



Staff Report
Right of Way Revocation
Case #: ROW-2021-12-00012

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

Zoning Commission Public Hearing: Thursday, January 6, 2022

City Council Introduction: January 25, 2022: January 25, 2022

City Council Hearing: February 8, 2022: February 8, 2022

City Council Request Ordinance: Introduction for an Ordinance by Starwood Management Co., LLC and Alice Sheridan to revoke a portion of George Perkins Sr. Dr. right of way and resubdivide 3 lots in Block 5 and Block 6 of Colonial Place Subdivision, located at 609 Mooney Ave. and 701 Mooney Ave., in accordance with a survey by William J. Bodin, PLS; Zoned RM-2

Site Information:

Location (Address): 609 & 701 Mooney Ave

Council District: City Council District 3

Existing Zoning: RM-2

Future Land Use: Low Density Residential

Existing Land Use: Right of Way is undeveloped

Site Description: Vacant Lot

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RM-2/Single Family Residence
South	RM-2/ Single Family Residence
West	RS-3/ Single Family Residence
East	RM-2/Vacant Land

Additional Information: George Perkins Sr. Dr. was never completed.

Commission Recommendation:

Motion: Recommend to revoke a portion of George Perkins Sr. Dr. right of way and resubdivide 3 lots in Block 5 and Block 6 of Colonial Place Subdivision, located at 609 Mooney Ave. and 701 Mooney Ave.

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Mathews

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS on January 6, 2022, the Hammond Zoning Commission held a public hearing and recommended approval to revoke a portion of George Perkins Sr. Dr. right of way and resubdivide 3 lots in Block 5 and Block 6 of Colonial Place Subdivision, located at 609 Mooney Ave. and 701 Mooney Ave.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Starwood Management Co., LLC and Alice Sheridan to revoke a portion of George Perkins Sr. Dr. right of way and resubdivide 3 lots in Block 5 and Block 6 of Colonial Place Subdivision, located at 609 Mooney Ave. and 701 Mooney Ave., in accordance with a survey by William J. Bodin, PLS; Zoned RM-2

CITY OF HAMMOND
USE OF PUBLIC RIGHT-OF-WAY PERMIT APPLICATION
FILING DATE: ___/___/___ **PERMIT#** _____

APPLICANT NAME: Vincent B. Starwood Business Owner Manager
First Name MI Last Name

COMPANY NAME: Starwood Management Company LLC

APPLICANT MAILING ADDRESS: 216 Choctaw Rd. Lafayette, La. 70501
Street or PO Box Number City State Zip

APPLICANT PHONE: (337) 781-8888 **FAX:** () _____

PARCEL# _____ **(PLEASE VERIFY PARCEL ADDRESS & # W/GIS DEPT.)**

SITE (PHYSICAL) LOCATION: 701 Mooney Ave
Street Address Number & Street Name

PROPERTY OWNER NAME: Vincent B. Starwood
(If different than Applicant Name above.) First Name MI Last Name

COMPANY NAME: Starwood Management Company LLC

Owner Address: _____
Street Name/Street Number City State Zip

Telephone: () _____ **Fax:** () _____

INSURANCE

Liability Insurance Company Name: _____

Liability Insurance Company Address: _____
Street or PO Box Number City State Zip

Policy # _____ **Policy Limits \$** _____

Insurance Company Contact Person: _____ **Phone # ()** _____
First Name MI Last Name

NOTICE: Applicant please read the following and sign below to complete this application.

1. The City Building Inspector must give approval of the areas designated for such use after proper inspection to assure public safety, and must issue a permit for use thereon.
2. Such permit is valid only for the service of food or beverage.
3. The business or owner requesting such permit must be located in the Downtown Development District.
4. The business or owner requesting such permit must provide the City of Hammond with satisfactory evidence of general liability insurance coverage naming the City as an additional insured, in an amount not less than \$250,000.00, with such insurance carriers acceptable to the City.
5. The business or owner requesting such permit shall be responsible for the cleaning of all public sidewalks immediately adjacent to his place of business at such times and in a manner acceptable to the City Building Inspector.
6. The tables or chairs must be used solely for food or beverage service.
7. There must be enough remaining sidewalk space left for pedestrian traffic to pass without walking in the street.

