



Staff Report

Revocation & Minor Subdivision Case#SDR2014-10-1

Planning Commission Public Hearing: Thursday Nov. 6, 2014

City Council: Introduction – 11/18/2014 Final – 12/2/2014

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Survey, Review Letters

CITY COUNCIL REQUEST: (Ordinance)

Introduction of an Ordinance for Approval of Revocation of a 0.236 acre portion of Pine Crest Drive & Oak Hollow Drive right of way and minor resubdivision of Lot 25 and the proposed abandoned right of way into Lot 25-A of Oak Ridge Subdivision request by Michael & Betty Diamond located at 516 Pine Crest Drive all in accordance with survey by Wm. J. Bodin Jr.; Zoned RS-11(SDR2014-10-1) Recommended approval by Planning Commission

COUNCIL DISTRICT: 1-Johnny Blount

SITE INFORMATION:

Location (Address): 516 Pine Crest Drive

Site Description: Lot 25 having two street fronts being Pine Crest to the West (Front Yard) and Oak Hollow to the East (Rear Yard). The area being requested to be revoked is located to the North of Lot 25. There is a small drainage ditch between Lot 25 and the land to the north (which is the right of way)

Existing Zoning: RS-11

Existing Land Use: Residential

Future Land Use: Low-Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	Right of Way/Greenspace
South:	Residential/RS-11
East:	Residential/RS-11 (across Oak Hollow Dr)
West:	Residential/RS-11

ADDITIONAL INFORMATION:

No utilities have been found in the requested area to be revoked

PUBLIC HEARING:

FOR: Michael Diamond (Owner)

AGAINST: None

PLANNING COMMISSION RESULTS:

Motion: Ralph Ross motion to recommend approval in accordance with City Planner’s Recommendation

For: Staley Young, Sam McClugage, William Travis, Jimmy Meyer **Against:** None **Absent:** None

ORDINANCE TO READ:

WHEREAS, on November 6, 2014 the Planning Commission recommended approval to revoke a portion of the Pine Crest Drive and Oak Hollow Drive right of way being 0.236 acres; and

WHEREAS, the Planning Commission also recommends approval to resubdivide Lot 25 and the 0.236 acres portion of the Pine Crest Drive & Oak Hollow Drive right of way into Lot 25-A of Oak Ridge Subdivision located at 516 Pine Crest Drive all in accordance with survey by Wm. J. Bodin Jr. (attached hereto and made a part hereof)

