



Staff Report

Major Subdivision B

Case #: SUB-2018-05-00082

Attachments:

Staff report, survey, photos, application, zoning map, aerial map

Zoning Commission Public Hearing: Thursday, June 7, 2018

City Council Introduction: Tuesday June 12, 2018

City Council Final: Tuesday June 26, 2018

City Council Request (Ordinance):

Introduction of an Ordinance to accept a street dedication request by Susan Cousain of a 0.10 acre portion for Harden Drive right of way being 20.15' X 173.31' in accordance with survey by Wm. J. Bodin Jr. dated 5/15/2018; Zoned RS-11.A (SUB-2018-05-00082) Recommend Approval by Planning Commission)

Site Information:

Location (Address): 206 Harden Dr

Council District: City Council District 4

Existing Zoning: RS-11.A

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

Property line for this lot goes into the Harden Drive right of way. Subsurface drainage has been installed on the east side of the right of way.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-3
South	Mobile Home Park/RS-3
West	Undeveloped land/RS-3
East	Undeveloped Land/RS-3

Additional Information:

Findings:

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
 - Light and air?
 - Traffic congestion or hazard?
 - Overburden existing drainage and utilities?
 - Emissions of odors, fumes, gasses, dust, smoke?
 - Noise and vibrations?

Public Hearing:

For: NONE

Against: NONE

Commission Recommendation:

Motion: Jeffrey Smith motion to recommend approval

For: William Travis, Stanley Young, Matt Sandifer

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

WHEREAS, on June 7, 2018 the Planning Commission held a public hearing on a street dedication by Susan Cousain of a 0.10 acre portion for Harden Drive right of way (20.15' x 173.31') in accordance with survey by Wm.J. Bodin Jr. dated 5/15/2018; Zoned RS-11.A (SUB-2018-05-00082)

WHEREAS, the Planning Commission recommended acceptance of street right of way for a portion of Harden Drive (20.15' x 173.51') in accordance with survey by Wm. J. Bodin Jr. dated 5/15/2018.

NOW THEREFORE BE IT ORDAINED the Hammond City Council accepts the dedication of a 0.10 acre portion for Harden Drive right of way being 20.15' x 173.31' in accordance with survey by Wm. J. Bodin Jr. dated 5/15/2018 (SUB-2018-05-00082)

REFERENCE PLAT
 PLAT OF 0.4536 ACRES.
 BY RONALD CLEMENT
 APRIL 4, 2006
REFERENCE BEARING
 N 89°36'47" E

DESCRIPTION OF 0.48 ACRES OF LOT 1-A
 A 0.45 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF THE SW/4 OF THE SE/4 OF SECTION 22, T6S-R7E PROCEED SOUTH A DISTANCE OF 540.00 FEET, THENCE PROCEED S 89°36'47" W A DISTANCE OF 20.15 FEET TO THE NORTHWEST CORNER OF LOT 1-A AND THE POINT OF BEGINNING OF A 0.45 ACRE PARCEL OF LAND, THENCE PROCEED N 89°36'47" W A DISTANCE OF 112.52 FEET, THENCE PROCEED S 01°19'19" E A DISTANCE OF 171.30 FEET, THENCE PROCEED N 88°44'44" E A DISTANCE OF 112.52' FEET, THENCE PROCEED NORTH A DISTANCE OF 173.27' FEET, BACK TO THE POINT OF BEGINNING OF A 0.45 ACRE PARCEL OF LAND ALL LOCATED IN SECTION 22, T6S-R7E. GREENSBURG LAND DISTRICT, 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 04-04-2018.

DESCRIPTION OF 0.10 ACRES DEDICATION TO CITY OF HAMMOND
 A 0.10 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF THE SW/4 OF THE SE/4 OF SECTION 22, T6S-R7E PROCEED SOUTH A DISTANCE OF 540.00 FEET TO THE POINT OF BEGINNING OF A 0.10 ACRE PARCEL OF LAND, THENCE PROCEED S 89°36'47" W A DISTANCE OF 20.15 FEET, THENCE PROCEED SOUTH A DISTANCE OF 173.27 FEET, THENCE PROCEED S 88°44'44" W A DISTANCE OF 20.15 FEET, THENCE PROCEED N 01°19'19" W A DISTANCE OF 173.31 FEET BACK TO THE POINT OF BEGINNING FOR A 0.10 ACRE PARCEL OF LAND ALL LOCATED IN SECTION 22, T6S-R7E. GREENSBURG LAND DISTRICT, 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 04-04-2018.

