



Staff Report

Major Subdivision Vacation Case#SDV2014-6-1

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

Planning Commission Public Hearing: Wednesday July 2, 2014

City Council: Introduction – 7/15/2014 Final – 8/5/2014

MAJOR SUBDIVISION VACATION REQUEST:

Request for approval to vacate Covington Ridge Subdivision lots 1-48 including unimproved right-of-way (Covington Ridge Street) in accordance with survey by Dennis L. Gowin recorded on 12/28/2006 Book 1084 Page 498 instrument #748015; zoned RS-8 (SDV2014-6-1)

SITE INFORMATION:

Location (Address): TempAdd6

COUNCIL DISTRICT: 2-Jason Hood

Site Description: This is currently undeveloped property fronting on Old Covington Hwy and East Park Ave.

Existing Zoning: RS-8

Existing Land Use: Undeveloped

Future Land Use: Low Density Residential

ADJACENT LAND USE AND ZONING:

Direction:

Land Use/Zoning:

North: Single Family Residential/RS-8 (across E. Park Ave)

South: Single Family Residential/No Zoning (outside City Limits/Across Old Covington Hwy)

East: Single Family Residential/No Zoning (outside City Limits)

West: Single Family Residential/No Zoning (outside City Limits)

ADDITIONAL INFORMATION:

11/8/2006: City Council approved annexation Ord#06-4079

12/28/2006: Final Plat for Covington Ridge was prematurely recorded before infrastructure was installed

PUBLIC HEARING:

For: None

Against: None

PLANNING COMMISSION RECOMMENDATION:

Motion: Stanley Young to recommend approval

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

Against: None **Absent:** None

ORDINANCE TO READ:

WHEREAS, Planning Case #SDV2014-6-1 Major Subdivision Vacation requested by Landrick Contractors Group LLC & Landrick Real Estate LLC (Thomas McKellar) at TempAdd6 Old Covington Hwy. to vacate Covington Ridge Subdivision Lots 1-48 including unimproved right-of-way (Covington Ridge Street) in accordance with survey by Dennis L. Gowin recorded on 12/28/2006 Book 1084 Page 498 Instrument#748015; Zoned RS-8 has been forwarded to the Hammond City Council for approval.

NOW, THEREFORE, BE IT ORDAINED the Hammond City Council hereby approves an Act of Vacation request by Landrick Contractors Group LLC & Landrick Real Estate LLC (Thomas McKellar) to vacate Covington Ridge Subdivision Lots 1-48 including unimproved right-of-way (Covington Ridge Street) per survey by Dennis L. Gowin recorded on 12/28/2006 Book 1084 Page 498 Instrument#748015 (copy attached hereto and made a part hereof).

From: Josh Taylor, City Planner _____



VACATION OF A SUBDIVISION PLAT APPLICATION
CITY OF HAMMOND

FILING DATE: 6/11/2014

PERMIT# SDV 2014-6-1

The next Planning Commission Meeting will be held on July 3, 2014, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Board must meet the 21 day deadline for the next meeting.

VACATION OF A SUBDIVISION PLAT

Check here if development is a MINOR SUBDIVISION Check here if development is a MAJOR SUBDIVISION

PARCEL # TEMPPARCEL6; 30T6R80000326; 30T6R80000327 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: ASSESSMENT# 2229404 & #231130

old case # SDP 2000-9-2

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

List all current property owners:

PROPERTY OWNER: LANDRICK CONTRATORS GROUP CORP. & LANRIK REAL ESTATE LLC
PHONE: (888) 974-7014 cell 974-7014

ADDRESS: PO BOX 1797 HAMMOND, LA 70404
Street or PO Box City State Zip
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: THOMAS MKELLAR
First Name MI Last Name

COMPANY NAME: Po Box 1797 Owner Contractor Other

Applicant Mailing Address: Hammond LA 70404
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: 48 lots

NAME OF DEVELOPMENT: Covington Ridge

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

CURRENT USE OF LAND: Undeveloped

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

DESIGN ENGINEER/ARCHITECT PHONE ()