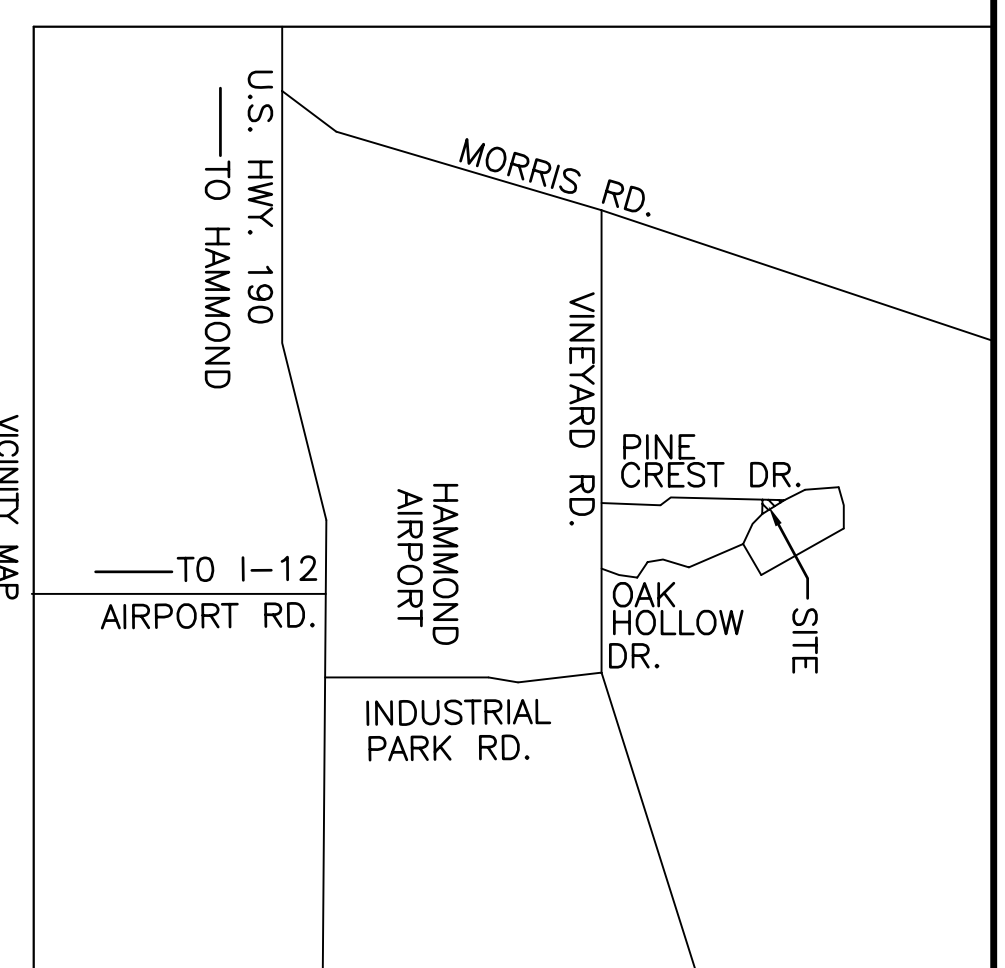
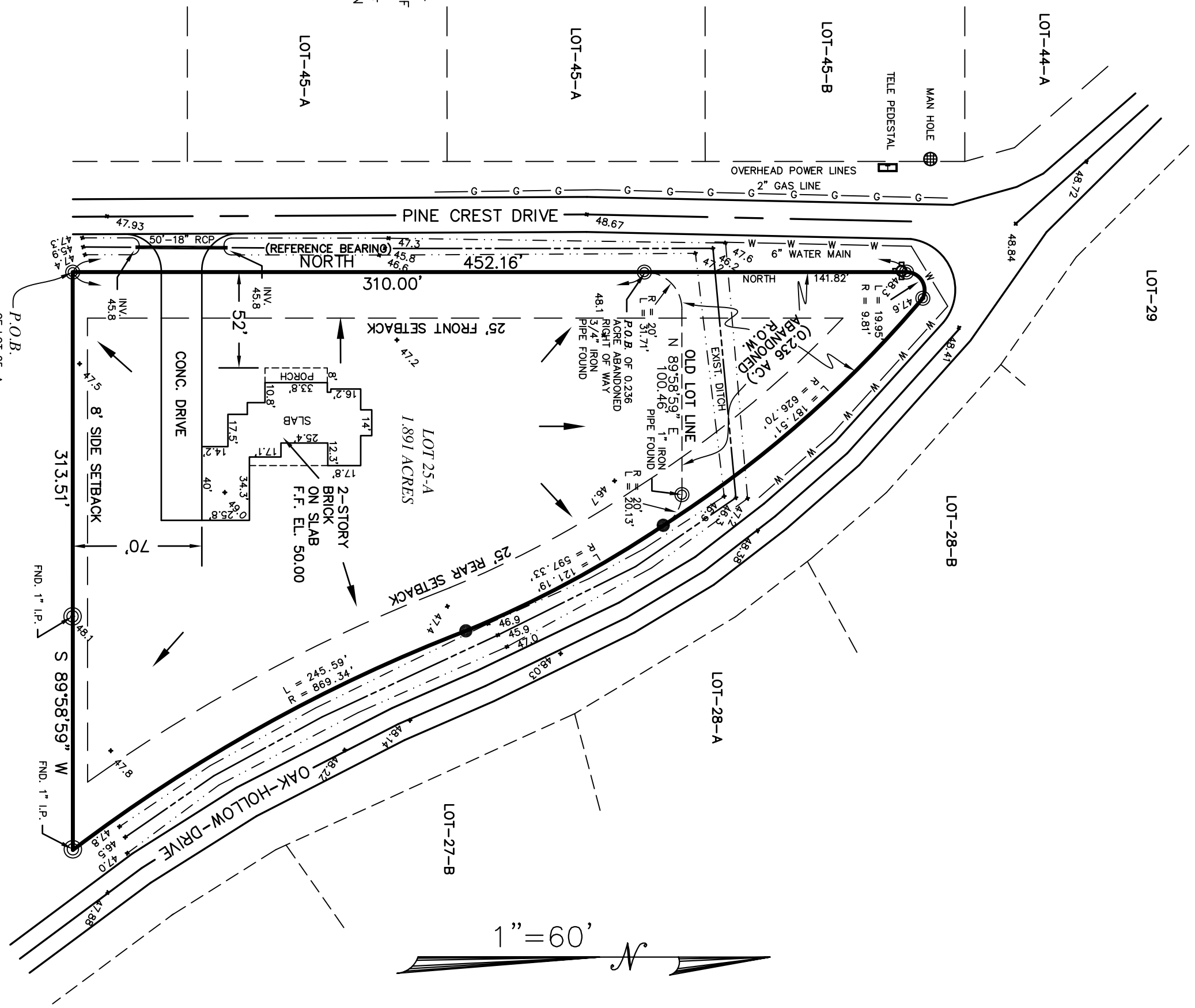
From: Josh Taylor, City Planner _____