APRIL-4-2018
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.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF STEPHEN WAGUEPACK JR.

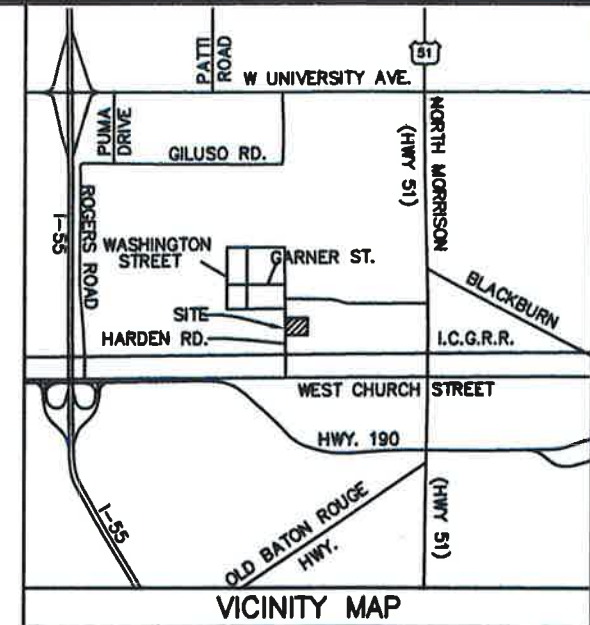
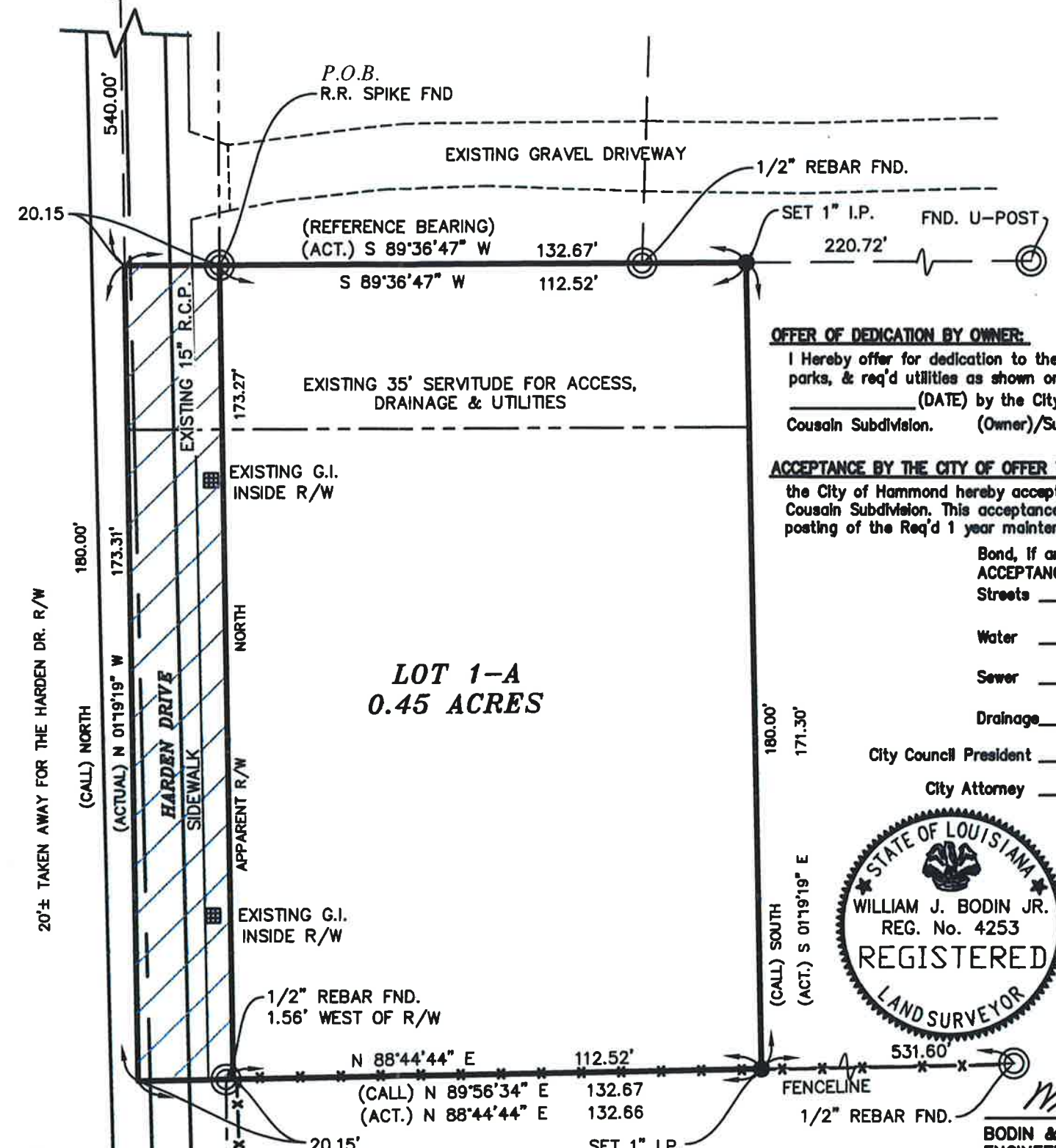
THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.48 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

