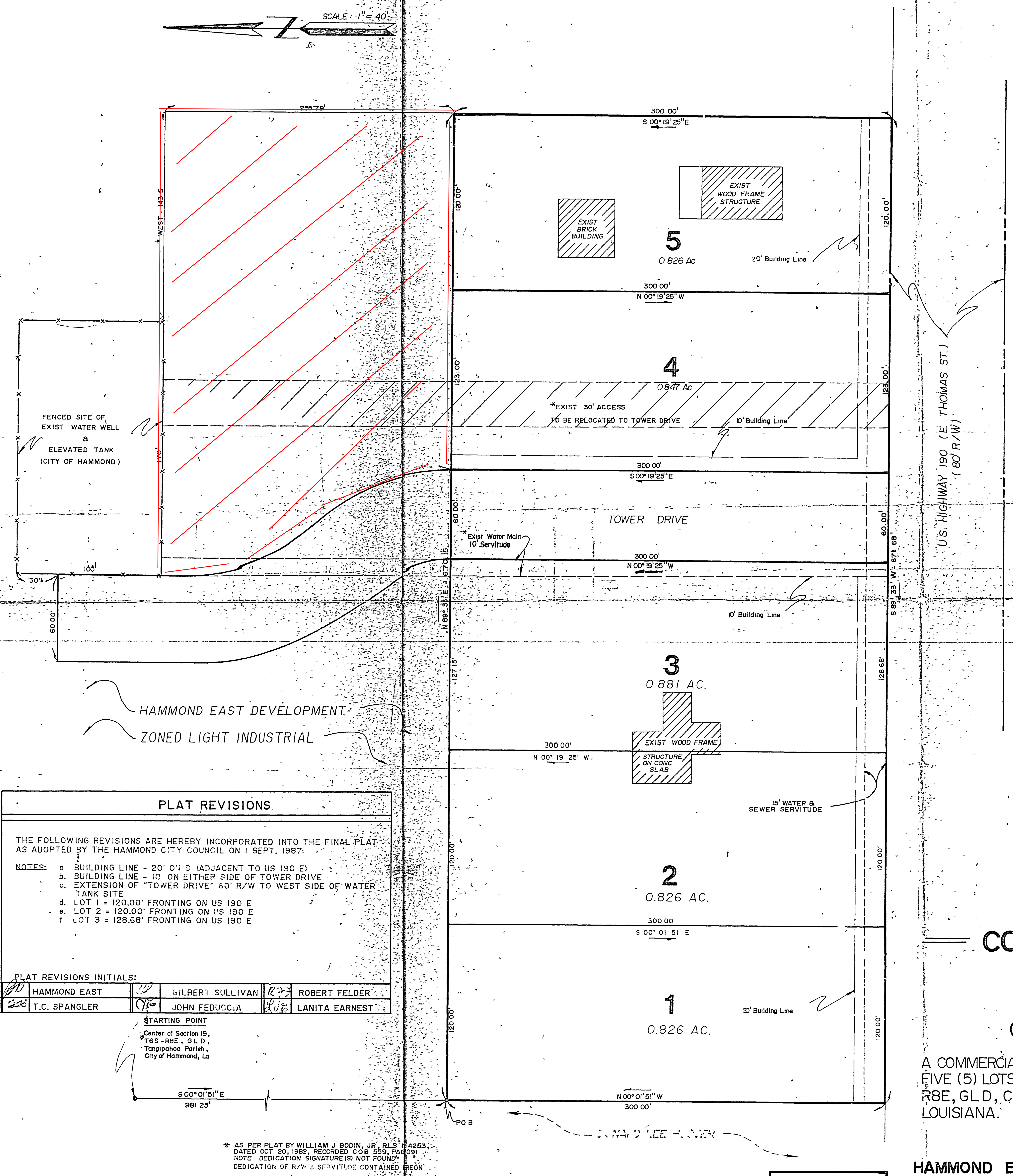
WHEREAS, the Zoning Commission recommended approval to rezone from I-L to C-H to the Hammond City Council.

NOW,THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the rezoning request by Vincent F Roubique from I-L to C-H for a parcel approx. 255.79' X 313.50' fronting on Tower Drive located at 1635 Hwy 190 East in accordance with Tower Commercial Park Plat recorded 9/28/1987 (Case#Z-2016-03-00018); Attached hereto and made a part hereof

From: Josh Taylor, City Planner _____



VICINITY MAP. SCALE: 1" = 1 MILE



UTILITY SUMMARY

ELECTRICITY	LP&L (OVERHEAD)
TELEPHONE	SOUTH CENTRAL BELL (OVERHEAD)
WATER/SEWER	CITY OF HAMMOND
STREETS	INDUSTRIAL ACCESS ROAD CLASS "B"
ZONING: C-3 (LOTS 1-5)	

