



Staff Report
Rezoning
Case #: Z-2022-05-00109

Attachments: Staff Report, Application, Survey, Site Photos, Aerial Map, Zoning Map, Old Survey

Zoning Commission Public Hearing: Thursday, June 2, 2022

City Council Introduction: Tuesday, June 14, 2022

City Council Final: Tuesday, June 28, 2022

City Council Request (Ordinance): Introduction to an Ordinance to approve a rezoning request by Vince Roubique (owner) and Andrew Faller (applicant) to rezone Lot 5A1-B from I-L and C-H to I-L, located at 206 Tower Drive, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L. (Z-2022-04-00109)

Site Information:

Location (Address): 206 Tower Dr.

Council District: City Council District 1

Existing Zoning: C-H; Commercial Highway & I-L; Light Industrial

Future Land Use: C-H; Commercial Highway & I-L; Light Industrial

Existing Land Use: Lot 5A1-B has existing Metal Building Businesses on it

Site Description: This site is located on the east side of Tower Drive in its entirety.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Industrial; I-L
South	Vacant, C-H
West	Commercial; C-H, I-L
East	Vacant; C-H, I-L

Public Hearing

For: Andrew Faller, (applicant) **Against:** NONE

Commission Recommendation:

Motion: Kylan Douglas recommended approval, Ron Matthews Seconded

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: NONE **Abstain:** NONE

Ordinance to Read:

WHEREAS, on June 2, 2022 the Hammond Zoning Commission held a public hearing and recommended approval on a rezoning request by Vince Roubique (owner) and Andrew Faller (applicant) to rezone Lot 5A1-B from I-L and C-H to I-L, located at 206 Tower Drive, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L

NOW, THEREFORE, BE IT ORDAINED, the City Council of Hammond, hereby approves a rezoning request by Vince Roubique (owner) and Andrew Faller (applicant) to rezone Lot 5A1-B from I-L and C-H to I-L, located at 206 Tower Drive, per survey by Andrew Faller, PLS, dated 4/27/2022; Zoned C-H and I-L

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: 5/2/22

PERMIT# Z-2022-05-00109

The next Zoning Commission Meeting will be held on 6/2, 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: [X] 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# 5126800
SITE ADDRESS: 206 Tower Drive
Legal Description or Survey Lot 5A1-B
PROPERTY OWNER NAME: Vince Raubique
Owner Address: 17553 J.E. Joiner Rd, Tchou, LA 70466
Telephone: () or Cell #: (985) 320-6020

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Andrew N Fallier
COMPANY NAME: Andrew Fallier Surveying
Applicant Mailing Address: P.O. Box 4065 Hammond LA 70404
Applicant Telephone: () or Cell #: (985) 415 37207

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N MX-C MX-CBD C-N (C-H) C-R I-H I (I-L)
REQUESTED ZONING: MX-N MX-C MX-CBD C-N (C-H) C-R I-H I (I-L)
REASON FOR REZONING: Lot Consolidation
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 C-H District to a IL District. I/We fully understand and agree to abide by the zoning restrictions for a I-L District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