SURVEY FOR:
JIMMY FELDER
 206 HARDEN DRIVE
 HAMMOND, LOUISIANA

FLOOD ZONE "AE"
 (FLOOD PRONE)
 COMMUNITY NO. 220208
 MAP NO. 22105C0340F
 DATED: 7-22-2010
 B.F.E. 42.0

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

RESUBDIVISION OF OF LOT 1-A OF THE COUSAIN SUBDIVISION INTO LOT 1-A AND DEDICATION OF A 0.10 ACRE PORTION OF OF LOT 1-A FOR THE HARDEN DRIVE RIGHT OF WAY, LOCATED IN SECTION 22, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA



OFFER OF DEDICATION BY OWNER:

I hereby offer for dedication to the City of Hammond use of roads, easements, parks, & req'd utilities as shown on this subdivision plat as approved on _____ (DATE) by the City of Hammond Planning Commission & designed as Cousain Subdivision. (Owner)/Susan Cousain *Susan Cousain*
 Date: 5/22/18

ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE:

the City of Hammond hereby accepts the dedication of roads, easements, parks, & req'd utilities in Cousain Subdivision. This acceptance is subject to final acceptance of construction by the City & posting of the Req'd 1 year maintenance.

Bond, if any, by the owner/developer.
 ACCEPTANCE (signatures where acceptable)
 Streets _____ Date: _____
 Water _____ Date: _____
 Sewer _____ Date: _____
 Drainage _____ Date: _____
 City Council President _____ Date: _____
 City Attorney N/A Date: _____



RECORDING INFORMATION:
 Recording _____
 Recorded by _____
 Date _____

Wm J Bodin Jr
BODIN & WEBB INC.
 ENGINEERS & SURVEYORS
 1024 S. CYPRESS STREET
 HAMMOND, LA. 70403
 PROFESSIONAL LAND SURVEY
 LICENSE NUMBER 4253
 PH # (985)345-3947 FAX # (985)345-0213
 05-15-18
 DATE





**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: 5/22/18

PERMIT# 508-2018-05-00082

The next Planning Commission Meeting will be held on June 7 2018, 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 # 2646681050.00 (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: Susan Cousain PHONE() _____

ADDRESS: 2608 Aleata Drive Hammond, LA 70401 State Zip _____
Street or PO Box City
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Susan Cousain MI Last Name _____
First Name

COMPANY NAME: _____ Owner Contractor Other

Applicant Mailing Address: Same City State Zip _____
Street or PO Box

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: Cousain Subdivision

EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H 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

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.

