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:
<table>
<thead>
<tr>
<th>Direction</th>
<th>Land Use/Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single Family Residential/ RM-2</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential/ RM-2</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Subdivision/ RM-2</td>
</tr>
<tr>
<td>West</td>
<td>Single Family Residential/ RM-2</td>
</tr>
</tbody>
</table>

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 Lot1, 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
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

Please verify address with City of Hammond GIS Dept.

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

List all current property owners:

PROPERTY OWNER: Joe Arthur Sims | David R. Sims
PHONE: (985) 345-3120

SITE LOCATION OR LEGAL DESCRIPTION: 1409 S. Elm Street

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

List all current property owners:

PROPERTY OWNER: Joe Arthur Sims | David R. Sims
PHONE: (985) 345-3120

ADDRESS: P.O. Box 478

APPLICANT/DEVELOPER: Same as Above

COMPANY NAME: [ ]Owner [ ]Contractor [ ]Other

Applicant Mailing Address:

Applicant Telephone:

Applicant Fax:

# of Acres: # of Proposed Lots: 3

NAME OF DEVELOPMENT: Sims Minor Subdivision


CURRENT 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.

APPLICANT SIGNATURE

DATE

OWNER SIGNATURE

DATE

CITY PLANNER

DATE

OFFICIAL USE

Fees for Preliminary and Final Review: $300.00 + $5.00 for Each Lot or Building = TOTAL DUE $59.00

AMOUNT PAID: $ 59.00 CHECK# 1083 PAID CASH DATE PAID 7-14-14

AMOUNT PAID: $ 0.00 CHECK# 0 PAID CASH DATE PAID

Revised 12/3/2013
**PROPERTY INFORMATION SHEET**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>Type of Permit</td>
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<tr>
<td>Date</td>
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<tr>
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<td>SDF2014-7-3</td>
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<tr>
<td>Address</td>
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<tr>
<td>Owner</td>
<td>JOE ARTHUR SIMS &amp; DAVID R. SIMS</td>
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<td>Assessment #</td>
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<tr>
<td>Zoning</td>
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<td>Overlay District</td>
<td>IOWA ADDITION OVERLAY</td>
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<tr>
<td>Flood Zone</td>
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<td>Flood Way</td>
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<tr>
<td>Holds/Taxes</td>
<td>UNAPPROVED LOT/NONE</td>
</tr>
<tr>
<td>Bldg Tax Value</td>
<td>(x 10% Res/15% Cml) 50% =</td>
</tr>
</tbody>
</table>

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

Preparer Initials _____________________     Reviewer Initials _________________________

![Screen Print](image-url)
Legend
- Case Parcel
- Iowa Addition