



Staff Report

Minor Subdivision Case#SDF2014-7-3

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

Planning Commission Public Hearing: Thursday August 7, 2014

City Council: Introduction - 8/19/2014 Final - 9/2./2014

CITY COUNCIL REQUEST: (Ordinance)

Acceptance of Dedication of 15’ utility servitude for maintenance of water line that serves the Camellia’s Subdivision located on Lot 3 of the Sims Minor Subdivision at 1409 S. Elm St.; Zoned RM-2 & Iowa Addition Overlay (**SDF2014-7-3**) Recommended approval by Planning Commission

SITE INFORMATION:

Location (Address): 1409 South Elm St.

COUNCIL DISTRICT: 2- Jason Hood

Site Description: Undeveloped land fronting on S. Elm St. in the Iowa Addition Overlay. The easterly property line abuts to the Camellia’s Subdivision. The most southern property line has a 15’ utility servitude for water line that services the Camellia’s Subdivision that we never formally dedicated to the City of Hammond.

Existing Zoning: RM-2

Existing Land Use: Undeveloped

Future Land Use: Low-Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	Single Family Residential/RM-2
South:	Single Family Residential/RM-2
East:	Single Family Subdivision/RM-2
West:	Single Family Residential/RM-2

ADDITIONAL INFORMATION:

Planning Commission approved the Sims Minor Subdivision during public hearing on Aug. 7, 2014. The 15’ utility servitude that crosses the south property line of Lot 3 was installed several years ago to service The Camellia’s Subdivision that fronts on Range Road.

PUBLIC HEARING:

Grady Reynolds property owner to the east in the Camellia’s subdivision (1528 Camellia Dr) asked if a drainage plan will be required. City Planner stated if this property is not a part of a master drainage plan, the property owner would have to provide a drainage plan as part of the construction process.

PLANNING COMMISSION RECOMMENDATION:

Motion: William Travis motion to approve the Sims Minor Subdivision with the condition the City Council accepts dedication of the 15’ utility servitude on the south property line of Lot 3.

For: Sam McClugage, Ralph Ross, Jimmy Meyer, Stanley Young **Against:** None

ORDINANCE TO READ:

WHEREAS, the Hammond Planning Commission approved the minor subdivision request for Joe A. Sims & David R. Sims to resubdivide an unnamed parcel into Lot 1, 2, & 3 of the Sims Subdivision in accordance with survey by Dennis L. Gowin dated 6/12/2014 with the following condition:

- 1) the Hammond City Council accepts dedication of the 15’ utility servitude on the south property line of Lot 3 for maintenance of a city water line.

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby accepts dedication of a 15’ utility servitude (15’ x 236’) for maintenance of a city water line servicing the Camellia’s Subdivision on the south property line of Lot 3 of the Sims Subdivision located at 1409 S. Elm Street in accordance with survey by Dennis L. Gowin dated 6/12/2014 (attached hereto and made a part hereof).

From: Josh Taylor, City Planner _____

**RESUBDIVISION OF UNNAMED PARCEL
INTO LOT 1, LOT 2 & LOT 3
OF SIMS SUBDIVISION
SECTION 25, T6S-R7E
GREENSBURG LAND DISTRICT
CITY OF HAMMOND
TANGIPAOHA PARISH, LOUISIANA**

PARENT TRACT DESCRIPTION

3 LOTS APPROXIMATELY 105' FRONTAGE ON SOUTH ELM STREET BY A DEPTH OF 236' LOCATED IN THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SEC. 25, T6S, R7E, TANGIPAOHA PARISH, LOUISIANA

OFFER OF DEDICATION:

THE OWNERS OF LOT 3 DO HEREBY DEDICATE THE 15' UTILITY SERVITUDE TO THE CITY OF HAMMOND FOR MAINTENANCE OF WATER LINE WITHIN SAID SERVITUDE.

OWNERS: _____ DATE _____
JOE ARTHUR SIMS

DAVID R. SIMS

ACCEPTANCE OF DEDICATION:

THE CITY OF HAMMOND DOES HEREBY ACCEPT THE 15' UTILITY SERVITUDE FOR MAINTENANCE OF WATER LINE WITHIN SAID SERVITUDE.