REVOCATION OF A PORTION OF PINE CREST DRIVE & OAK HOLLOW DRIVE RIGHT OF WAY & RESUB OF LOT 25 OF OAK RIDGE ESTATES AND A PORTION OF PINE CREST DRIVE & OAK HOLLOW DRIVE RIGHT OF WAY INTO LOT 25-A OF OAK RIDGE ESTATES, SECTION 9, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA

APPROVAL OF REVOCATION:	
CITY COUNCIL PRESIDENT	DATE
APPROVAL OF RESUBDIVISION	
PLANNING COMMISSION	DATE
CITY PLANNER	DATE
CITY COUNCIL PRESIDENT	DATE
OWNERS SIGNATURES	
MICHAEL DIAMOND	DATE
BETTY DIAMOND	DATE

DESCRIPTION OF 0.236 ACRE ABANDONED RIGHT OF WAY
 A 0.236 ACRE PARCEL OF ABANDONED RIGHT OF WAY LOCATED IN OAK RIDGE ESTATES, SECTION 9, T6S-R8E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE N.W. CORNER OF LOT-25 OF OAK RIDGE ESTATES AND THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 141.82 FEET; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 9.81 FEET AND A LENGTH OF 19.95 FEET WITH A CHORD BEARING OF N 58°06'28" E AND A CHORD DISTANCE OF 16.69 FEET; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 626.70 FEET AND A LENGTH OF 187.51 FEET WITH A CHORD BEARING OF S 41°14'26" E AND A CHORD DISTANCE OF 186.81 FEET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 20.13 FEET WITH A CHORD BEARING OF N 59°12'59" W AND A CHORD DISTANCE OF 19.29 FEET; THENCE S 89°58'59" W A DISTANCE OF 100.46 FEET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 31.71 FEET WITH A CHORD BEARING OF S 45°23'43" W AND A CHORD DISTANCE OF 28.49 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.236 ACRES, ALL LOCATED IN TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR., PROFESSIONAL LAND SURVEYOR, DATED 4-13-2009.

DESCRIPTION OF LOT 25-A
 A 1.891 ACRE PARCEL OF LAND, BEING A COMBINATION OF LOT-25 OF OAK RIDGE ESTATES AND THE ABANDONED RIGHT OF WAY NORTH OF LOT-25, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF LOT-25 OF OAK RIDGE ESTATES WHICH IS THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 452.16 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 9.81 FEET, A LENGTH OF 19.95 FEET, A CHORD BEARING OF N 58°06'28" E AND A CHORD DISTANCE OF 16.69 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 626.70 FEET, A LENGTH OF 187.51 FEET, A CHORD BEARING OF S 41°14'26" E AND A CHORD DISTANCE OF 186.81 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, A LENGTH OF 20.13 FEET, A CHORD BEARING OF N 59°12'59" W AND A CHORD DISTANCE OF 19.29 FEET; THENCE S 89°58'59" W A DISTANCE OF 313.51 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 1.891 ACRES, ALL LOCATED IN SECTION 9, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR., PROFESSIONAL LAND SURVEYOR, DATED 4-13-2009.