LOT SUMMARY

LOT NO	LOT AREA
1,2	36,000 SF
3	38,375 SF
4	36,900 SF
5	36,000 SF

SHEET INDEX

SHEET NO	TITLE
1	FINAL PLAT (SHOWING REV)
2	TOPOGRAPHIC SURVEY
2	WATER/SEWER/DRAINAGE PLAN
2A	PLAN/PROFILE
2	PROPOSED FUTURE DEV
3	CONCRETE STREET DETAILS
4	SANITARY SEWER (STD DETAILS)
5	WATER (STD DETAILS)
6	DRAINAGE (STD DETAILS)

APPROVALS

SUBDIVISION DEVELOPER HAMMOND EAST DEVELOPMENT	PORTER S HORGAN, PARTNER	11 MAR 87 DATE
PROJECT ENGINEER TC SPANGLER, JR, PE	T. C. Spangler, Jr.	16 FEB 87 DATE
REVIEW ENGINEER	Wm. J Bodin, Jr	5/20/87 DATE
PLANNING COMMISSION BOB VAUGHAN, CHAIRMAN		9/16/87 DATE
CITY COUNCIL ROBERT FELDER, PRESIDENT		DATE

PLAT REVISIONS

THE FOLLOWING REVISIONS ARE HEREBY INCORPORATED INTO THE FINAL PLAT AS ADOPTED BY THE HAMMOND CITY COUNCIL ON 1 SEPT. 1987:

NOTES:
a. BUILDING LINE - 20' ON S (ADJACENT TO US 190 E)
b. BUILDING LINE - 10 ON EITHER SIDE OF TOWER DRIVE
c. EXTENSION OF "TOWER DRIVE" 60' R/W TO WEST SIDE OF WATER TANK SITE
d. LOT 1 = 120.00' FRONTING ON US 190 E
e. LOT 2 = 120.00' FRONTING ON US 190 E
f. LOT 3 = 128.68' FRONTING ON US 190 E

PLAT REVISIONS INITIALS:

	HAMMOND EAST		GILBERT SULLIVAN		ROBERT FELDER
	T.C. SPANGLER		JOHN FEDUCCIA		LANITA EARNEST

DEDICATION: HAMMOND EAST DEVELOPMENT, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE PUBLIC OF ALL STREETS, LOCAL GOVERNMENT USES, UTILITIES, PARKS AND EASEMENTS, SHOWN IN THE SUBDIVISION PLAT AND CONSTRUCTION PLANS

BY ______ 11 MAR 87 DATE — 1 SEPT. 87 DATE OF RE

PORTER S HORGAN, PARTNER
HAMMOND EAST DEVELOPMENT

* AS PER PLAT BY WILLIAM J BODIN, JR, RLS # 4253, DATED OCT 20, 1982, RECORDED COB 559, PAGE 091
NOTE: DEDICATION SIGNATURE(S) NOT FOUND. DEDICATION OF R/W & SERVITUDE CONTAINED THEREON

I hereby certify that a ground survey of the above tract of land was made and that this plat represents a true and accurate description of that survey

GILBERT SULLIVAN, RLS

STATE OF LOUISIANA — GILBERT SULLIVAN — REG No 355 — REGISTERED LAND SURVEYOR

FINAL PLAT

TOWER COMMERCIAL PARK

(FIRST FILING)

A COMMERCIAL SUBDIVISION (4.62 AC) OF FIVE (5) LOTS LOCATED IN SECTION 19, T6S-R8E, G.L.D., CITY OF HAMMOND, STATE OF LOUISIANA.

for

HAMMOND EAST DEVELOPMENT
PO BOX 2576
HAMMOND, LOUISIANA 70404

IN FILM SEP 28 '87
CONVEYANCE
BOOK 0653 PAGE 520

STATE OF LOUISIANA — T. C. SPANGLER, JR. — REG. No. 20015 — REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

SCALE 1" = 40'
DATE 16 FEB 87
DESIGNED TCS
DRAWN LAB
CHECKED TCS
REVISED 8 APR 87
REVISED 1 SEPT 87

Title: FINAL PLAT FIRST FILING

Project: TOWER COMMERCIAL PARK

T. C. Spangler, Jr., P. E.
CONSULTING CIVIL ENGINEERS
109 WEST THOMAS STREET (SUITE 204)
POST OFFICE BOX 1374
HAMMOND, LOUISIANA 70404
(504) 542 8665

0375983
1987 SEP 22 PM 3 12
CLERK OF COURT
TANGIPAHOA PARISH, LA
DY. CLERK OF COURT

ORIGINAL

SHEET 1 OF 6

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: 3/ 16/ 16 **PERMIT#** Z-2016-03-00018

