



Staff Report

Right of Way Dedication

Case #: ROW-2015-04-00001

Attachments:

Staff Report, Photos, Survey, Application, Property Information Sheet, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, May 7, 2015

City Council Introduction: Tuesday May 19, 2015

City Council Final: Tuesday June 2, 2015

City Council Request (Ordinance):

Acceptance of dedication of a portion S. Scanlan Street right of way by Clyde & Meverleve Sims (owner) as shown on survey by Wm. J. Bodin Jr. dated 12/8/2014; Zoned RS-3 (ROW-2015-04-00001) Recommended approval by the Planning Commission

Site Information:

Location (Address): 806 A Mooney Ave

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Residential

Site Description:

Vacant land fronting on S. Scanlan St.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Residential/RS-3
South	Residential/RS-3
West	Residential/RS-3
East	Residential/RS-3

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: NONE

Against: NONE

Commission Recommendation:

Motion: Recommended approval of resubdivision and the acceptance of dedication for a portion of S. Scanlan St.

For: Samuel McClugage, Ralph Ross, William Travis, Jimmy Meyer

Against: NONE

Abstain: NONE

Absent: Stanley Young

Ordinance to Read:

WHEREAS, the offer to dedicate a portion of South Scanlan Street right of way by Clyde & Meverleve Sims (owners), as shown on survey by Wm. J. Bodin Jr. dated 12/8/2014 (ROW-2015-04-0001) has been forwarded to the Hammond City Council for final acceptance;

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby accepts the dedication by Clyde & Meverleve Sims of a portion of South Scanlan Street Right of Way as shown on survey by Wm . J. Bodin Jr. dated 12/8/2014, attached hereto and made a part hereof;

From: Josh Taylor, City Planner _____

DESCRIPTION OF PARENT TRACT

A 0.792 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF SCANLAN ST., 257.09' EAST FROM N.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 159.89 FEET; THENCE SOUTH A DISTANCE OF 210.01 FEET; THENCE WEST A DISTANCE OF 178.08 FEET; TO THE CENTERLINE OF SCANLAN STREET, THENCE ALONG SAID CENTERLINE OF SCANLAN STREET PROCEED N 10°53'04" E A DISTANCE OF 7.11 FEET; THENCE N 10°53'04" E A DISTANCE OF 51.87 FEET; THENCE N 02°39'16" E A DISTANCE OF 56.83 FEET; THENCE N 01°19'20" E A DISTANCE OF 96.16 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.792 ACRES. ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOLA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 11-13-2014.

DESCRIPTION OF TRACT-1

A 0.695 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF SCANLAN ST., 277.09' EAST FROM N.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 139.89 FEET; THENCE SOUTH A DISTANCE OF 210.01 FEET; THENCE WEST A DISTANCE OF 155.58 FEET; THENCE N 31°02'26" E A DISTANCE OF 0.65 FEET; THENCE N 10°53'04" E A DISTANCE OF 55.17 FEET; THENCE N 02°39'16" E A DISTANCE OF 58.50 FEET; THENCE N 01°19'20" E A DISTANCE OF 96.86 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 0.695 ACRES. ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOLA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 11-13-2014.

RESUBDIVISION APPROVAL

CLAUDE E. SIMS _____ DATE _____
 MELVERLENE H. SIMS _____ DATE _____
 PLANNING COMMISSION CHAIR _____ DATE _____
 CITY PLANNER/BUILDING OFFICIAL _____ DATE _____
 CITY COUNCIL PRESIDENT _____ DATE _____

DEDICATION STATEMENT:
 I, CLAUDE E. SIMS & MELVERLENE H. SIMS, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF HAMMOND THE SECTION OF SCANLAN STREET RIGHT OF WAY AS SHOWN AND DESCRIBED HEREON BY _____ DATE _____.