CITY COUNCIL PRESIDENT

WATER DEPARTMENT

RESUBDIVISION APPROVAL:

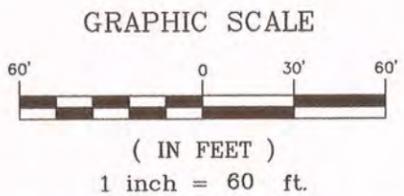
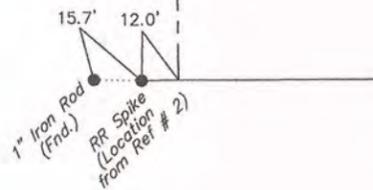
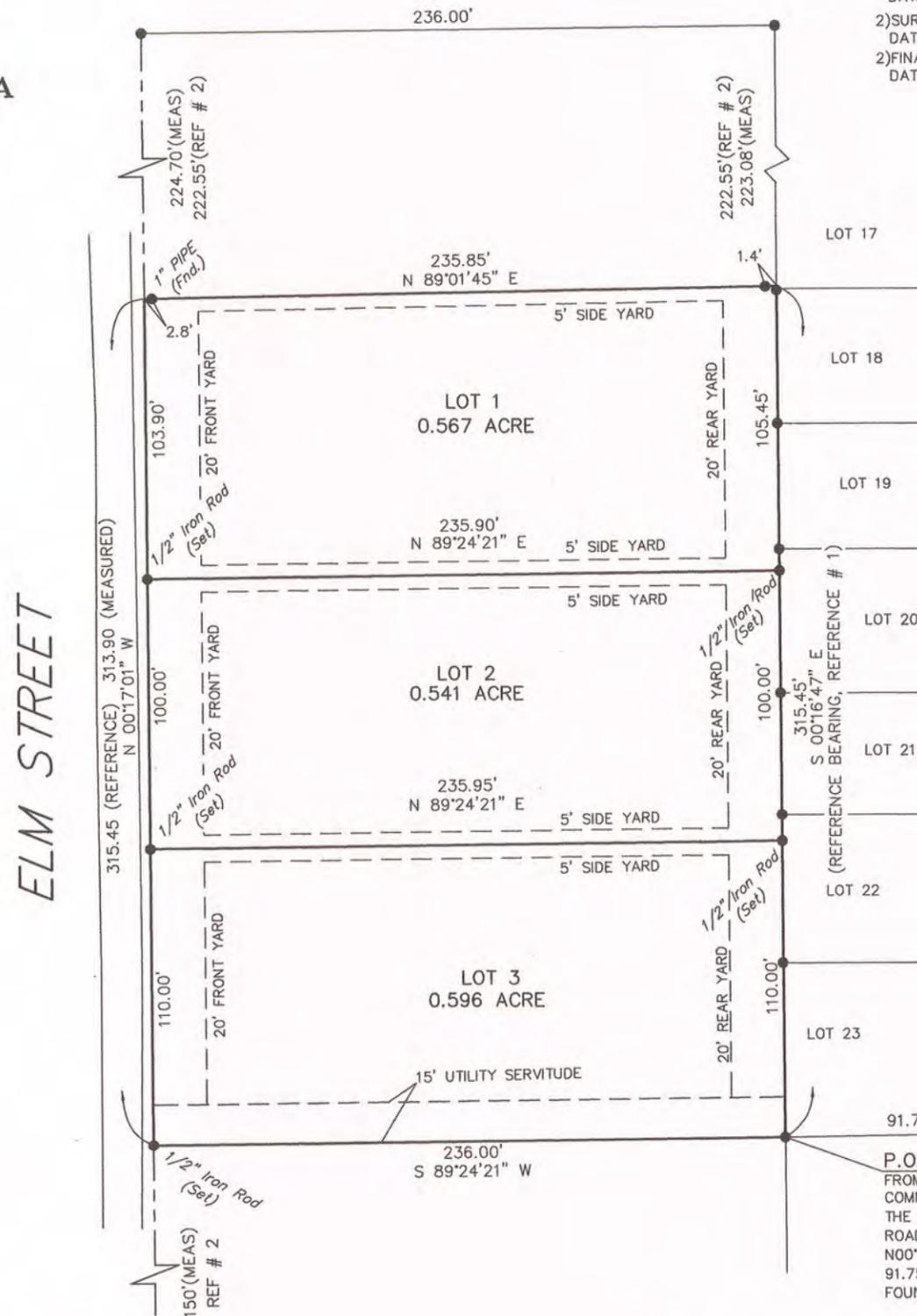
CITY COUNCIL PRESIDENT