I certify that the above information is true and correct. I agree to abide by all City of Hammond ordinances, rules, and regulations governing the service of food or beverage on City sidewalks.

X Vntst
APPLICANT SIGNATURE

29 Dec 21
DATE

APPROVAL:

BUILDING OFFICIAL

DATE

NOTE: Attach sidewalk pictures and proof of insurance.

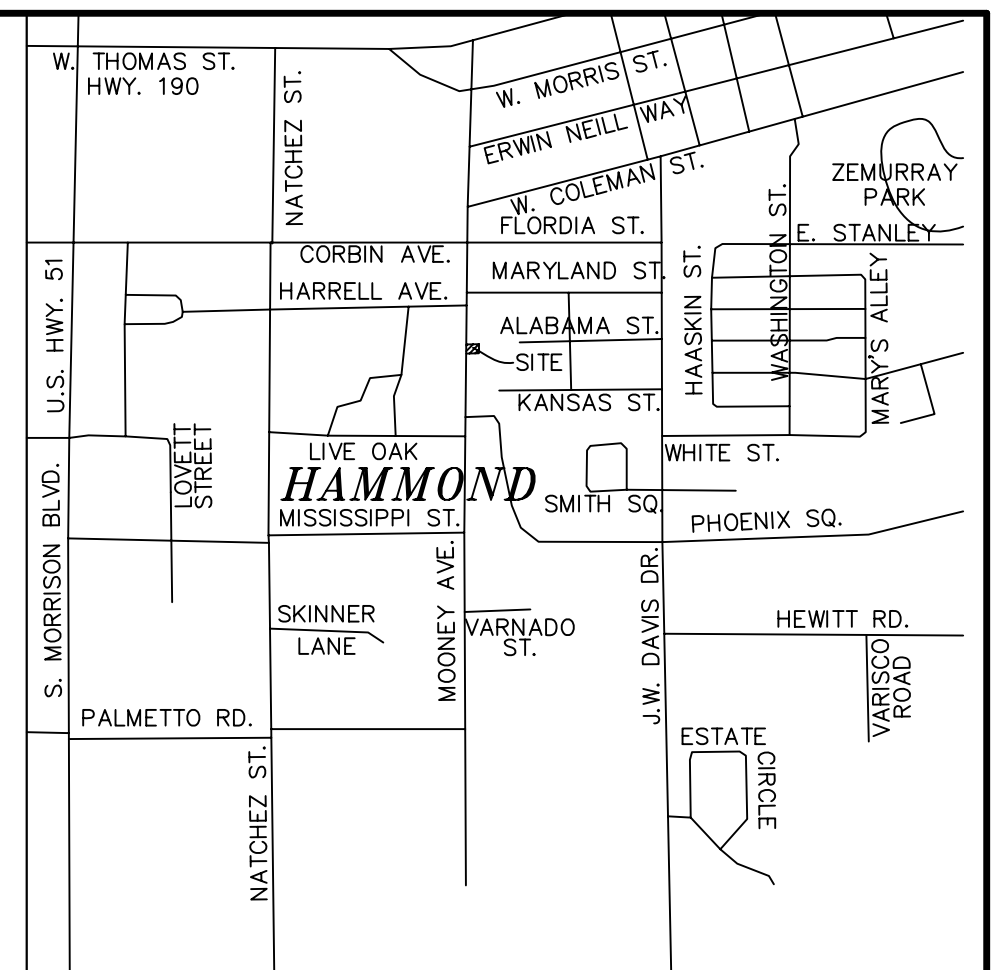
*****FOR OFFICIAL USE*****
PERMIT FEE: \$25.00 **CHECK#** _____ **CASH** **DATE PAID** ___/___/___

DESCRIPTION OF LOT-A
 A 0.141 ACRE PARCEL OF LAND, LOCATED IN BLOCK-5 OF COLONAL PLACE SUBDIVISION, SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT-12 OF BLOCK-5 OF COLONAL PLACE SUBD. THENCE PROCEED 25.00' N 00°11'41" W, THE POINT OF BEGINNING; THENCE S 00°11'41" E A DISTANCE OF 73.74 FEET; THENCE S 89°46'08" W A DISTANCE OF 83.60 FEET; THENCE N 00°42'00" E A DISTANCE OF 73.75 FEET; THENCE N 89°46'08" E A DISTANCE OF 82.45 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 6,122.257 S.F., 0.141 ACRES, ALL LOCATED IN BLOCK-5 OF COLONAL PLACE SUBDIVISION, SECTION 26, 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 5-21-2021.