CLAUDE E. SIMS _____ DATE _____
 MELVERLENE H. SIMS _____ DATE _____

ACCEPTANCE STATEMENT:
 THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF THE SECTION OF SCANLAN STREET RIGHT OF WAY AS SHOWN AND DESCRIBED HEREON.
 ACCEPTED BY THE CITY COUNCIL PRESIDENT: _____

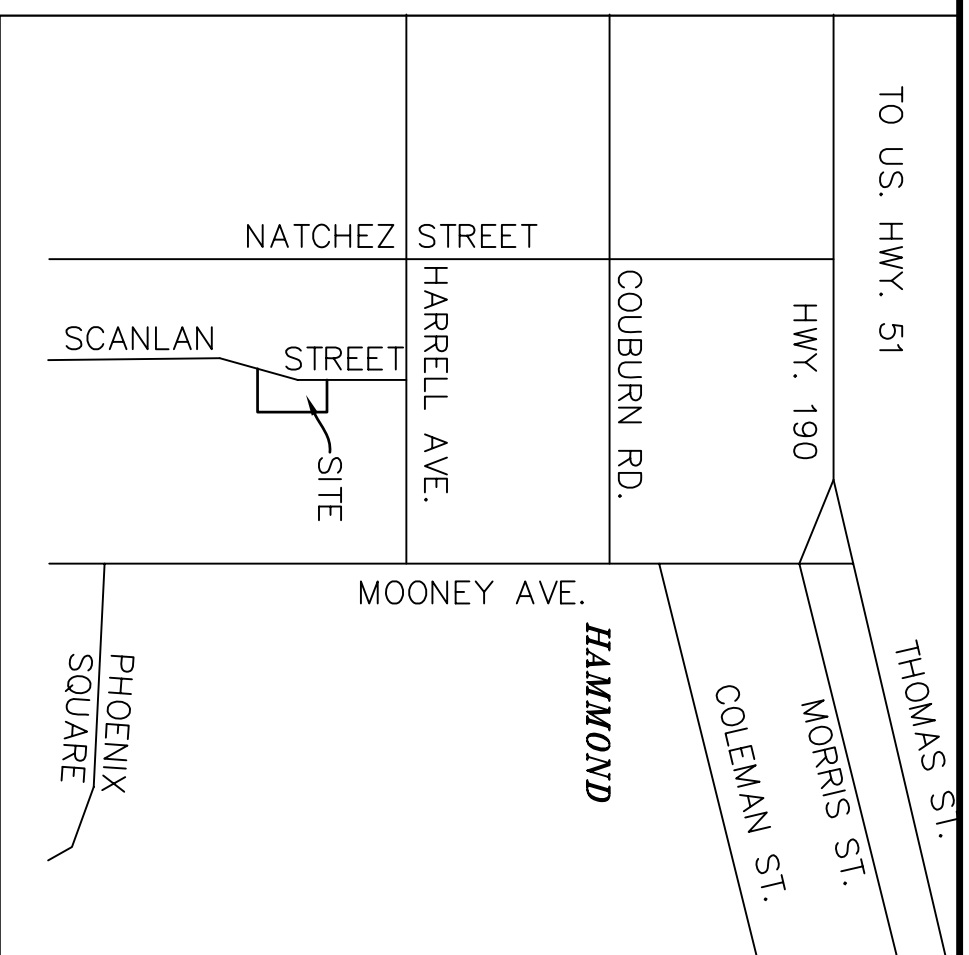
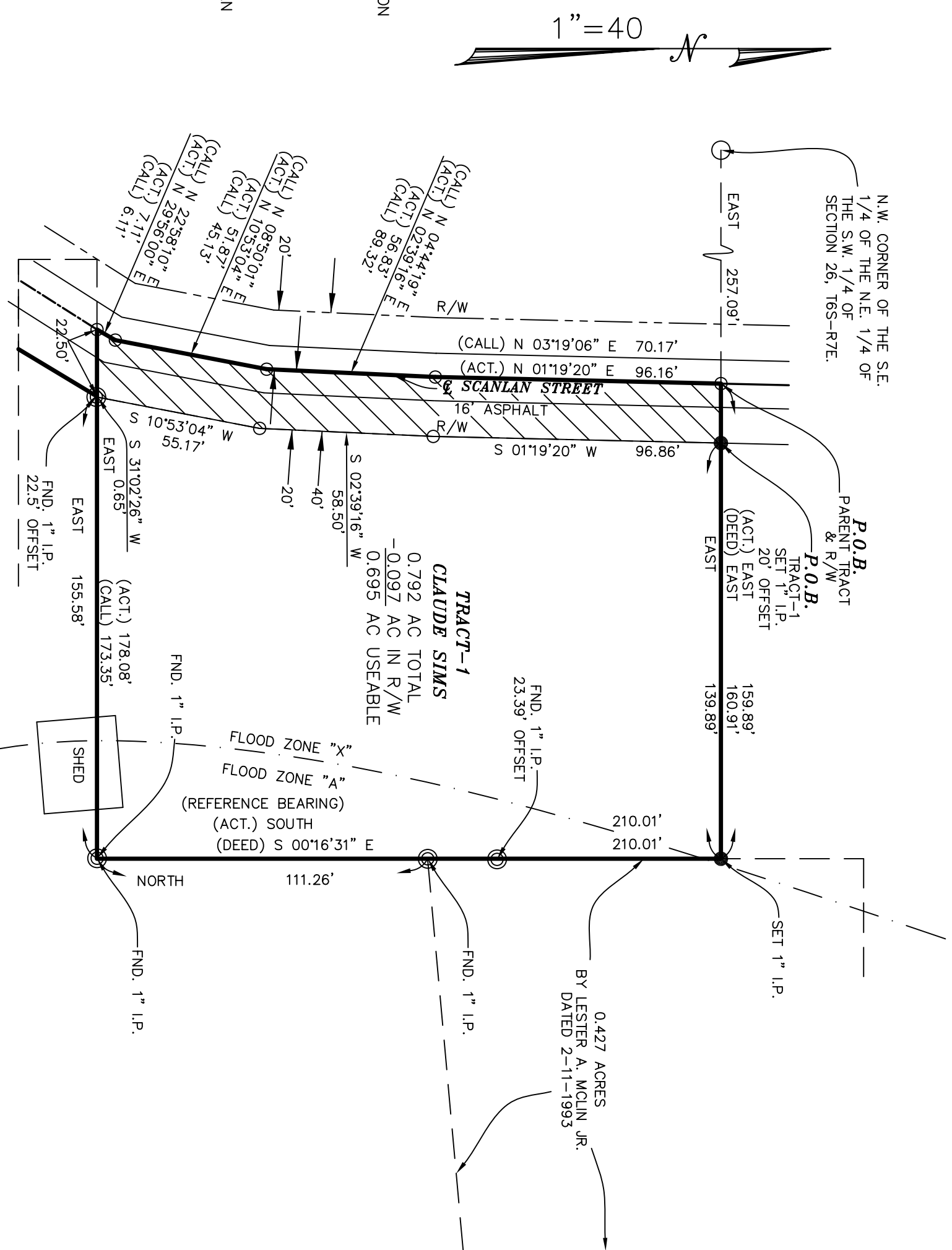
LEGAL DESCRIPTION OF SCANLAN RIGHT OF WAY DEDICATION HEREIN:

DESCRIPTION OF RIGHT-OF-WAY

A 0.097 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF SCANLAN ST., 257.09' EAST FROM N.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 26, T6S-R7E, TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 20.00 FEET; THENCE S 01°19'20" W A DISTANCE OF 96.86 FEET; THENCE S 02°39'16" W A DISTANCE OF 58.50 FEET; THENCE S 10°53'04" W A DISTANCE OF 55.17 FEET; THENCE S 31°02'26" W A DISTANCE OF 0.65 FEET; THENCE WEST A DISTANCE OF 22.50 FEET; THENCE N 29°56'00" E A DISTANCE OF 7.11 FEET; THENCE N 10°53'04" E A DISTANCE OF 51.87 FEET; THENCE N 02°39'16" E A DISTANCE OF 56.83 FEET; THENCE N 01°19'20" E A DISTANCE OF 96.16 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 4229.605 SQUARE FEET, 0.097 ACRES. ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOLA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 11-13-2014.

RESUBDIVISION OF A 0.792 ACRE UNNAMED PARCEL INTO TRACT-1 OF THE SIMS SUBDIVISION AND DEDICATION AND ACCEPTANCE

SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT CITY OF HAMMOND, PARISH OF TANGIPAHOLA STATE OF LOUISIANA



LEGEND:
 ● = 1" IRON PIPE SET
 ⊙ = FOUND CORNER

REFERENCE PLAT #1
 PLAT OF REVISION OF LOT 1 OF THE SIMS FAMILY TRUST BY BODIN AND WEBB, INC. DATED 5-18-2010

REFERENCE PLAT #2
 PLAT OF 0.427 ACRES BY LESTER A. MOLIN, JR. DATED 1-11-1993

REFERENCE BEARING "SOUTH" AS PER REFERENCE PLAT #1 AND #2

REFERENCE DOCUMENT
 C.O.B. 763 PAGE 886

DECEMBER 8, 2014
 CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH THE STATUTES, 33:5051 AND 33:5052, 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.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.792 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOLA, STATE OF LOUISIANA.

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

DATE _____

#	DATE	REVISION	BY	PH# (985) 345-3947	FAX# (985) 345-0213	DESIGNED: W.J.B.	DATE: 12-8-14	PROJECT NO.
BODIN AND WEBB, INC. CONSULTING ENGINEERS 1024 S. CYPRESS HAMMOND, LOUISIANA 70403				APPROVED: W.J.B.		SCALE: 1"=40'		SIMS FAMILY TRUST SECTION 26, T6S-R7E
HAMMOND, LOUISIANA 70403 MAP NO. 22105C0430-F DATED: 7-22-2010				APPROVED: W.J.B.		SCALE: 1"=40'		



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: 4/2/15 PERMIT# ROW-2015-04-00001

The next Planning Commission Meeting will be held on 5/7/2015, 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 # 2706641216.00 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: _____

Where did you get this address? Post Office City Building Dept. 911 Office Other _____

List all current property owners:

PROPERTY OWNER: Claude & Meverleve Sims PHONE (979)-574-3328

ADDRESS: 702 Willow St. Hearne, TX 77859
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: Sims Subdivision & Dedication of Scanlan

EXISTING ZONING: RS-3 MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

CURRENT USE OF LAND: _____

INTENDED USE OF LAND:
 Single Family Residential Condominium/Townhouse Multi-Family Commercial
 Industrial Other (explain) _____

DESIGN ENGINEER/ARCHITECT _____ 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.