1	9-18-14	REVISED TO ADD DESCRIPTION OF ABANDONED RIGHT OF WAY.	C.D.B.
#	DATE	REVISION	BY

BODIN AND WEBB, INC.
 CONSULTING ENGINEERS
 1024 S. CYPRESS
 HAMMOND, LOUISIANA 70403
 PH# (985) 345-3947
 FAX# (985) 345-0213

DESIGNED: W.J.B. DATE: 4-13-09
 DRAWN: C.D.B.
 CHECKED: W.J.B. SCALE: 1"=60'
 APPROVED: W.A.B.

MICHAEL DIAMOND
 SECTION 9, T6S-R8E

PROJECT NO. _____
 SHEET NO. 1 OF 1

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 1.891 ACRE PARCEL OF LAND BEING A COMBINATION OF LOT-25 OF OAK RIDGE ESTATES AND THE ABANDONED RIGHT OF WAY, CREATING LOT 25-A. CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 9, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

APRIL 13, 2009
 CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

WILLIAM J. BODIN, JR. C.E., P.L.S.
 L.A. REG. NO. 4253





Tracie Schillace

From: Chuck <chuck@spanglerengineering.com>
Sent: Thursday, October 09, 2014 5:32 PM
To: Tracie Schillace; Josh Taylor; Buddy Ridgel; 'Webb Anderson'; Garry Knight; Guy Palermo; Robert Morgan
Subject: RE: Right of Way revocation in Oak Ridge Estates

Any utilities located within the abandoned triangle portion?

In general, I see no good reason to abandon that parcel, but it's a matter of principle rather than solid reasons.

Chuck

From: Tracie Schillace [mailto:schillace_tc@hammond.org]
Sent: Thursday, October 09, 2014 12:15 PM
To: Josh Taylor; Buddy Ridgel; Chuck Spangler; Webb Anderson; Garry Knight; Guy Palermo; Robert Morgan
Subject: Right of Way revocation in Oak Ridge Estates
Importance: High

Please review the attached survey for the request to revoke a triangle portion of city right of way at Oak Hollow Drive and Pine Crest Drive.

Send us your comments.

Thanks,

Tracie Schillace

Planner/GIS Tech
Planning Department



City of Hammond
219 E. Robert St.
Hammond, LA 70401
985-277-5652 Direct
985-277-5638 Fax
www.hammond.org

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Tracie Schillace

From: Buddy Ridgel
Sent: Friday, October 10, 2014 7:13 AM
To: 'Chuck'; Tracie Schillace; Josh Taylor; 'Webb Anderson'; Garry Knight; Guy Palermo; Robert Morgan
Subject: RE: Right of Way revocation in Oak Ridge Estates

I remember this coming up before and I thought we had already abandoned the r/o/w. The request came from a Mike Diamond. I think that was in 2008.

Buddy

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Tracie Schillace

Planner/GIS Tech
Planning Department



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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: 01/14/14 PERMIT# SDR 2014-10-1

The next Planning Commission Meeting will be held on NOV. 6, 2014, 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 # 2886821021 (Please verify address w/City of Hammond GIS Dept.)
SITE LOCATION OR LEGAL DESCRIPTION: 516 Pinecrest DR.
 Where did you get this address? Post Office City Building Dept. 911 Office Other _____
List all current property owners:
 PROPERTY OWNER: Michael & Betty Diamond PHONE 985, 419-2350
 ADDRESS: 516 Pinecrest DR. Hammond LA 70401
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: 1
 NAME OF DEVELOPMENT: Oak Ridge Estates
 EXISTING ZONING: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R1 RA RP RS S
 CURRENT USE OF LAND: Resident
 INTENDED USE OF LAND:
 Single Family Residential Condominium/Townhouse Multi-Family Commercial
 Industrial Other (explain) _____
 DESIGN ENGINEER/ARCHITECT _____ PHONE (____) _____
 Will PROCEDURE "A" (with bond) 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] 10-9-2014
 APPLICANT SIGNATURE DATE
 x _____ DATE
 OWNER SIGNATURE DATE
 x _____ DATE
 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 + \$3.00 for each lot or building = TOTAL DUE \$ 53.00

