



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

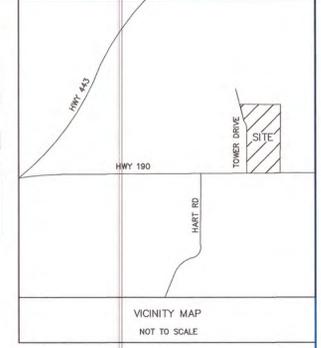
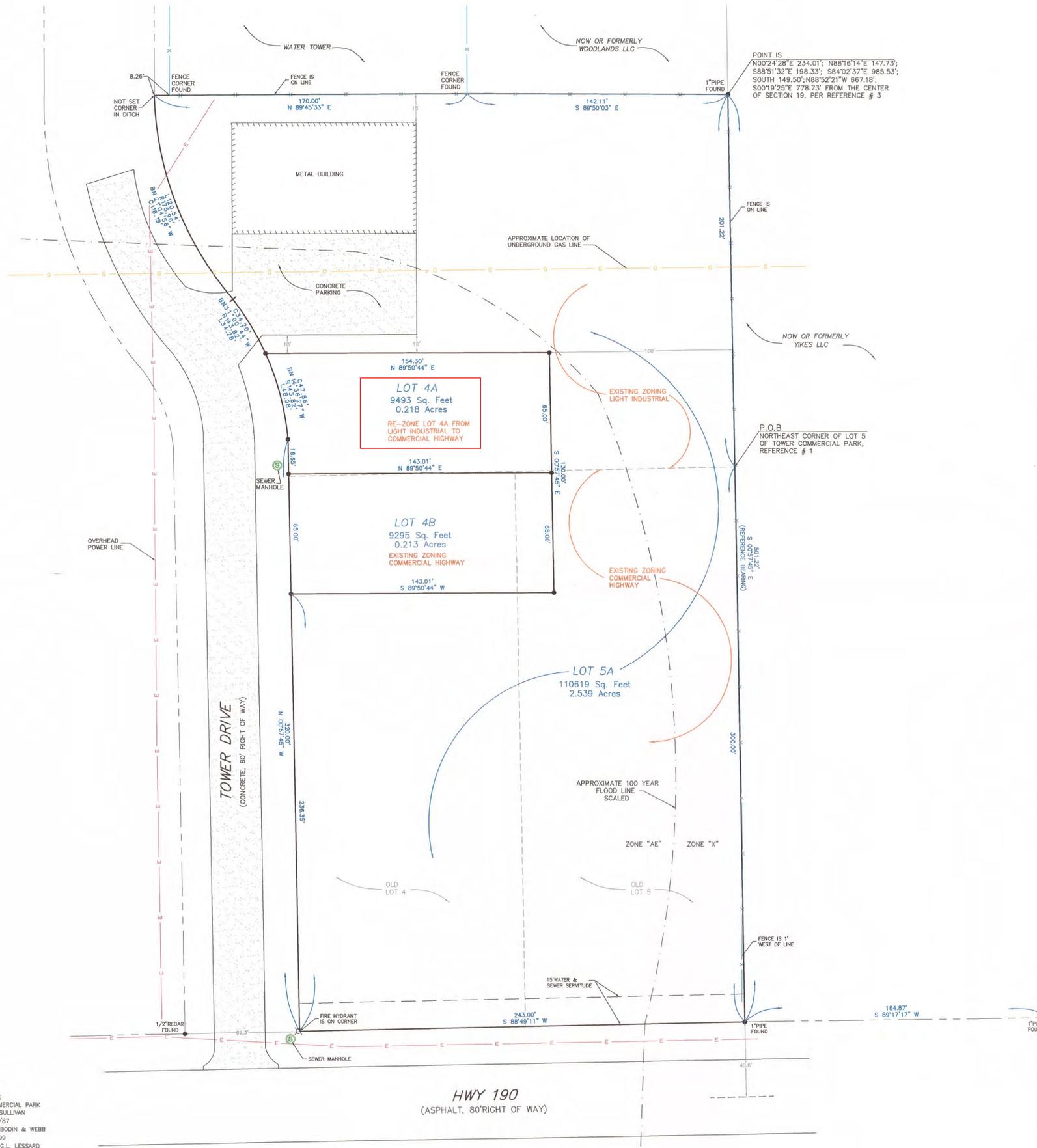
Absent: Jefferey Smith, Jimmy Meyer

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. Faller dated 9/28/2018 (Z-2018-10-00052)