Claude E. Sims _____ 4/2/15
 APPLICANT SIGNATURE DATE

x _____ _____
 OWNER SIGNATURE DATE

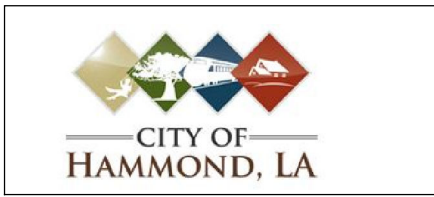
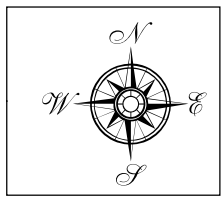
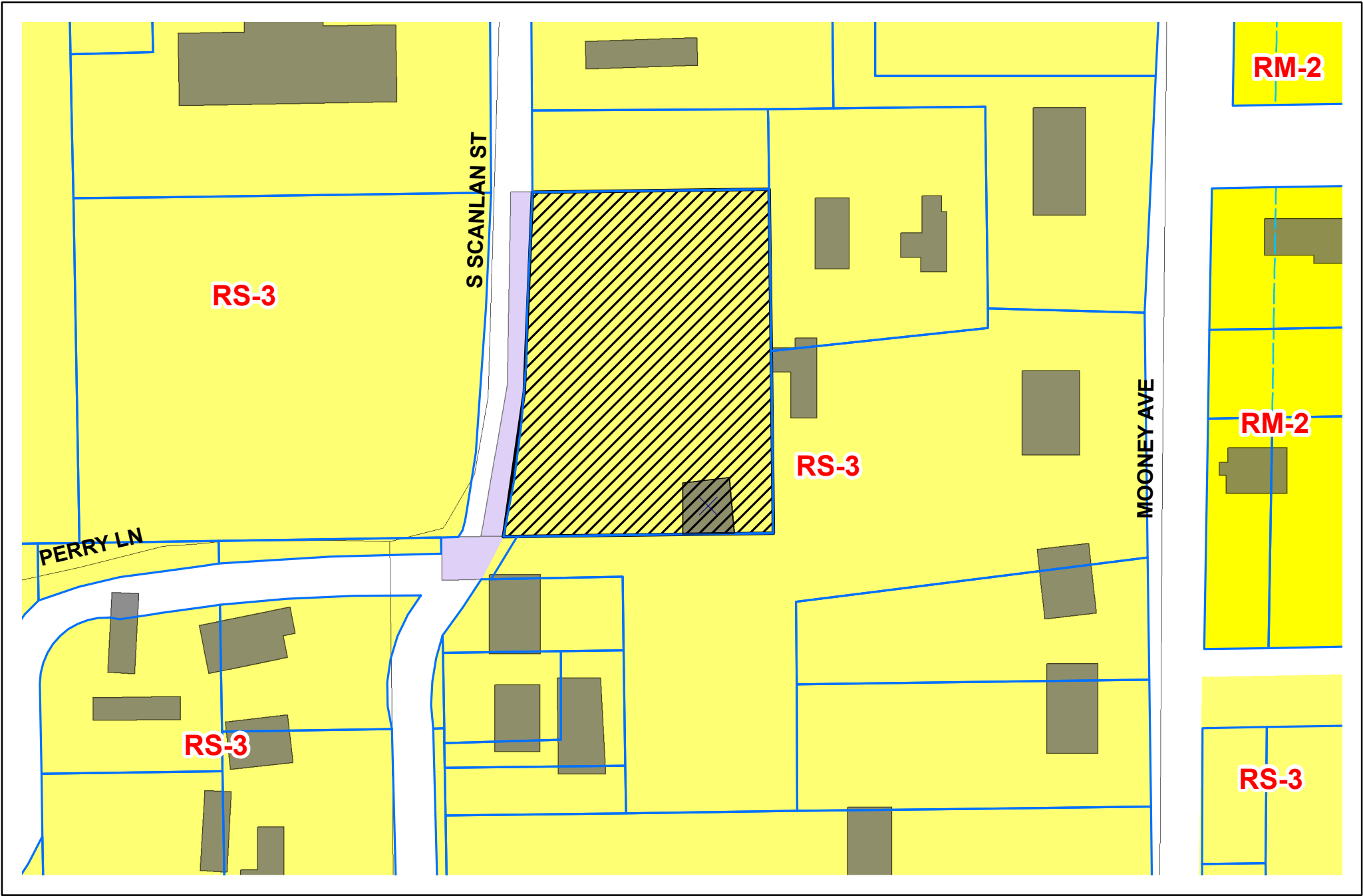
x _____ _____
 CITY PLANNER DATE