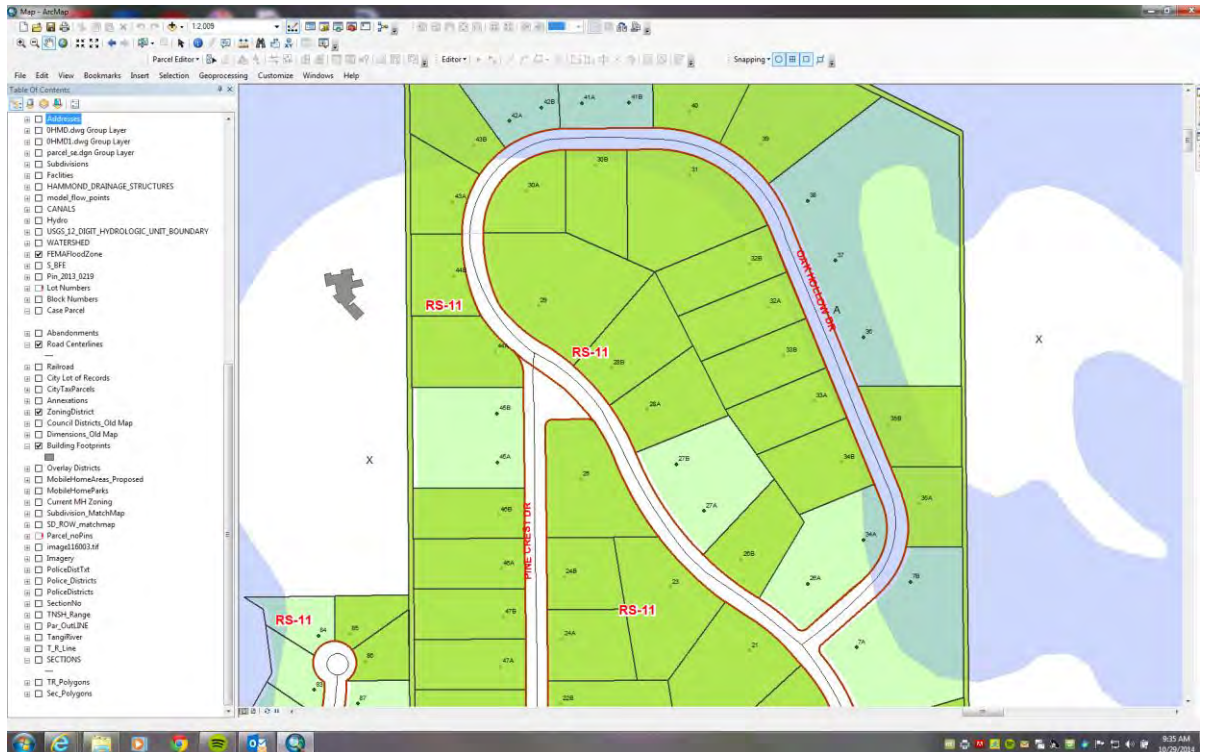
AMOUNT PAID: \$ 50 CHECK# 2934 PAID CASH DATE PAID 10/9/14 also \$3.00
 AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH DATE PAID ____/____/____

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	SDR	<input type="checkbox"/>	Date:	10/29/2014
<input type="checkbox"/>	Permit/Case #	SDR2014-10-1			
<input type="checkbox"/>	Parcel #	2886821021.00			
<input type="checkbox"/>	Address	516 Pine Crest Drive			
<input type="checkbox"/>	Owner	Michael J. & Betty Diamond			
<input type="checkbox"/>	Assessment #	1130307			
<input type="checkbox"/>	Zoning	RS-11			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holds/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