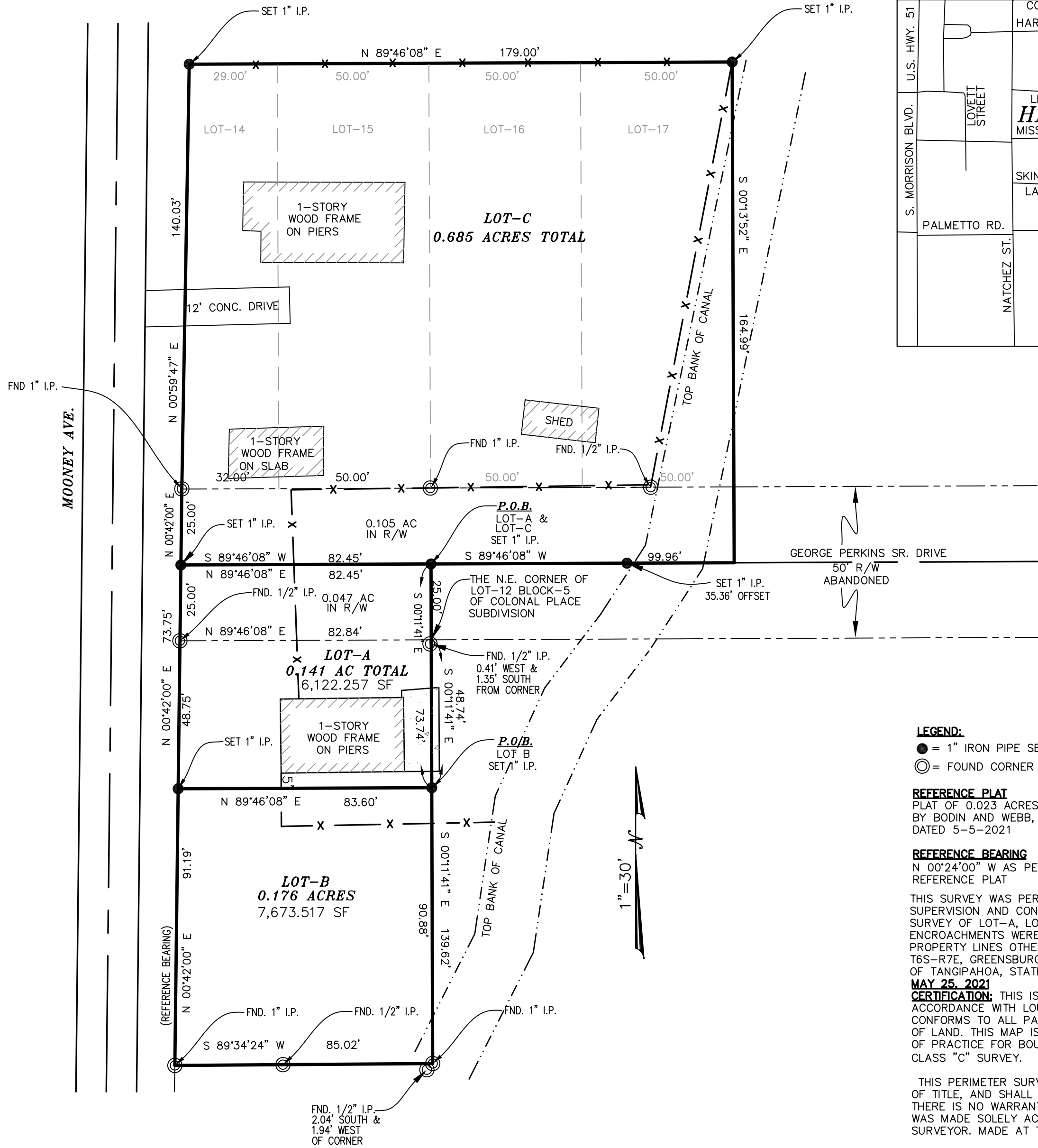
DESCRIPTION OF LOT-B
 A 0.176 ACRE PARCEL OF LAND, LOCATED IN BLOCK-5 OF COLONAL PLACE SUBDIVISION, SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT-12 OF BLOCK-5 OF COLONAL PLACE SUBD. THENCE PROCEED 48.74" S 00°11'41" E, THE POINT OF BEGINNING; THENCE S 00°11'41" E A DISTANCE OF 90.88 FEET; THENCE S 89°34'24" W A DISTANCE OF 85.02 FEET; THENCE N 00°42'00" E A DISTANCE OF 91.19 FEET; THENCE N 89°46'08" E A DISTANCE OF 83.60 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 7,674.625 S.F., 0.176 ACRES, ALL LOCATED IN BLOCK-5 OF COLONAL PLACE SUBDIVISION, SECTION 26, 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 5-21-2021.