***** 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 \$ 52.00

AMOUNT PAID: \$ 52.00 CHECK# _____ PAID CASH DATE PAID 4/2/15

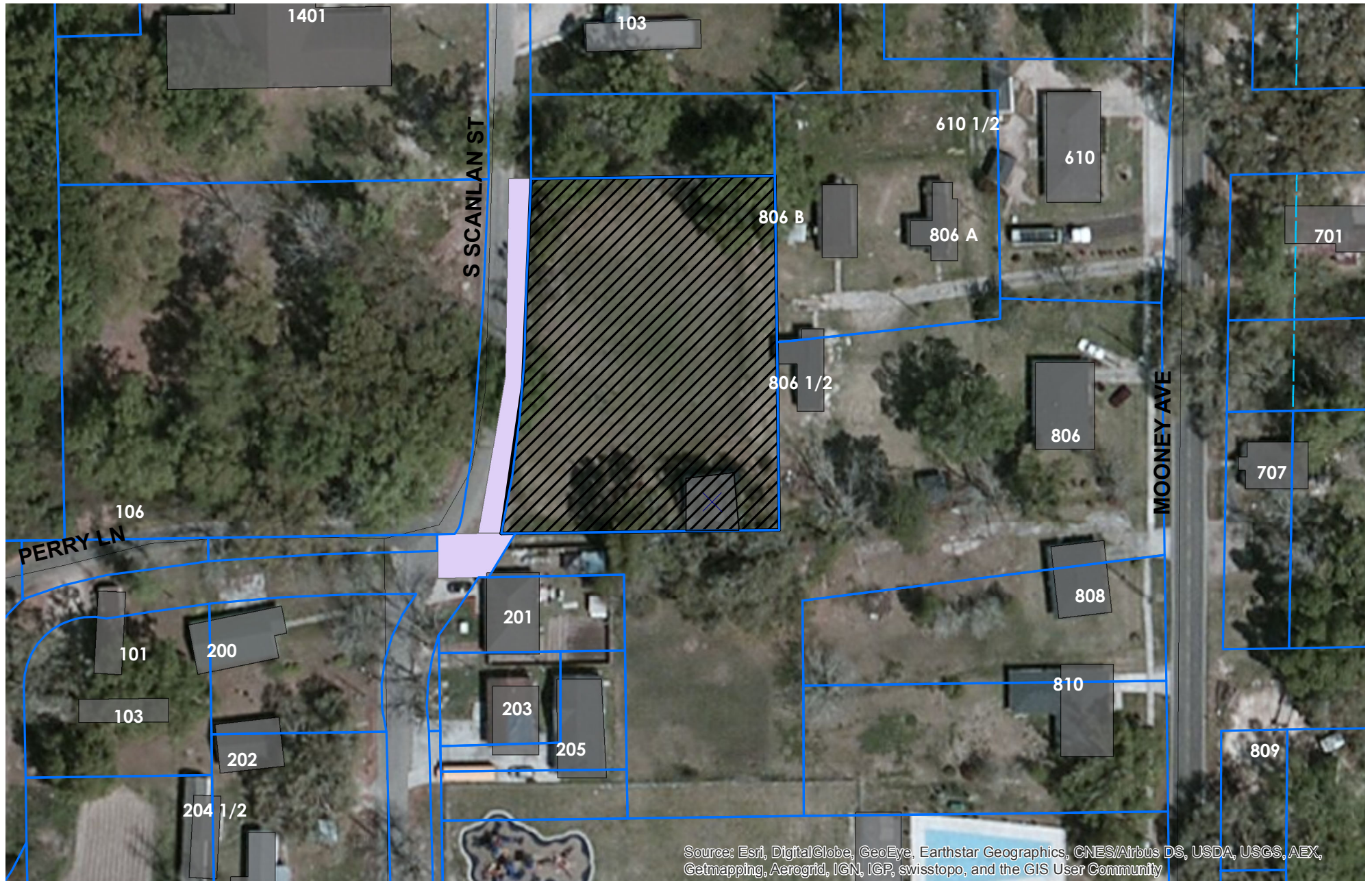
AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH DATE PAID _____



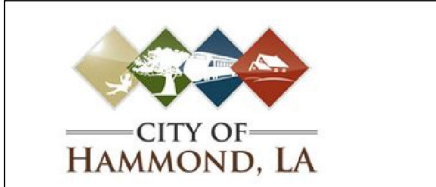
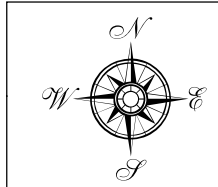
Parcel #2706641216.00
ROW-2015-04-00001

Legend

- Tax Parcels
- Case Parcel



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGP, swisstopo, and the GIS User Community



Parcel #2706641216.00

ROW-2015-04-00001

Legend

- Tax Parcels
- Case Parcel