



Staff Report

Rezoning

Case #: Z-2018-10-00052

Attachments:

Staff Report, Survey, Photos, Application, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, December 6, 2018

City Council Introduction: Tuesday, December 11, 2018

City Council Final: Tuesday, December 26, 2018

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Vincent Roubique to rezone Lot 4A of the Roubique Subdivision located on Tower Drive from I-L to C-H in accordance with survey by Andrew N. Faller dated 9/28/2018 (Z-2018-10-00052)

Recommend approval by the Zoning Commission

Site Information:

Location (Address): 1635 Hwy 190 E

Council District: City Council District 1

Existing Zoning: IL

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Property frontage on Hwy 190 East and Tower Drive.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	City Property/Water Tower/I-L
South	Undeveloped/Outside City Limits
West	Commercial Building/CH & I-L
East	Undeveloped/C-H & I-L

Additional Information:

AE & X Flood Zones across this property

Master Plan & Land Use Map supports this rezoning

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: Vincent Roubique-Owner

Against: NONE

Commission Recommendation:

Motion: To recommend approval

For: Matthew Sandifer, Stanley Young, William Travis

Against: NONE

Abstain: NONE

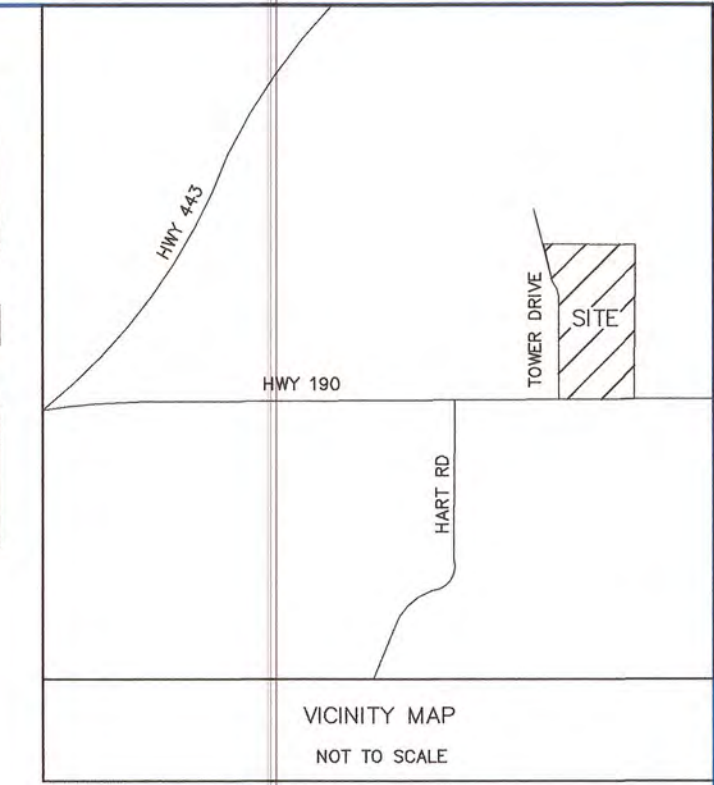
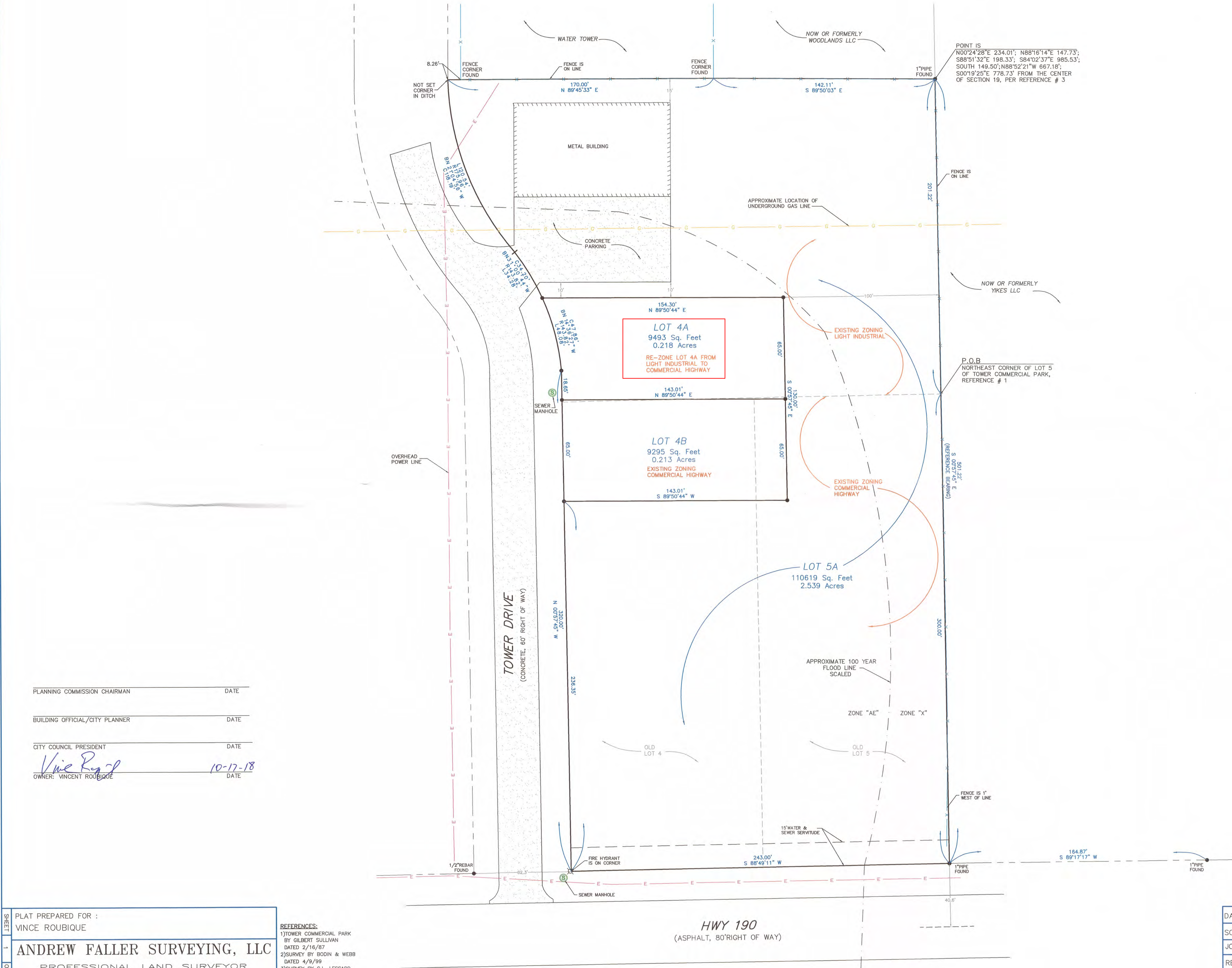
Absent: Jefferey Smith, Jimmy Meyer