DESCRIPTION OF LOT-C
 A 0.685 ACRE PARCEL OF LAND, LOCATED IN BLOCK-6 OF COLONAL PLACE SUBDIVISION, SECTION 26, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT-12 OF BLOCK-5 OF COLONAL PLACE SUBD. THENCE PROCEED 25.00' N 00°11'41" W, THE POINT OF BEGINNING; THENCE S 89°46'08" W A DISTANCE OF 82.45 FEET; THENCE N 00°42'00" E A DISTANCE OF 25.00 FEET; THENCE N 00°59'47" E A DISTANCE OF 140.03 FEET; THENCE N 89°46'08" E A DISTANCE OF 179.00 FEET; THENCE S 00°13'52" E A DISTANCE OF 164.99 FEET; THENCE S 89°46'08" W A DISTANCE OF 99.96 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 29,823.875 S.F., 0.685 ACRES, ALL LOCATED IN BLOCK-6 OF COLONAL PLACE SUBDIVISION, SECTION 26, 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 5-21-2021.

A 0.317 ACRES, LOCATED IN BLOCK-5 & 0.685 ACRES LOCATED IN BLOCK-6 OF COLONAL PLACE SUBDIVISION, SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.



VICINITY MAP
 (1"=2000')



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

REFERENCE PLAT
 PLAT OF 0.023 ACRES BY BODIN AND WEBB, INC. DATED 5-5-2021
 FLOOD ZONE "A" (FLOOD PRONE) COMMUNITY NO. 220208 MAP NO. 22105C0430F DATED: 7-22-2010

REFERENCE BEARING
 N 00°24'00" W AS PER REFERENCE PLAT

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF LOT-A, LOT-B AND LOT-C 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 TANGIPAHOA, STATE OF LOUISIANA.

MAY 25, 2021
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 OPINION 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 VINCENT STARWOOD.

APPROVAL OF RESUBDIVISION

PLANNING COMMISSION	DATE
CITY COUNCIL PRESIDENT	DATE
BUILDING OFFICIAL CITY PLANNER	DATE

OWNERS SIGNATURE

VINCENT STARWOOD	DATE
JANICE SHERIDAN	DATE

RECORDING INFORMATION

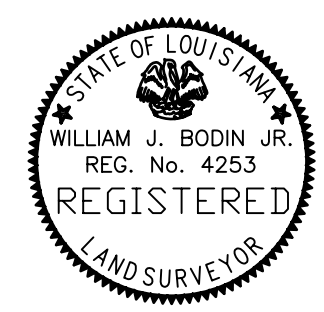
BOOK	PAGE
RECORDED BY:	DATE

ORDINANCE # _____
 ZONING LOT 14-A RM-2
 LOT 26-A RS-3

#	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: 00-00-08
DRAWN:	SCALE: 1"=30'
CHECKED: W.J.B.	APPROVED: W.J.B.



William J. Bodin, Jr.
 WILLIAM J. BODIN, JR. C.E., P.L.S.
 LA. REG. NO. 8193 & NO. 4253