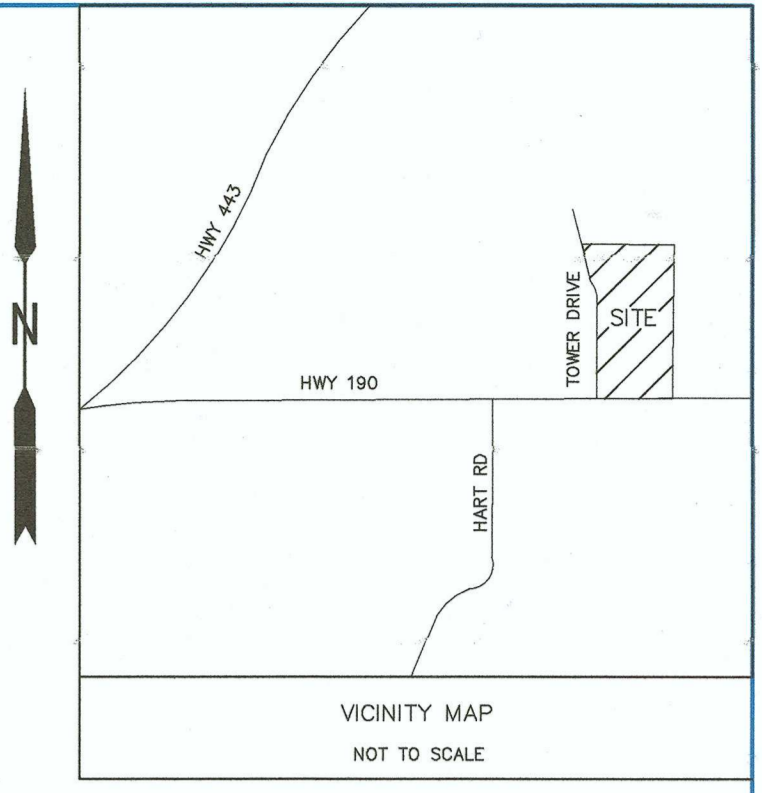
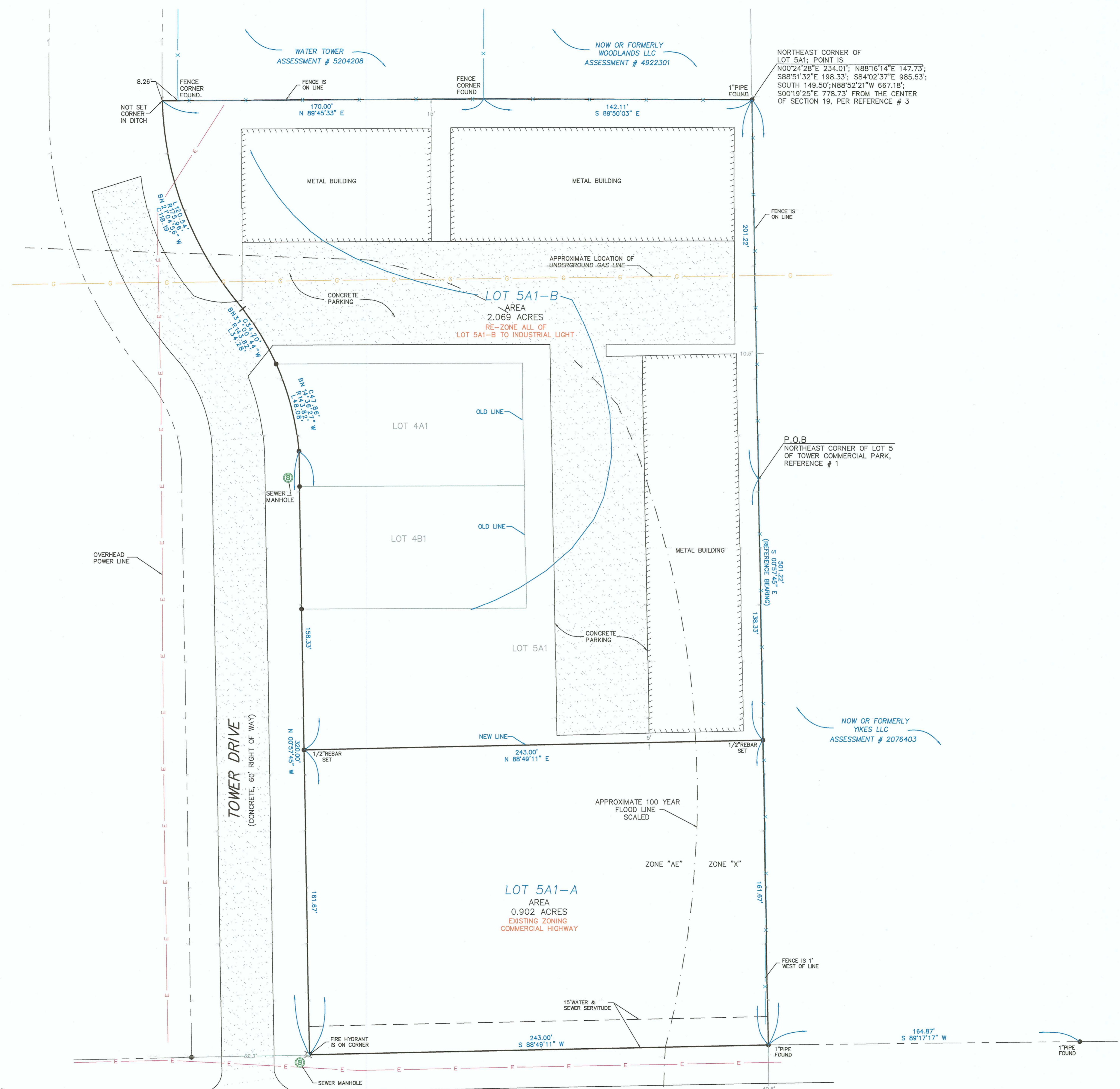
If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area 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] 5-1-22
APPLICANT SIGNATURE DATE
X [Signature] 5-1-22
OWNER(S) SIGNATURE DATE
X [Signature] 5/1/22
CITY PLANNER DATE