Ordinance to Read:

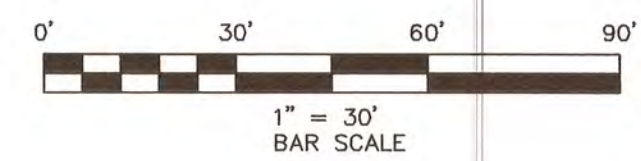
WHEREAS, on December 6, 2018 the Zoning Commission held a public hearing and recommended approval on rezoning request by Vincent Roubique to rezone Lot 4A of the Roubique Subdivision located on Tower Drive from I-L to C-H in accordance with survey by Andrew N. Fallor dated 9/28/2018 (Z-2018-10-00052)

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, hereby approves the rezoning request by Vincent Roubique to rezone Lot 4A of the Roubique Subdivision located on Tower Drive from I-L to C-H in accordance with survey by Andrew N. Fallor dated 9/28/2018





LEGEND	
P.O.B	POINT OF BEGINNING
X	FENCE
E	POWERLINE/POWERPOLE
•	1/2" REBAR SET UNLESS NOTED



AREA OF DEVELOPMENT: 2.97 ACRES
CURRENT ZONING: COMMERCIAL HIGHWAY & LIGHT INDUSTRIAL
NUMBER OF LOTS: 3
NAME OF PROPERTY OWNER: VINCENT ROUBIQUE
NAME OF DEVELOPER: VINCENT ROUBIQUE
ADDRESS OF DEVELOPER: P.O. BOX 2516, HAMMOND, LA

NOTE:
FOR BUILDING SETBACK, RESTRICTIONS AND REQUIREMENTS
SEE THE CITY OF HAMMOND UNIFIED DEVELOPMENT CODE.