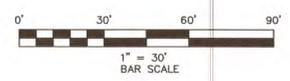
NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, hereby approves the rezoning request by Vincent Roubique to rezone Lot 4A of the Roubique Subdivision located on Tower Drive from I-L to C-H in accordance with survey by Andrew N. Faller dated 9/28/2018





LEGEND

P.O.B	POINT OF BEGINNING
X-X	FENCE
E-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



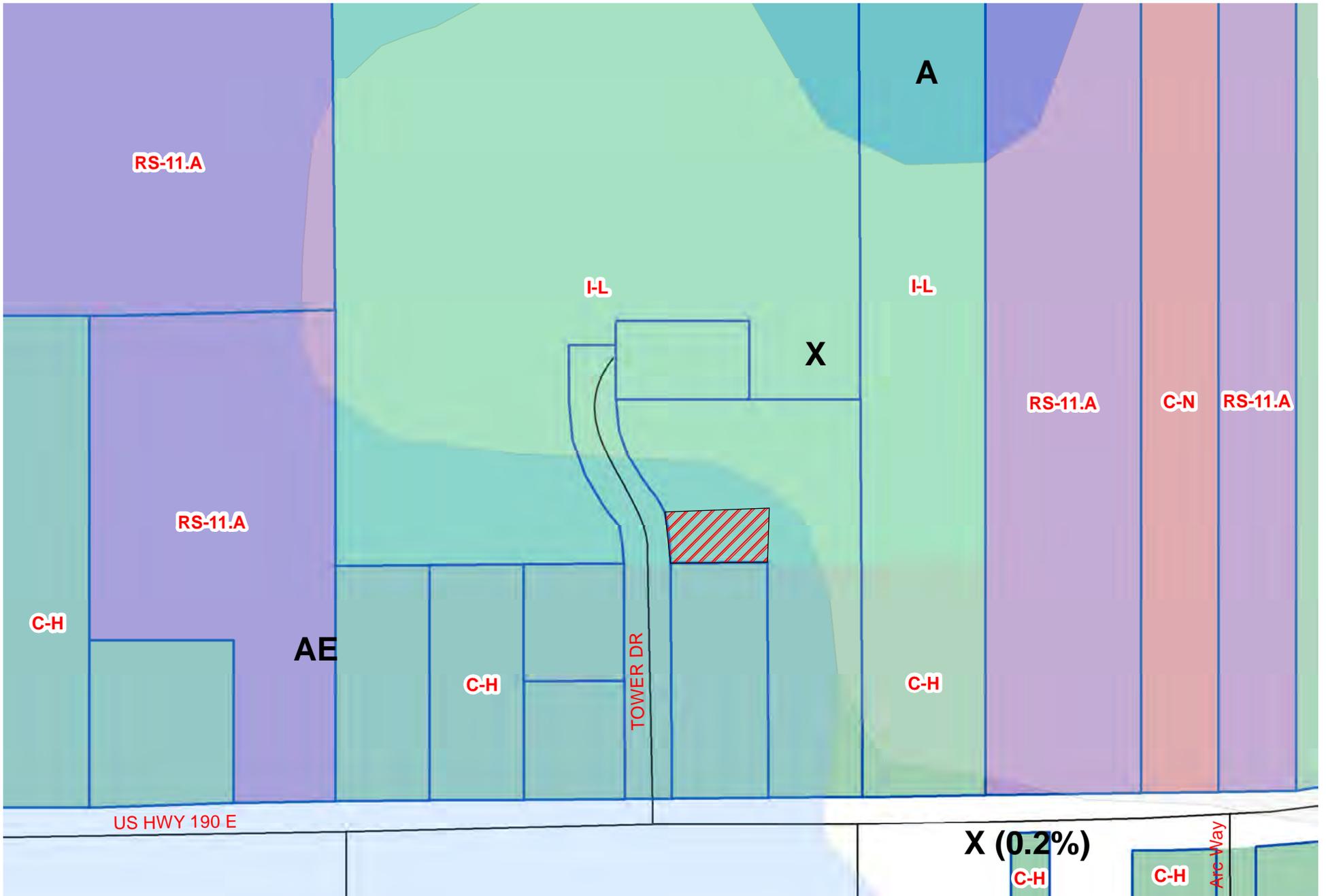
PLANNING COMMISSION CHAIRMAN _____ DATE _____
 BUILDING OFFICIAL/CITY PLANNER _____ DATE _____
 CITY COUNCIL PRESIDENT _____ DATE _____
 OWNER: Vincent Roubique _____ DATE 10-17-18

- REFERENCES:
- 1) TOWER COMMERCIAL PARK BY GILBERT SULLIVAN DATED 2/16/97
 - 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

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

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



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

Legend

- Case parcel
- City Tax Parcels



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