CITY PLANNER

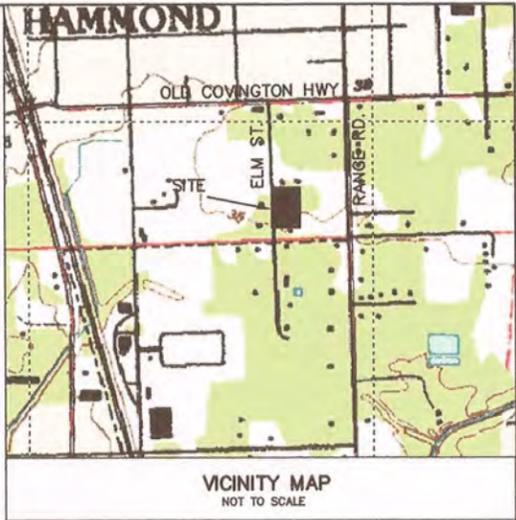
PLANNING COMMISSION

MADE AT THE REQUEST OF:
JOE ARTHUR SIMS

NO.	DATE	DESCRIPTION



- REFERENCES:**
- 1) SURVEY PLAT BY TURNER SURVEYS, LLC DATED: 1/23/2006, JOB NO. 062104
 - 2) SURVEY PLAT BY CLIFFORD G. WEBB DATED: 8/30/1974
 - 2) FINAL PLAT OF "THE CAMELIAS" BY TURNER SURVEYS, LLC DATED: 3/24/2006



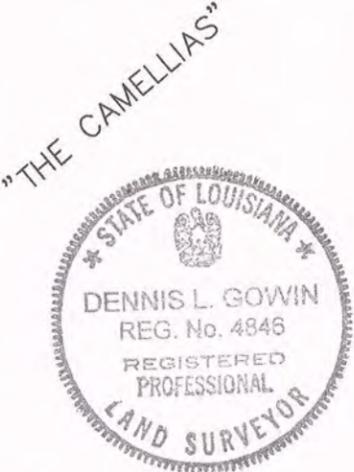
1/2 IRON ROD FOUND UNLESS NOTED

NOTES:

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

F. I. A. ZONE: "X" CLEAR
BASE FLOOD ELEVATION: NONE SHOWN
COMMUNITY PANEL NO. 22105C0430F
MAP REVISED: JULY 22, 2010



NOTE:
BUILDING SETBACKS SHOWN HEREON ARE THE MINIMUM REQUIREMENT FOR RM-2 ZONING

FRONT YARD 20'
REAR YARD 20'
SIDE YARD 5'

P.O.B
FROM THE INTERSECTION OF THE COMMON LINE OF SECS. 25&26 & THE WEST R/W LINE OF RANGE ROAD S89°50'16"W 347.00', N00°08'31"W 149.46', S89°16'28"W 91.75', TO A 1/2" IRON ROD FOUND (REFERENCE 1)

NAME OF SUBDIVISION OR DEVELOPMENT: SIMS MINOR SUBDIVISION
AREA OF DEVELOPMENT: 1.704 ACRES
CURRENT ZONING: RM-2
NUMBER OF LOTS: 3
NAMES OF PROPERTY OWNERS: JOE ARTHUR SIMS & DAVID R. SIMS
NAME OF DEVELOPER: JOE ARTHUR SIMS
ADDRESS OF DEVELOPER: P.O. BOX 458, HAMMOND, LA

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

Dennis L. Gowin

DENNIS L. GOWIN, P.L.S.; LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR

TURNER SURVEYS, LLC

15732 E. HOFFMAN ROAD
PONCHATOULA, LA. 70454
PHONE: (985)386-2358
FAX: (985)386-2359
Turnersurveys@turnersurveys.net

**SIMS SUBDIVISION
CITY OF HAMMOND
SEC 25, T6S-R7E
TANGIPAOHA PARISH, LOUISIANA**

DATE: 6/12/14	DRAWN BY: ANF/DLG	JOB NO. 14-0214	DRAWING NO. 1
SCALE: 1" = 60'	CHECKED BY: SKT		



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: 7/14/14

PERMIT# SOF 2014-7-3

The next Planning Commission Meeting will be held on Aug. 7, 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 # 2746641092.00 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: 1409 S. Elm Street

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

List all current property owners:

PROPERTY OWNER: JOE ARTHUR SIMS & DAVID R. SIMS PHONE (985) 345-3120

ADDRESS: P.O. Box 458 HAMMOND, LA. 70401

(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: SAME AS ABOVE

COMPANY NAME: _____ Owner Contractor Other

Applicant Mailing Address: _____

Applicant Telephone: (____) _____ Applicant Fax: (____) _____

PERMIT INFO-Additional Check if you will be applying for: ANNEXATION REZONING VARIANCE

of Acres: _____ # of Proposed Lots: 3

NAME OF DEVELOPMENT: Sims Minor Subdivision

EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I IL
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: _____

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 [Signature]
 APPLICANT SIGNATURE

7-11-14
 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 + \$3.00 for each lot or building = TOTAL DUE \$ 59.00

AMOUNT PAID: \$ 59.00 CHECK# 1083 PAID CASH

DATE PAID 7/11/14

AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH

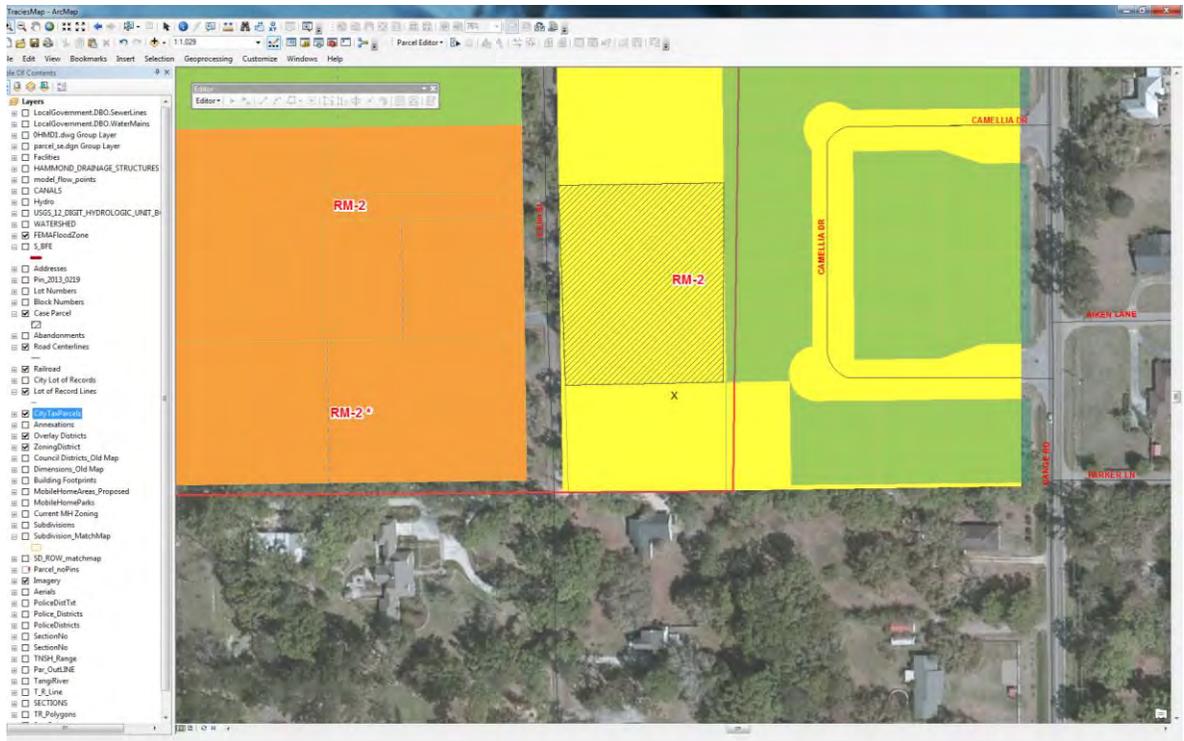
DATE PAID / /

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	SDF	<input type="checkbox"/>	Date:	07/14/2014
<input type="checkbox"/>	Permit/Case #	SDF2014-7-3			
<input type="checkbox"/>	Parcel #	2766641092.00			
<input type="checkbox"/>	Address	1409 SOUTH ELM STREET			
<input type="checkbox"/>	Owner	JOE ARTHUR SIMS & DAVID R. SIMS			
<input type="checkbox"/>	Assessment #	1494309			
<input type="checkbox"/>	Zoning	RM-2			
<input type="checkbox"/>	Overlay District	IOWA ADDITION OVERLAY			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holds/Taxes	UNAPPROVED LOT/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