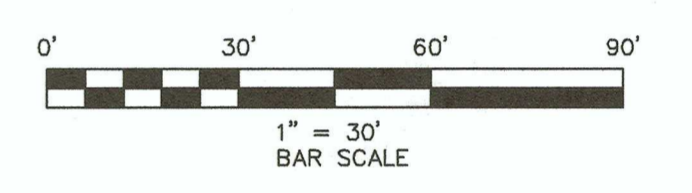
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 300 CHECK# 5182 CASH [] DATE PAID 5/1/22

174 (120 for Rezoning)
overpaid at first, sending new check



LEGEND

—x—x—	POINT OF BEGINNING
—x—x—	FENCE
—E—E—	POWERLINE/POWERPOLE
•	1/2" REBAR FOUND UNLESS NOTED



AREA OF DEVELOPMENT: 2.971 ACRES
 CURRENT ZONING: COMMERCIAL HIGHWAY & LIGHT INDUSTRIAL
 NUMBER OF LOTS: 2
 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 _____
Vincent Roubique 5-1-22
 OWNER: VINCENT ROUBIQUE DATE

- 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
 - 6) SURVEY BY ANDREW FALLER DATED 9/28/18
 - 7) SURVEY BY ANDREW FALLER DATED 5/14/20

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@AFSURVEYING.NET

HWY 190
 (ASPHALT, 80' RIGHT OF WAY)



DATE:	4/27/22
SCALE:	1" = 30'
JOB #	12122
REVISIONS	DATE

RE ZONING & RE SUBDIVISION OF LOTS 4A1, 4B1 & 5A1 OF THE ROUBIQUE SUBDIVISION INTO LOTS 5A1-A & 5A1-B OF THE ROUBIQUE SUBDIVISION
 CITY OF HAMMOND
 SECTION 19, TOWNSHIP 6 SOUTH-RANGE 8 EAST
 GREENSBURG LAND DISTRICT
 TANGIPAHOA PARISH, LOUISIANA

Z-2022-05-00109 Tower Dr./Hwy 190 East

Hwy 190 E looking East



Hwy 190 East looking West



Looking North from Hwy 190 East



Tower Dr looking South



Tower Drive looking East

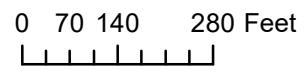




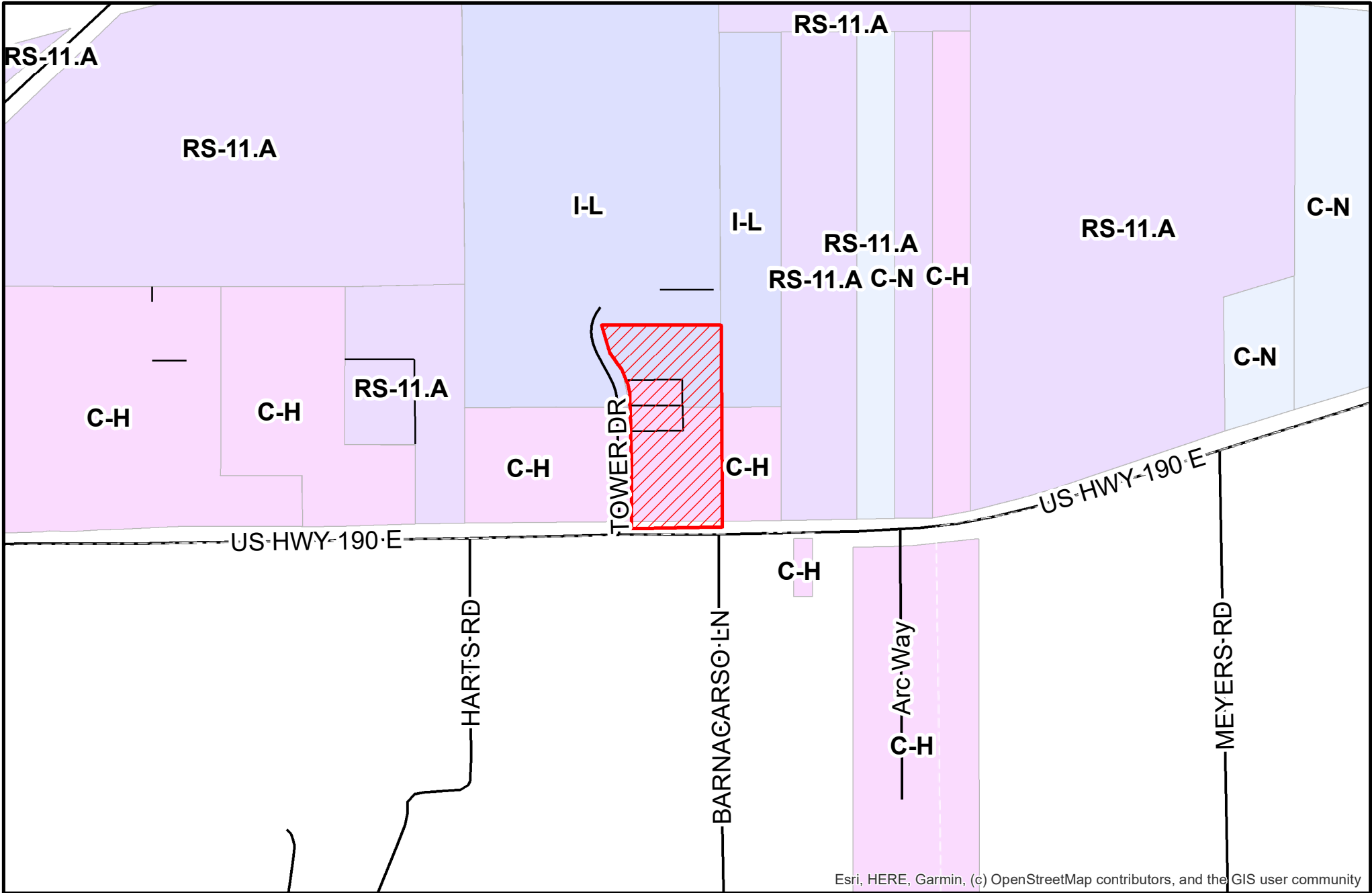
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Z-2022-05-00109
Vince Roubique