REFERENCE BEARING:
GPS-C4G-RTN (LA South Zone-NAD 83)
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS PROPERTY IS PARTLY IN A SPECIAL FLOOD HAZARD AREA.
FLOOD ZONE: "X" & "AE"
COMMUNITY PANEL NO. 22105C0430F
EFFECTIVE DATE: 7/22/10

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.
Andrew N. Faller
ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE: 9/28/18
SCALE 1" = 30'
JOB # 12618
REVISIONS
DATE

RE ZONING & RE SUBDIVISION OF LOTS 4 & 5 OF
TOWER COMMERCIAL PARK AND A 1.644 ACRE PARCEL OF LAND
INTO LOTS 4A, 4B & 5A OF THE ROUBIQUE SUBDIVISION
CITY OF HAMMOND
SECTION 19, TOWNSHIP 6 SOUTH-RANGE 8 EAST
GREENSBURG LAND DISTRICT
TANGIPAHOA PARISH, LOUISIANA

PLANNING COMMISSION CHAIRMAN	DATE
BUILDING OFFICIAL/CITY PLANNER	DATE
CITY COUNCIL PRESIDENT	DATE
<i>Vincent Roubique</i>	10-17-18
OWNER: VINCENT ROUBIQUE	DATE

PLAT PREPARED FOR :
VINCE ROUBIQUE

ANDREW FALLER SURVEYING, LLC
PROFESSIONAL LAND SURVEYOR

P.O. BOX 4065
HAMMOND, LOUISIANA 70404

PHONE (985) 415-3727
EMAIL: ANDREW@AFSURVEY.NET

REFERENCES:
1) TOWER COMMERCIAL PARK
BY GILBERT SULLIVAN
DATED 2/16/87
2) SURVEY BY BODIN & WEBB
DATED 4/9/99
3) SURVEY BY G.L. LESSARD
DATED 1/10/08
4) COB 1086 PAGE 563
5) COB 1047 PAGE 722

SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION
CITY OF HAMMOND
219 E. ROBERT ST., HAMMOND, LA 70401 / PHONE: (985) 277-5649 – FAX (985) 277-5638
FILING DATE: 10/17/18 PERMIT# SUB-2018-10-00095

The next Planning Commission Meeting will be held on Dec. 16, 2018, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Planning Department according to the deadline schedule.

This Application for: ☒ Minor Subdivision ☐ Administrative Subdivision ☐ Major Subdivision

PARCEL# 27916701022.00 (Please verify address w/City of Hammond GIS Dept.)
SITE LOCATION OR LEGAL DESCRIPTION: Lot 4 & 5 Tower Commercial
3 a 1.644 Acres
Where did you get this address? ☐ Post Office ☐ City Building Dept. ☐ 911 Office ☐ Other
List all current property owners:
PROPERTY OWNER: Vincent F. Rodrigue PHONE()
ADDRESS: PO Box 25116 Hammond, LA 70404
Street or PO Box City State Zip
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: SAME
First Name MI Last Name
COMPANY NAME: Owner Contractor Other
Applicant Mailing Address:
Street or PO Box City State Zip
Applicant Telephone: () Applicant Fax: ()

PERMIT INFO-Additional Check if you will be applying for: ☐ ANNEXATION ☒ REZONING ☐ VARIANCE
of Acres: # of Proposed Lots: 3
NAME OF DEVELOPMENT: Tower Commercial Park
EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I-L
RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC
CURRENT USE OF LAND: Commercial & undeveloped
INTENDED USE OF LAND:
[] Single Family Residential [] Condominium/Townhouse [] Multi-Family [] Commercial
[] Industrial [] Other (explain)
DESIGN ENGINEER/ARCHITECT Andrew Fuller PHONE ()
Will [] PROCEDURE "A" (with bond) OR [] PROCEDURE "B" (without bond) BE USED?