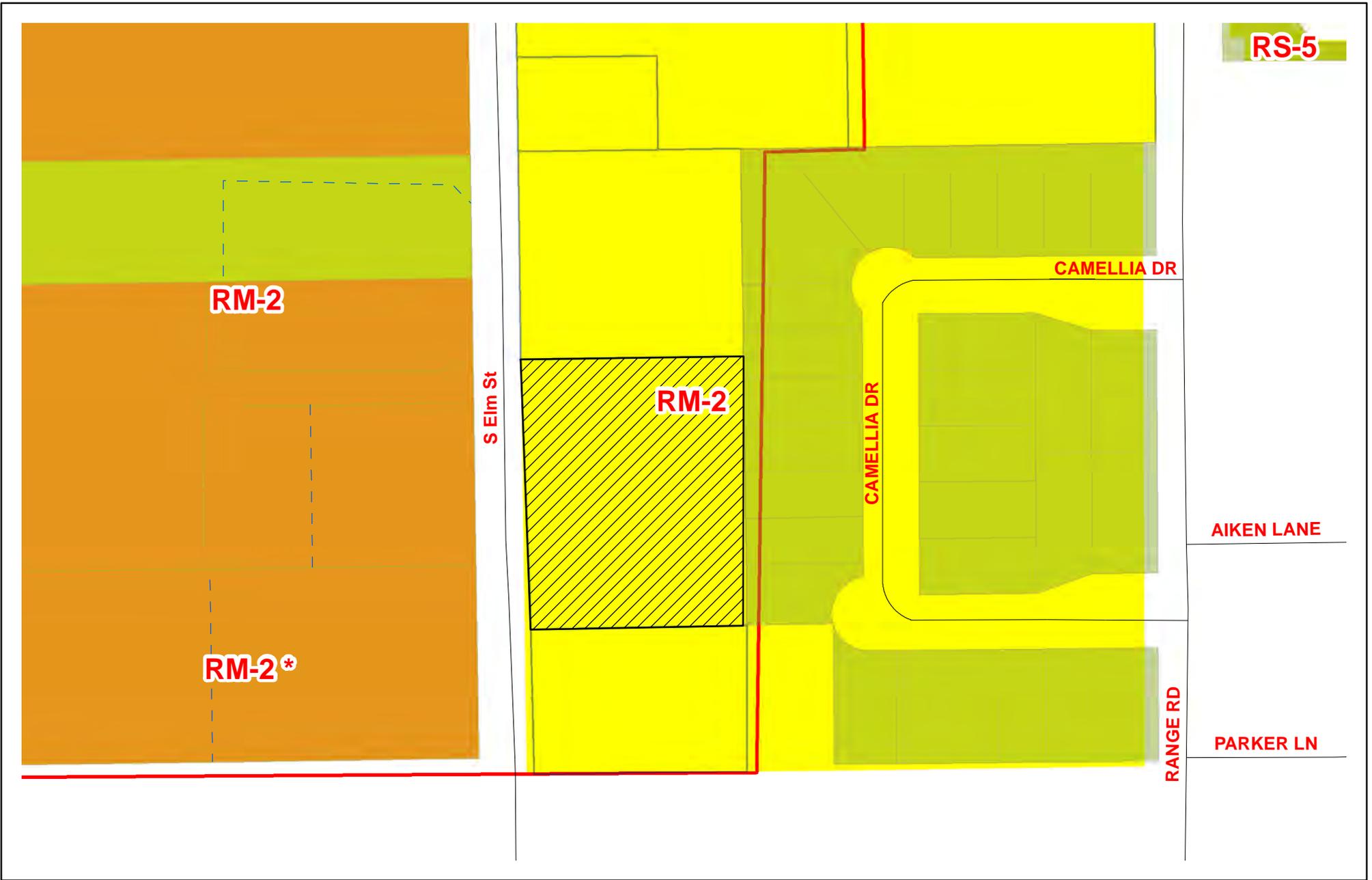
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____



1405 S. Elm St.

SDF2014-7-3

Legend

-  Case Parcel
-  Iowa Addition



1405 S. Elm St.
SDF2014-7-3

- Legend**
-  Case Parcel
 -  Iowa Addition