The next Zoning Commission Meeting will be held on April 7, 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**
☐ **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# 279670102.00

SITE ADDRESS: 1635 Hwy 190 East
STREET # & STREET NAME

Legal Description or Survey ______

++

PROPERTY OWNER NAME: Vincent F. Robigue
First Name MI Last Name

Owner Address: Po Box 2516 Hammond 70404
Street Name/Street Number City State Zip

Telephone: ( ) ______ or Cell #: (985) 320-6020

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Vincent F. Robigue
First Name MI Last Name

COMPANY NAME: – ☒ Owner ☐ Other

Applicant Mailing Address: Po Box 2516 Hammond, LA 70404
Street Name/Street Number City State Zip

Applicant Telephone: ( ) ______ or Cell #: (985) 320-6020

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I (L) R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC
(according to Zoning Ord#01-2769)

OR according to Proposed
Unified Development Code: 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 I-L 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, 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 [signature] 3/16/16
APPLICANT SIGNATURE DATE

X [signature] 3/16/16
OWNER(S) SIGNATURE DATE

X ______ ______
CITY PLANNER DATE

** **FOR OFFICIAL USE** **

AMOUNT PAID $ 120.00 **CHECK#** ______ **CASH** ☒ **DATE PAID** 3/16/16

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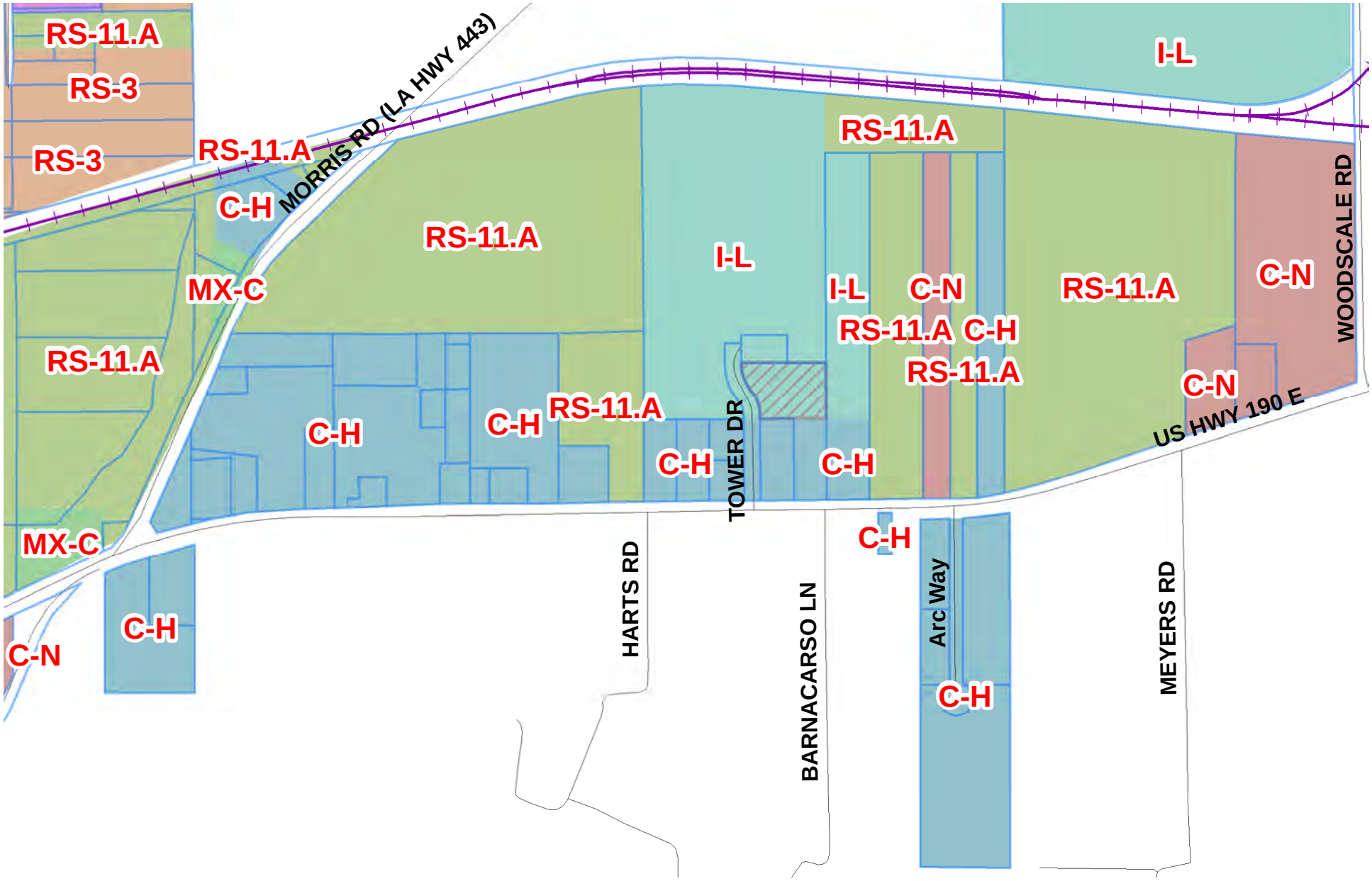