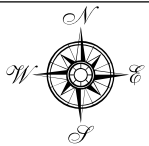
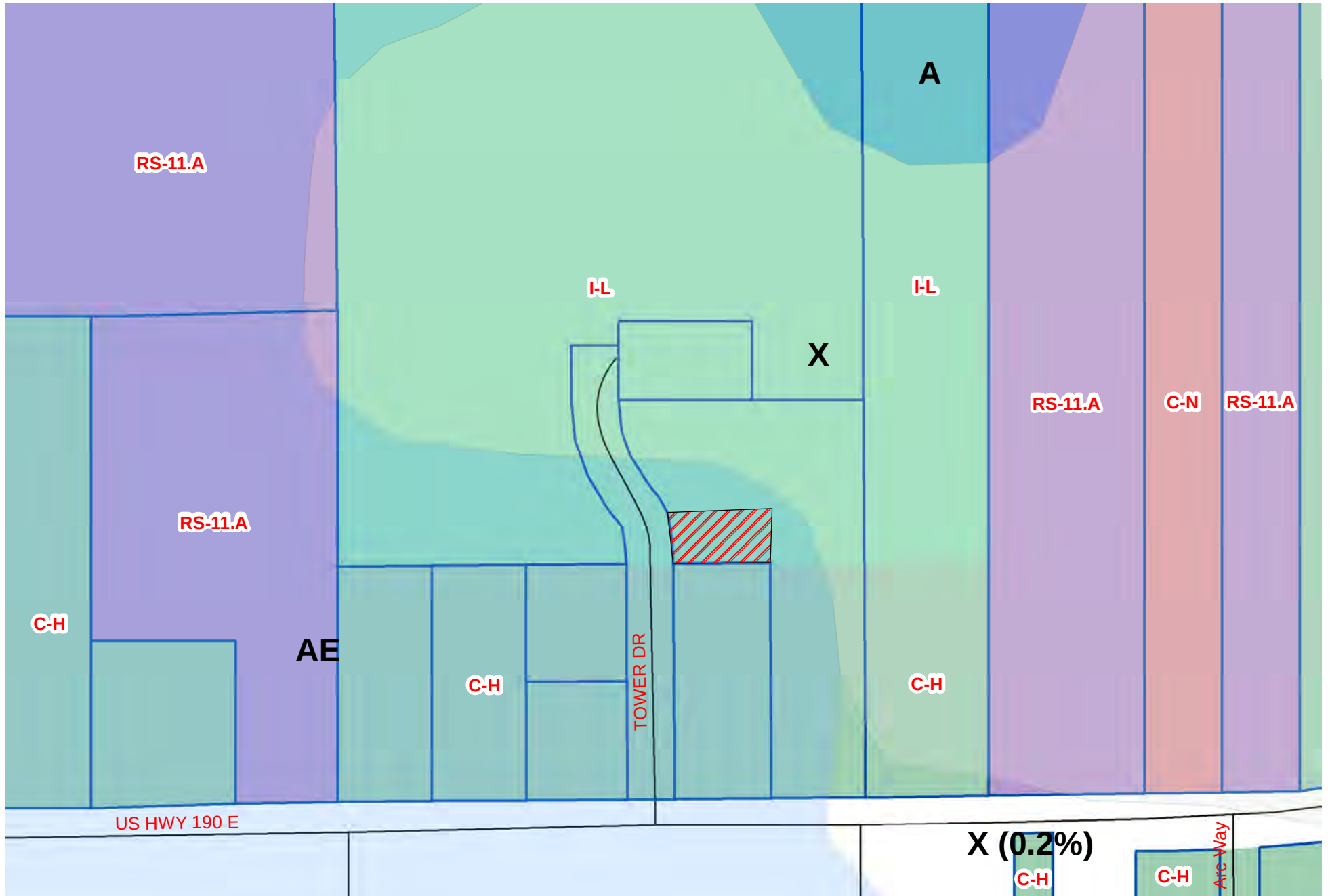
ATTENTION: APPLICANT
NOTE: Six (6) copies of the complete plans and specifications and seven (7) additional copies of any property plat containing information pertaining to the attached check list shall be made part and submitted with the application for preliminary review.