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]
APPLICANT SIGNATURE

6/11/2014
DATE

x [Signature]
OWNER SIGNATURE

6/11/2014
DATE

x
CITY PLANNER

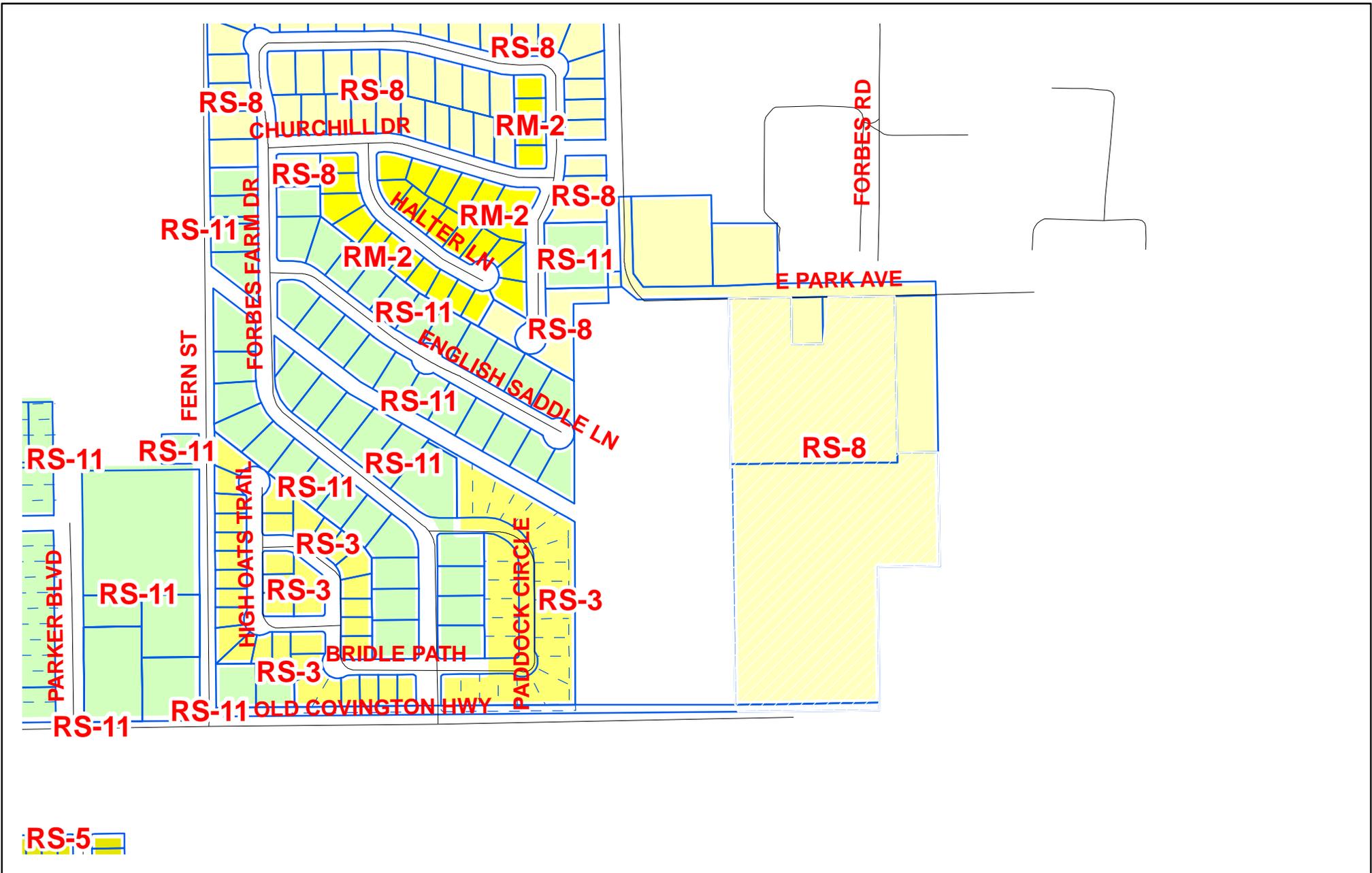
DATE

***** 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 + \$3.00 for Each Lot or Building = TOTAL DUE \$

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