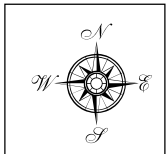
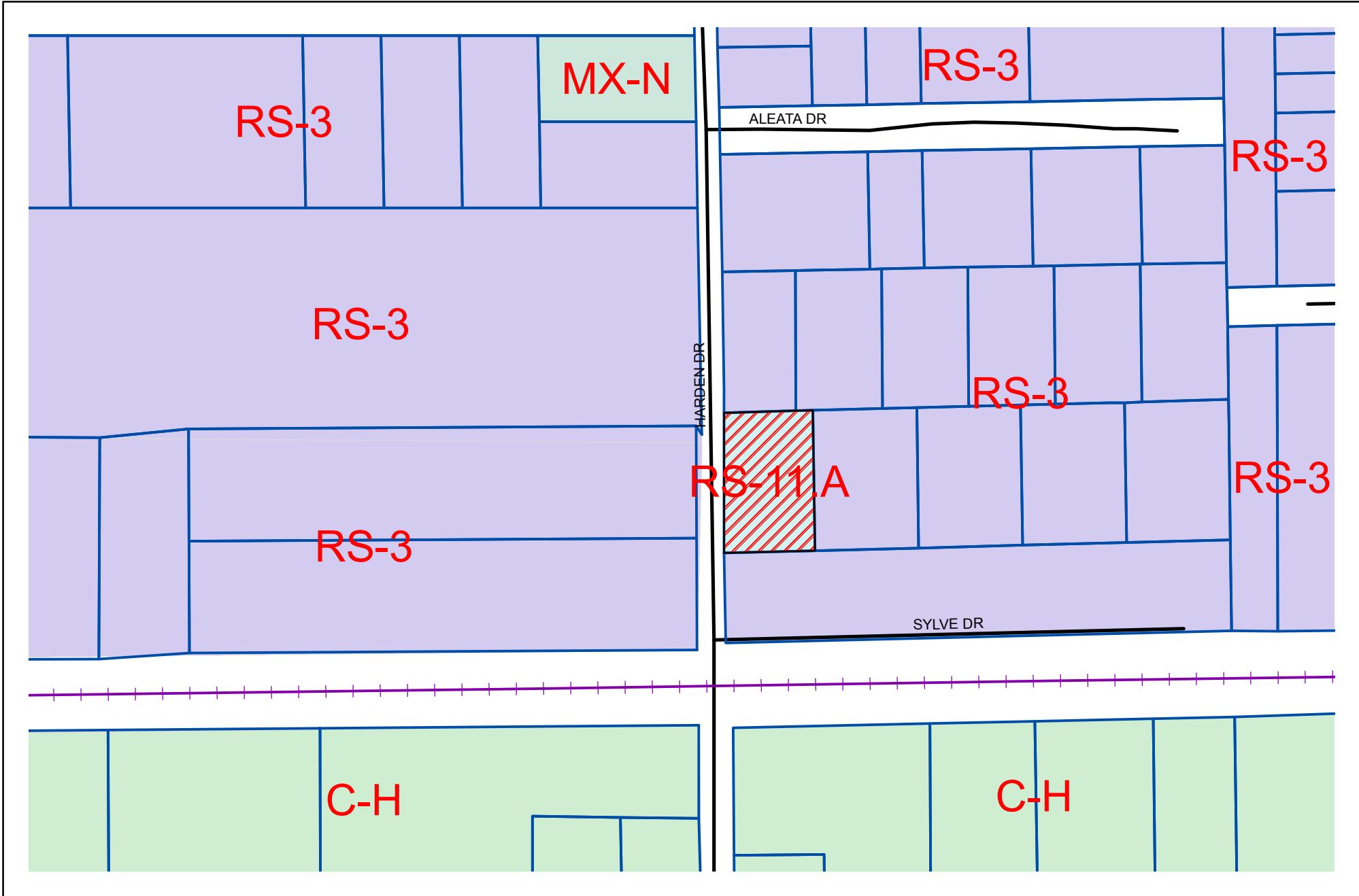
x Susan Cousain 5/22/18
APPLICANT SIGNATURE DATE