CITY OF HAMMOND, LA

1635 Hwy 190 East

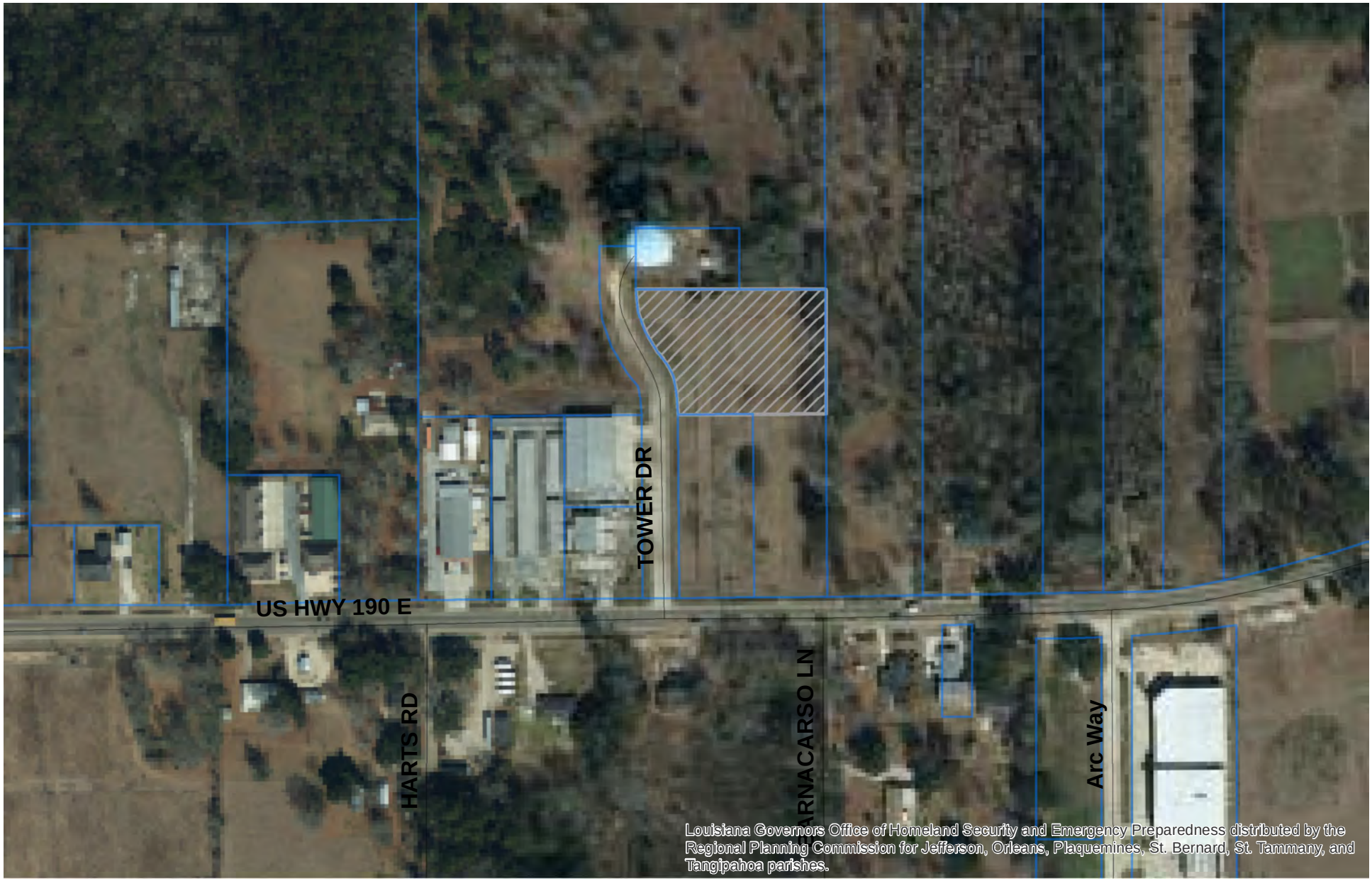
Z-2016-03-00018

Legend

TaxParcels

Tax Parcels

Case Parcel



CITY OF HAMMOND, LA

1635 Hwy 190 East

Z-2016-03-00018

Legend

TaxParcels

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