



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:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
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 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

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

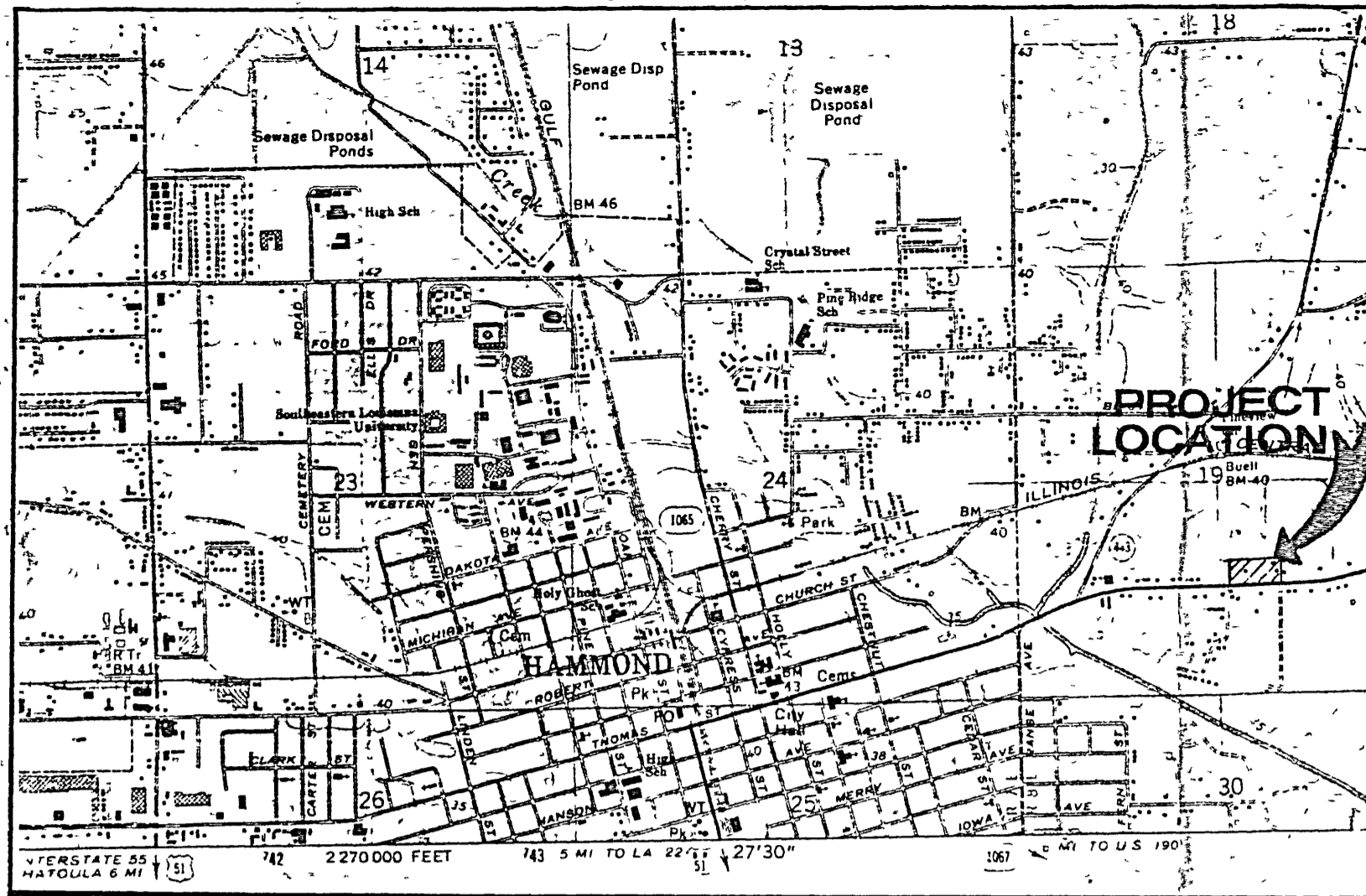
Ordinance to Read:

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);