x Susan Cousain 5/22/18
OWNER SIGNATURE DATE

x _____
CITY PLANNER DATE

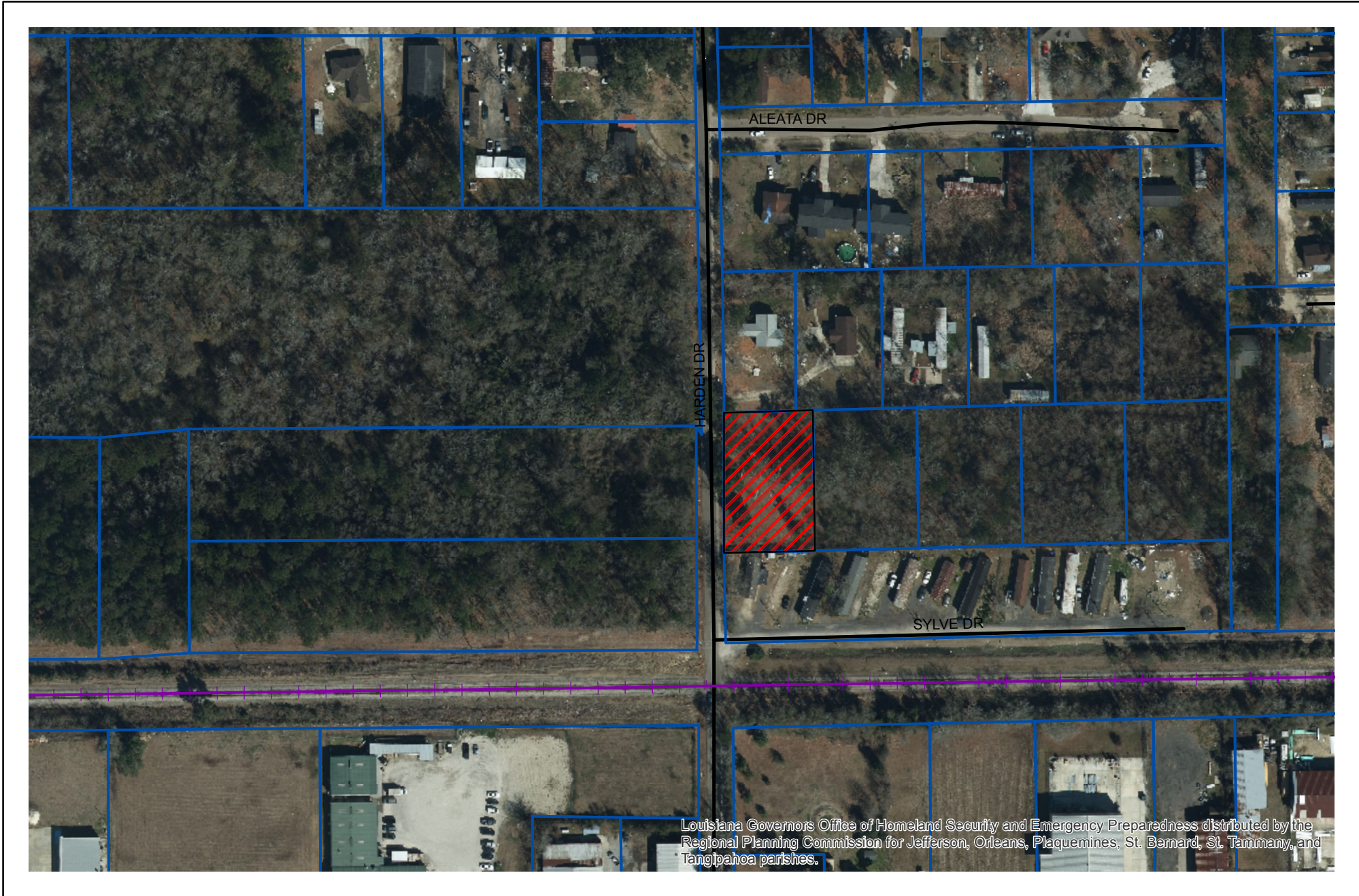
***** OFFICIAL USE *****
Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ _____
[Fees for Minor Subd. Review:] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$ _____

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

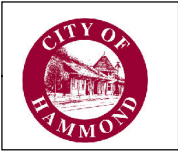
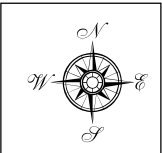


MinorSubdivision
 SUB-2018-05-00082
 206 Harden Drive

Legend
 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.



MinorSubdivision
SUB-2018-05-00082
206 Harden Drive

Legend
 Case parcel