VINCENT STARWOOD
 SECTION 26, T6S-R7E

1-4-22
 DATE

PROJECT NO.
SHEET NO.
1 OF 1

609 Mooney Ave. Right of Way Revocation



701 Mooney Ave

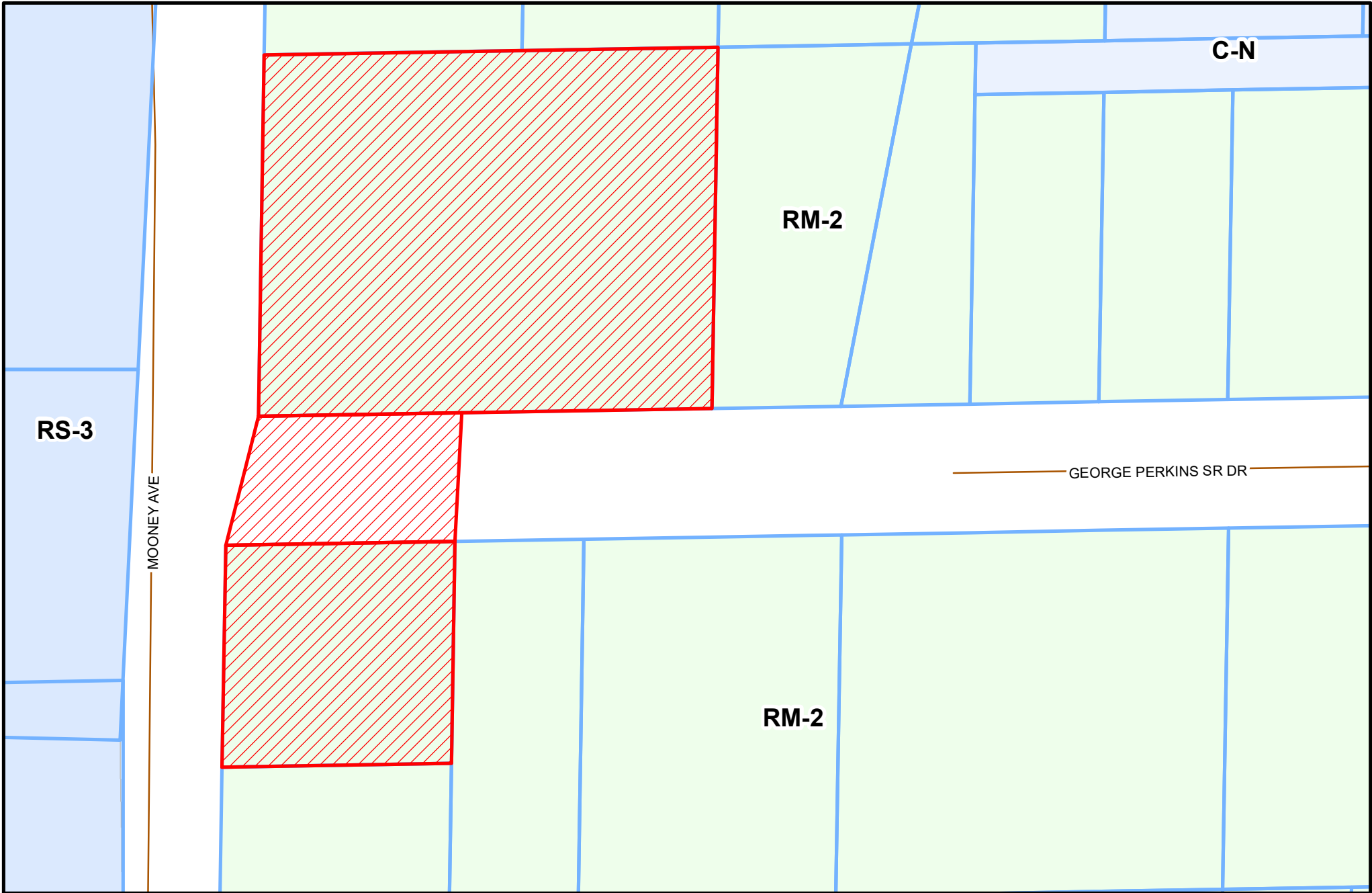


George Perkins Sr. Dr ROW

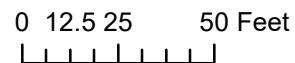


Street View





609 & 701 Mooney Ave.



Legend



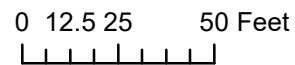


MOONEY AVE

GEORGE PERKINS SR DR



609 & 701 Mooney Ave.



Legend