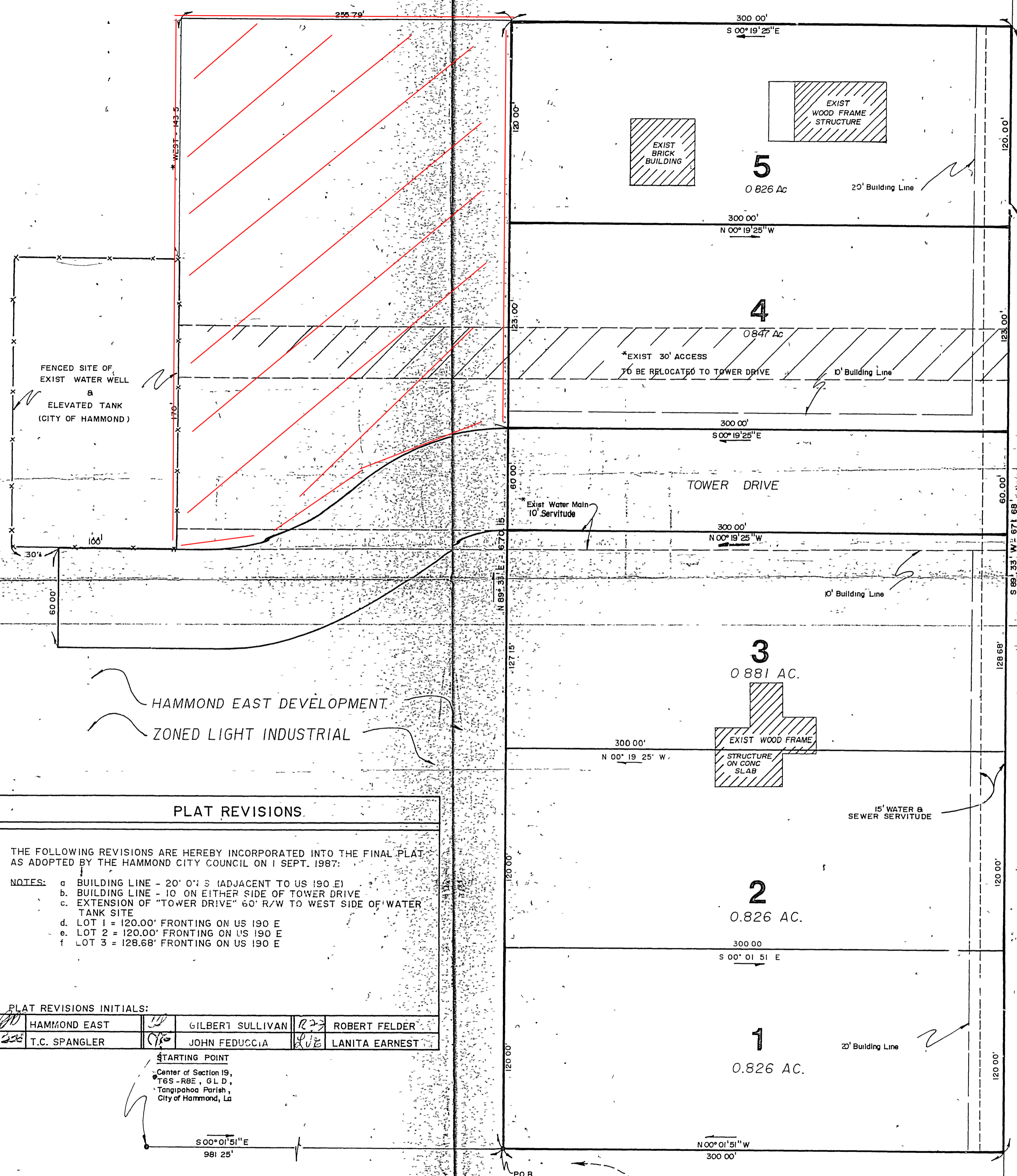
WHEREAS, the Zoning Commission recommended approval to rezone from I-L to C-H to the Hammond City Council.