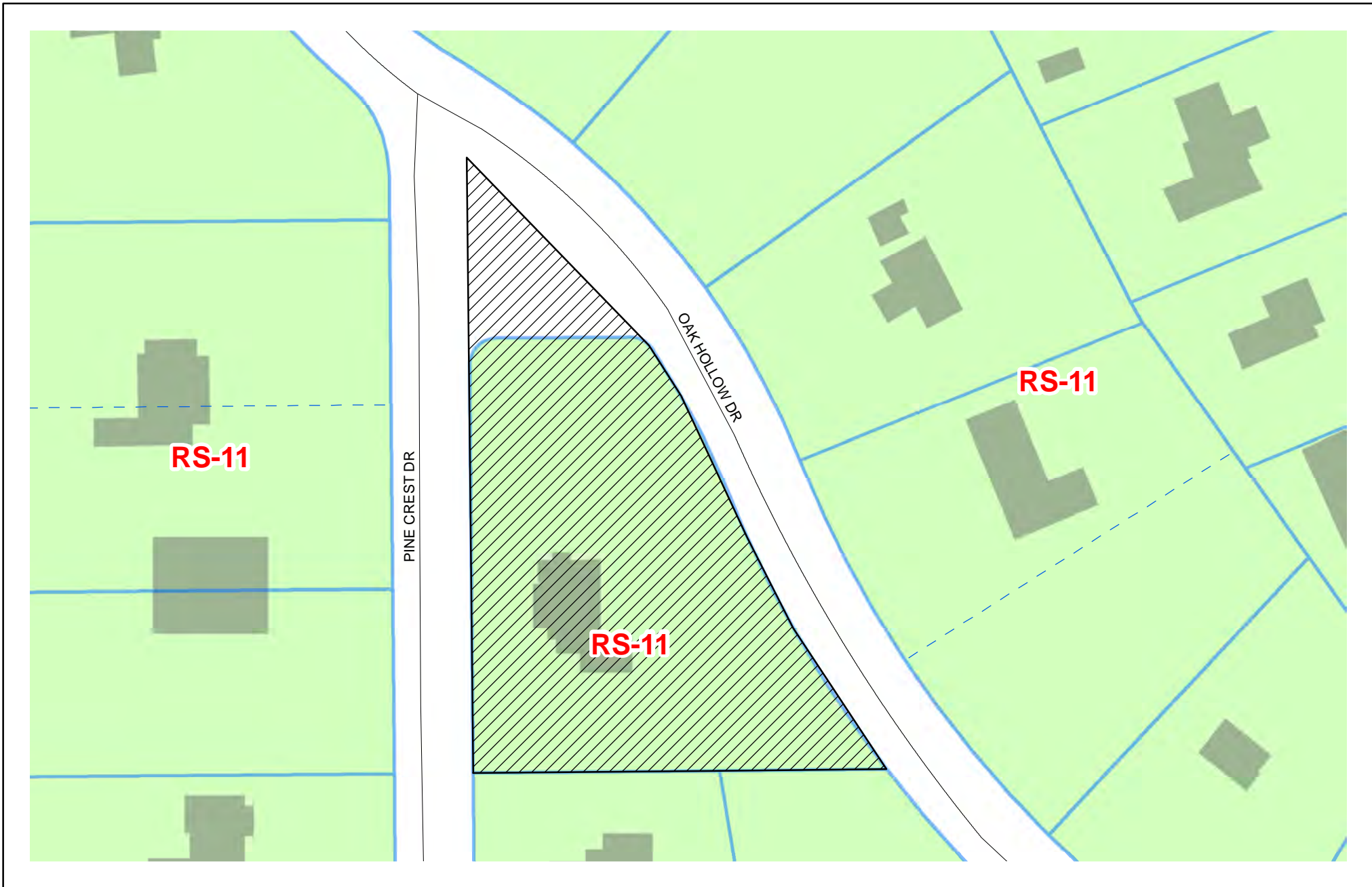
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print






Preparer Initials _____

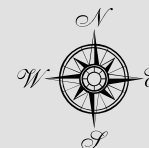
Reviewer Initials _____



Legend




-  Case Parcel
-  Lot of Record Lines
-  Railroad

516 Pine Crest Drive
SDR2014-10-1





Legend

-  Case Parcel
-  Lot of Record Lines
-  Railroad

516 Pine Crest Drive
SDR2014-10-1