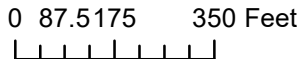
Legend
 Case Parcel



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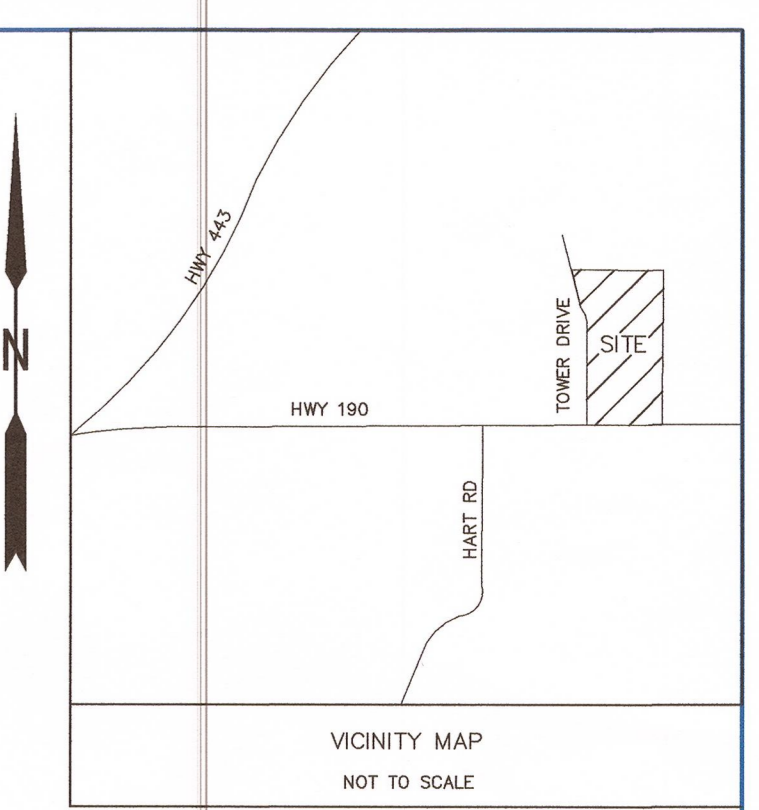
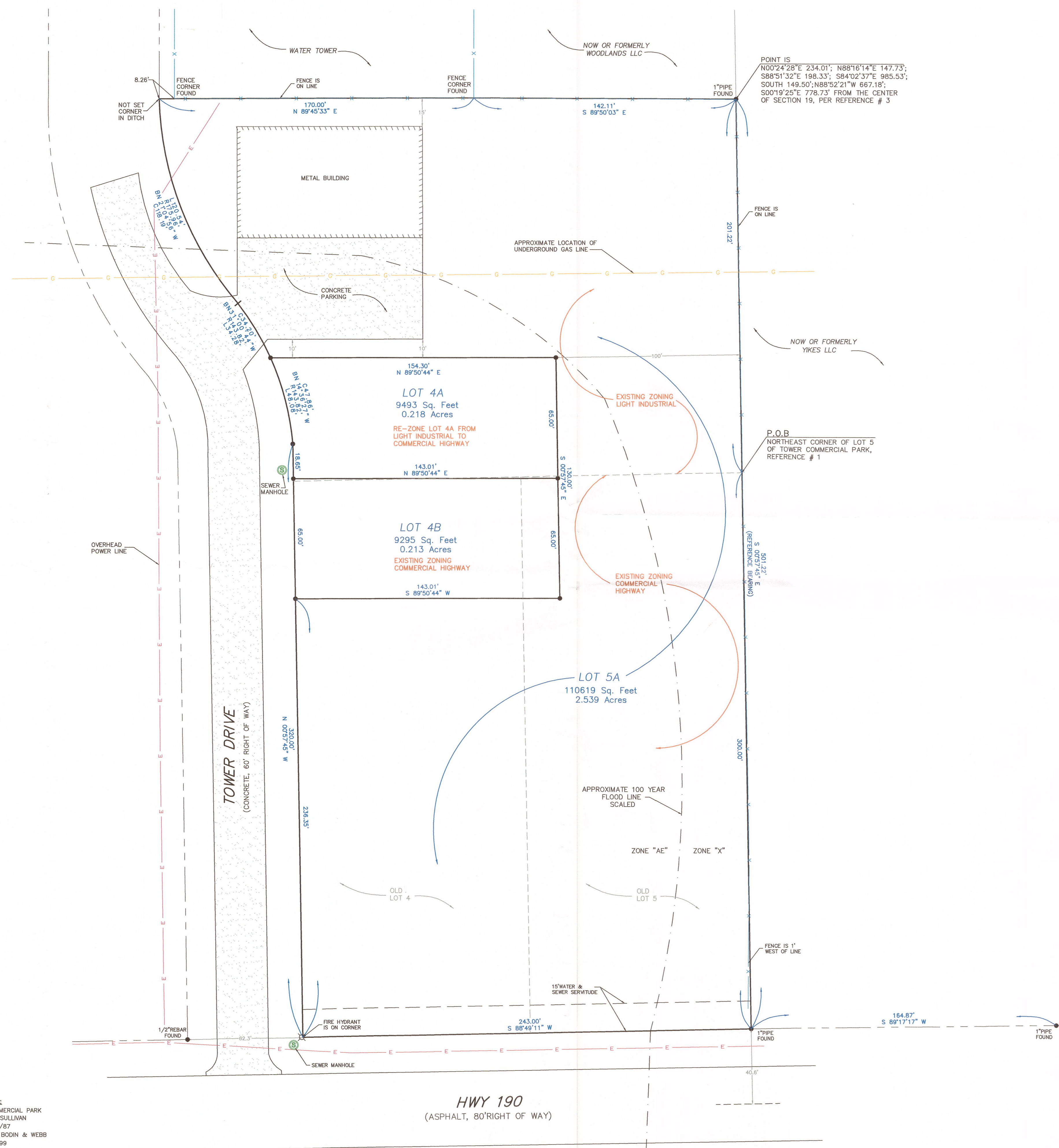


SUB-2022-05-00185
 Vince Roubique



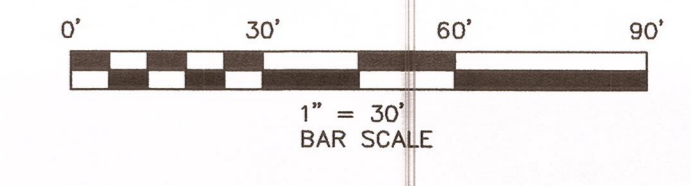
Legend

 Case Parcel



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
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 Andrew N. Faller
 ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980
 REGISTERED PROFESSIONAL LAND SURVEYOR



Jim Meyer 12-20-18
 PLANNING COMMISSION CHAIRMAN DATE
Johnny S. Blount 12-20-18
 BUILDING OFFICIAL/CITY PLANNER DATE
Vince Roulique 10-17-18
 OWNER: VINCENT ROUBIQUE DATE

Recorded 1-4-19
 COB 1497, Page 71
 SUB. 2018-10-00095

PLAT PREPARED FOR:
 VINCE ROUBIQUE
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 - 4) COB 1086 PAGE 563
 - 5) COB 1047 PAGE 722

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