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 _____



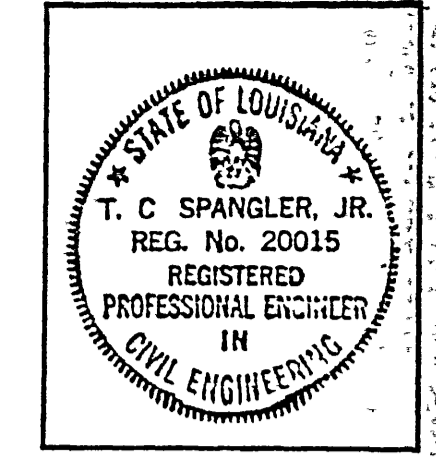
VICINITY MAP. SCALE: 1" = 1 MILE



UTILITY SUMMARY	
ELECTRICITY	L P & 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)



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

**FINAL PLAT
FIRST FILING**

TOWER COMMERCIAL PARK

T. C. Spangler, Jr., P.E.
ENGINEERS
CONSULTING CIVIL ENGINEERS
1001 ST. THOMAS STREET, SUITE 2041
POST OFFICE BOX 1374
HAMMOND, LOUISIANA 70404
PHONE (504) 842-8665

SHEET 1 OF 6

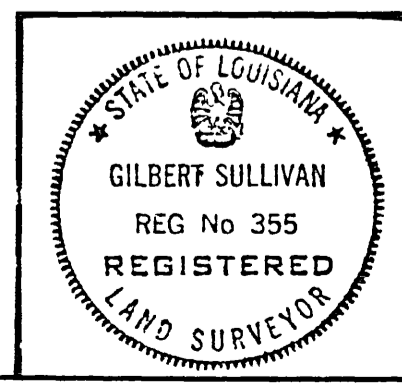
APPROVALS	
SUBDIVISION DEVELOPER HAMMOND EAST DEVELOPMENT	11 MAR 87 DATE
PROJECT ENGINEER T.C. SPANGLER, JR., PE	16 FEB 87 DATE
REVIEW ENGINEER	5/20/87 DATE
PLANNING COMMISSION BOB VAUGHAN, CHAIRMAN	9/16/87 DATE
CITY COUNCIL ROBERT FELDER, PRESIDENT	DATE

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' 0" 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:			
100	HAMMOND EAST	GILBERT SULLIVAN	ROBERT FELDER
200	T.C. SPANGLER	JOHN FEDUCCIA	LANITA EARNEST
STARTING POINT Center of Section 19, T6S - R8E - G1 D - Tangipahoa Parish, City of Hammond, La			

**FINAL PLAT
TOWER
COMMERCIAL
PARK
(FIRST FILING)**

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

for
HAMMOND EAST DEVELOPMENT
PO BOX 2576
HAMMOND, LOUISIANA 70404



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

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: [Signature] 11 MAR 87 DATE
PORTER S HORGAN, PARTNER
HAMMOND EAST DEVELOPMENT

1 SEPT. 87 DATE OF RE

* AS PER PLAT BY WILLIAM J. BODIN, JR., RLS # 4253, DATED OCT 20, 1982, RECORDED COB 559, PAGE 91. NOTE: DEDICATION SIGNATURE(S) NOT FOUND. DEDICATION OF R/W & SERVITUDE CONTAINED BEHIN

FILED SEP 28 1987
CONVEYANCE
BOOK PAGE
0653 520

ORIGINAL



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: 3/16/14

PERMIT# Z-2014-03-00018

The next Zoning Commission Meeting will be held on April 7, 2014, 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# 2796701022.02

SITE ADDRESS: 1435 Hwy 190 East
STREET & STREET NAME

Legal Description or Survey

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

Owner Address: PO Box 2514 Hammond LA 70404
Street Name/Street Number City State Zip
Telephone: () or Cell #: (985) 320-6020

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Vincent F. Robigae
First Name Last Name MI Owner Other

COMPANY NAME: -

Applicant Mailing Address: PO Box 2514 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 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-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

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 of 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 IL District to a CH District. I/We fully understand and agree to abide by the zoning restrictions for a CH 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).