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



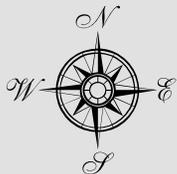
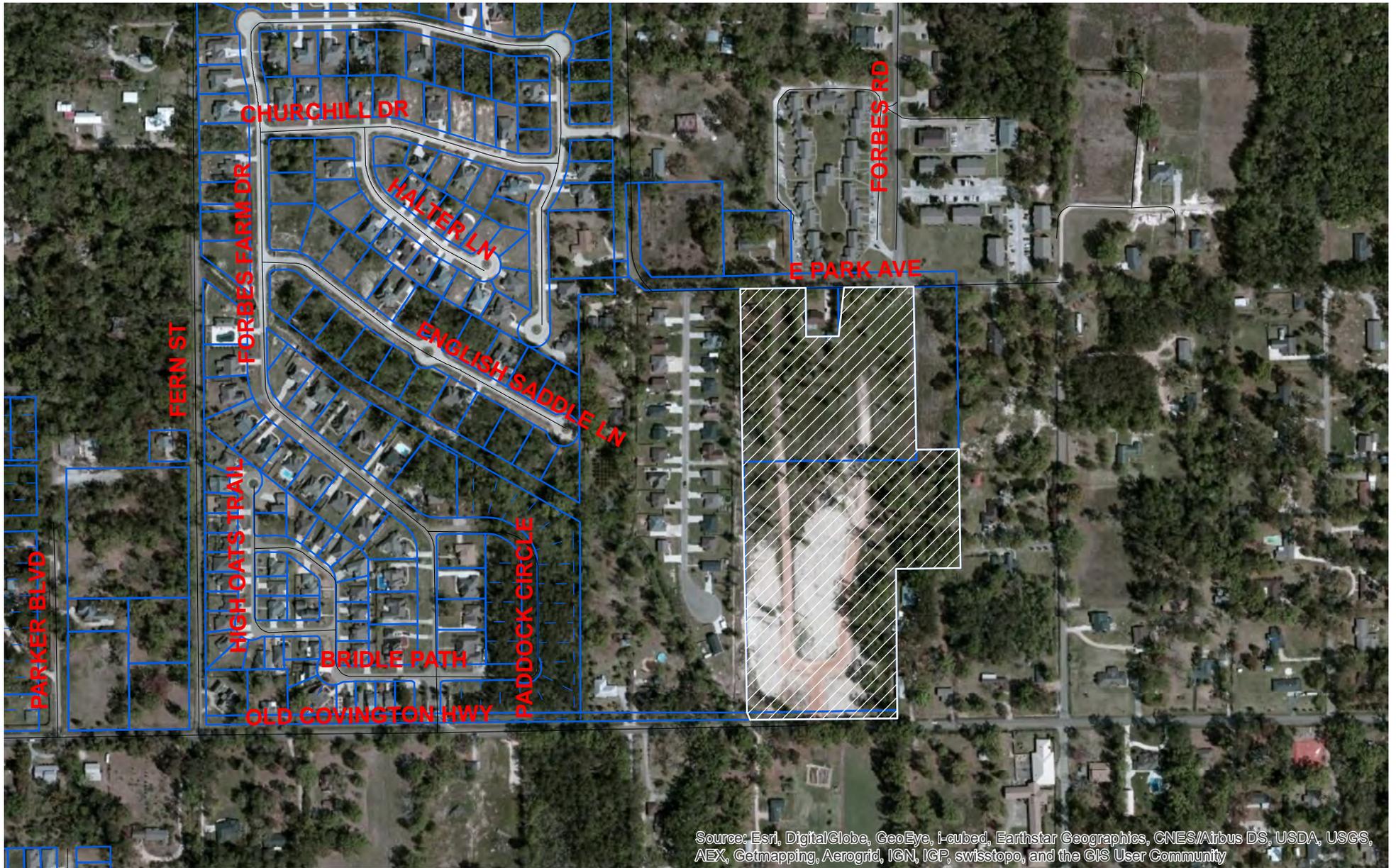
RS-5



TempParcel6
SDV2014-6-1

Legend

-  Case Parcel
-  Railroad



TempParcel6

SDV2014-6-1

- Legend**
-  Case Parcel
 -  Railroad