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
10-17-18
DATE
x [Signature]
OWNER SIGNATURE
10-17-18
DATE
x
CITY PLANNER
DATE

***** OFFICIAL USE *****
Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$
[Fees for Minor Subd. Review:] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$

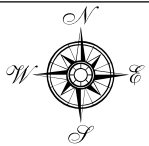
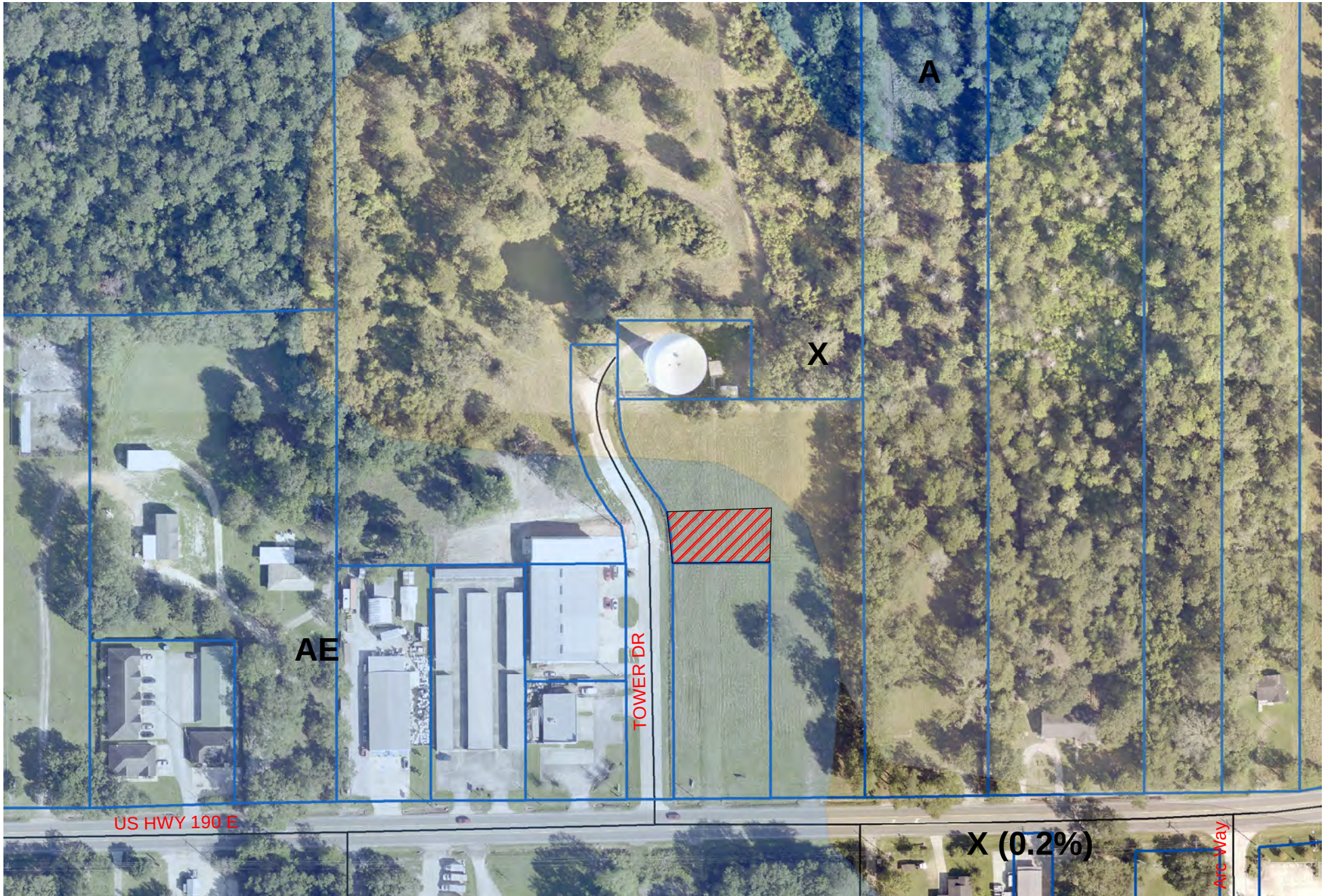
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Rezoning
Z-2018-10-00052
Lot 4A Roubique Subdivision

Legend

- Case parcel
- City Tax Parcels



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