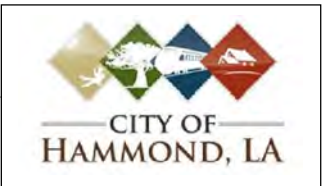
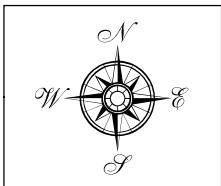
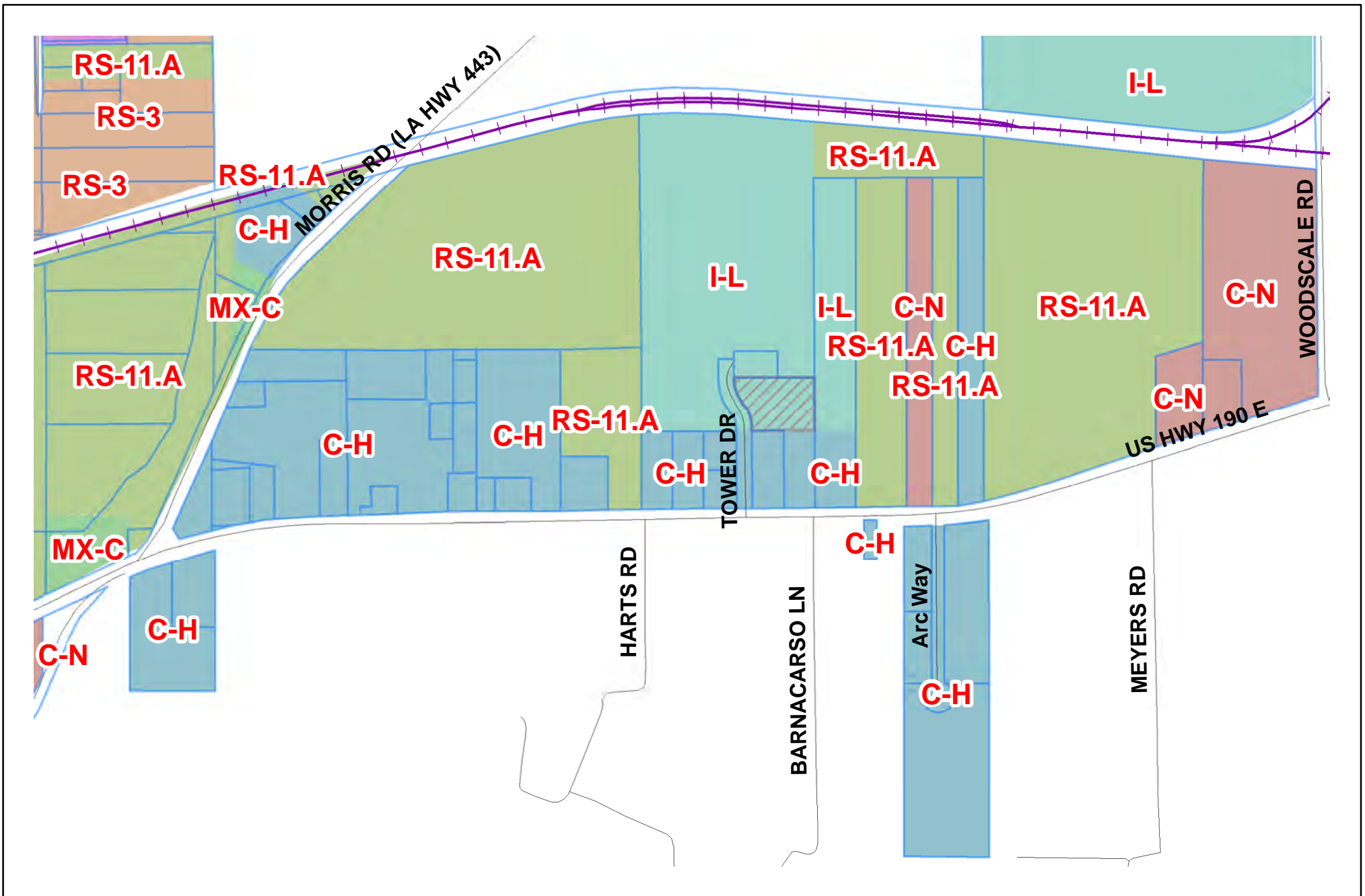
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Vince Robigae APPLICANT SIGNATURE 3/16/14 DATE

X Vince Robigae OWNER(S) SIGNATURE 3/16/14 DATE

X CITY PLANNER DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.02 CHECK# CASH DATE PAID 3/16/14

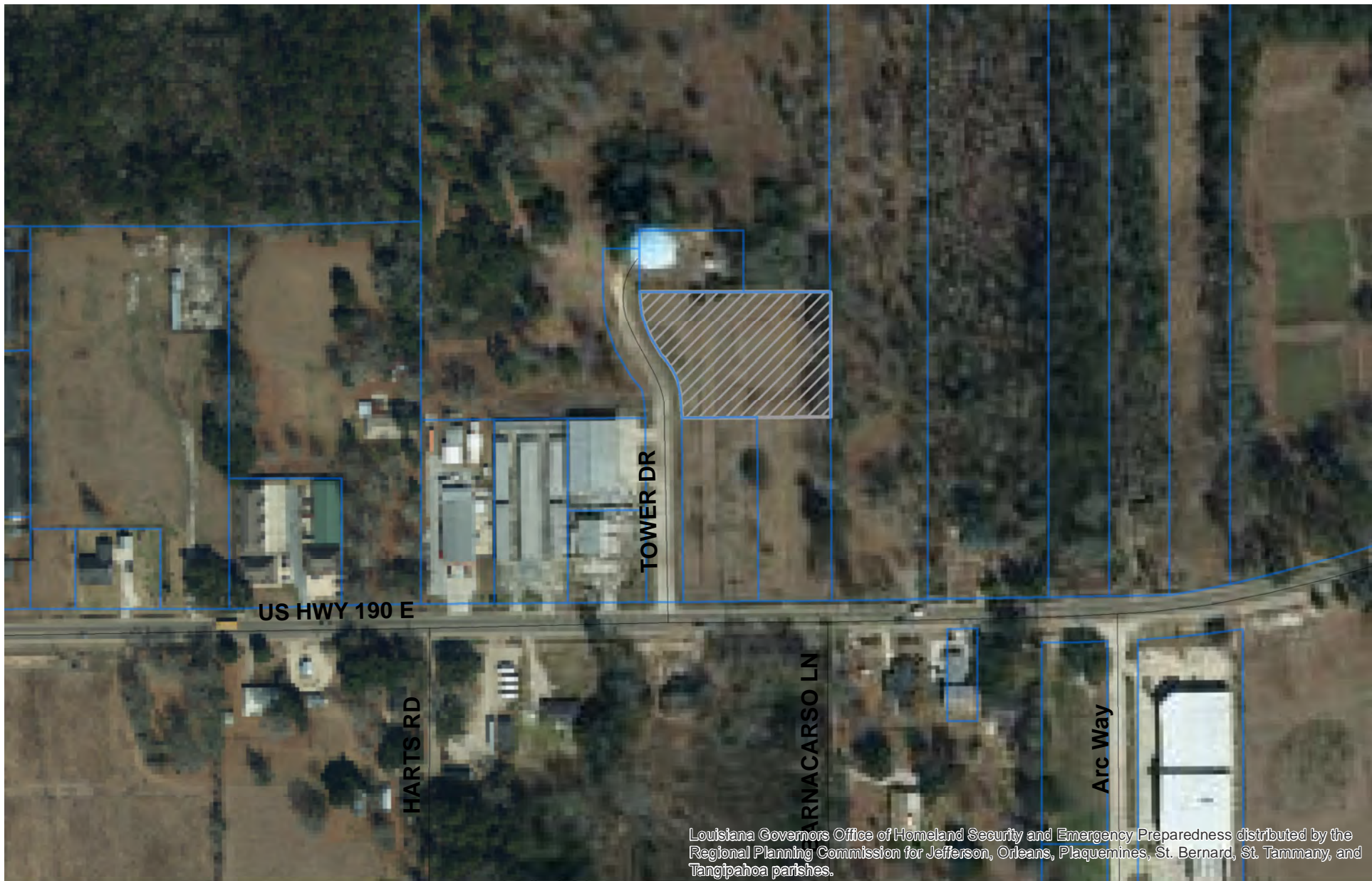


1635 Hwy 190 East
Z-2016-03-00018

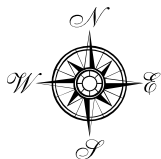
Legend

TaxParcels

- Tax Parcels
- Case Parcel





Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



1635 Hwy 190 East
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Legend

TaxParcels

-  Tax Parcels
-  Case Parcel