



Staff Report

Revocation & Minor Subdivision Case#SDR2014-9-1

Planning Commission Public Hearing: Thursday Oct 2, 2014

City Council: Introduction – 10/7/2014 Final – 10/21/2014

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Survey, Ord#99-2658

CITY COUNCIL REQUEST: (Ordinance)

Approval of Revocation of a 20' x 284' portion of unimproved Campo Street right-of way, and resubdivision of Lot 6, the East 1/3 of Lots 7,8,9, & 10 in Block 2, the West 20' of previously abandoned Campo right-of-way, and the remaining west 10' of the middle 20' right-of-way to be abandoned into Lot 6A Block 2 of the Kenmore Addition; and resubdivision of Lot 1, the West 50' of Lots 10,9,8, & 7 in Block 3, the East 20' of previously abandoned Campo right-of-way, and the remaining east 10' of the middle 20' right-of-way to be abandoned into Lot 1-A in Block 3 of the Kenmore Addition; all in accordance with survey by Wm. J. Bodin Jr. located at 809 & 813 E. Church St.; Zoned RM-2 (SDR2014-9-1) recommended approval by the Planning Commission

COUNCIL DISTRICT: 1-Johnny Blount

SITE INFORMATION:

Location (Address): 809 & 813 E. Church St.

Site Description: Each lot has existing house. Railroad right of way runs along the north property line (east and west).

Existing Zoning: RM-2 **Existing Land Use:** Residential **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 (across RR Tracks)
South:	Undeveloped/RM-2 (across E. Church)
East:	Undeveloped/RM-2
West:	Single Family residential/RM-2

ADDITIONAL INFORMATION:

20' East & West portions of a 60' Campo Street right-of-way was previously abandoned by Ord#99-2658 leaving the center 20' still owned by the City of Hammond.

PUBLIC HEARING:

FOR: William J. Bodin Jr. (Surveyor)
Anthony Perkins (809 E. Church St)
Janice Lusk (813 E. Church St)

AGAINST: None

PLANNING COMMISSION RESULTS:

Motion: Stanley Young motion to recommend approval
For: Sam McClugage, William Travis, Jimmy Meyer **Against:** None **Absent:** Ralph Ross

ORDINANCE TO READ:

WHEREAS, on December 7, 1999 the Hammond City Council approved Ordinance#99-2658 to abandon a portion of Campo Street unopened section between E. Church Street and ICG Railroad being only the West 20' and the East 20' of a 60' right-of-way leaving the middle 20' as city right-of way.

WHEREAS, on October 2, 2014 the Planning Commission recommended approval to revoke the remaining 20' x 284' middle section of the unimproved Campo Street right-of-way; and

WHEREAS, the Planning Commission also recommends approval to resubdivide Lot 6, the East 1/3 of Lots 7,8,9, & 10 in Block 2, the West 20' of previously abandoned Campo right-of-way (Ord#99-2658), and the remaining west 10' of the middle 20' right-of-way to be abandoned into Lot 6A Block 2 of the Kenmore Addition; and the resubdivision of Lot 1, the West 50' of Lots 10,9,8, & 7 in Block 3, the East 20' of previously abandoned Campo right-of-way (Ord#99-2658), and the remaining east 10' of the middle 20' right-of-way to be abandoned into Lot 1-A in Block 3 of the Kenmore Addition

From: Josh Taylor, City Planner _____

REVOCATION OF 20' X 284.00' REMAINING CAMPO STREET R.O.W. FROM EAST CHURCH TO RAILROAD AVE.
 RESUBDIVISION OF LOT-6, EAST 1/3 OF LOTS 7, 8, 9 & 10 BLOCK 2, WEST 20' OF PREVIOUSLY ABANDONED CAMPO R.O.W.
 INTO LOT 6-A AND LOT-1, THE WEST 50' OF LOT 10, 9, 8, 7, OF BLOCK 3 OF THE KENMORE ADDITION TO THE CITY
 OF HAMMOND AND THE EAST 20' OF THE ABANDONED R.O.W. INTO LOT 1-A LOCATED IN SECTION 24, T6S-R7E,
 GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

DESCRIPTION OF LOT 6-A BLOCK 2

A 0.456 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, SQUARE 2 OF THE KENMORE ADDITION TO THE CITY OF HAMMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 210.00' N 75.30' 00" E FROM THE S.W. CORNER OF SQUARE 2 OF THE KENMORE ADDITION TO THE POINT OF BEGINNING;
 THENCE N 14.30'00" W A DISTANCE OF 284.00 FEET;
 THENCE N 75.30'00" E A DISTANCE OF 70.00 FEET;
 THENCE S 14.30'00" E A DISTANCE OF 284.00 FEET;
 THENCE S 75.30'00" W A DISTANCE OF 70.00 FEET;
 BACK TO THE POINT OF BEGINNING CONTAINING 0.456 ACRES, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, SQUARE 2 OF THE KENMORE ADDITION TO THE CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.
 THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, PROFESSIONAL LAND SURVEYOR DATED 4-23-2012.

DESCRIPTION OF LOT 1-A BLOCK 3

A 0.499 ACRE PARCEL OF LAND, LOCATED IN SECTION 24, T6S-R7E, SQUARE 2 OF THE KENMORE ADDITION TO THE CITY OF HAMMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 280.00' N 75.30' 00" E FROM THE S.W. CORNER OF SQUARE 2 OF THE KENMORE ADDITION TO THE POINT OF BEGINNING;
 THENCE N 14.30'00" W A DISTANCE OF 284.00 FEET;
 THENCE N 75.30'00" E A DISTANCE OF 80.00 FEET;
 THENCE S 14.30'00" E A DISTANCE OF 183.88 FEET;
 THENCE S 75.30'00" W A DISTANCE OF 100.12 FEET;
 THENCE S 14.30'00" E A DISTANCE OF 100.12 FEET;
 BACK TO THE POINT OF BEGINNING CONTAINING 0.499 ACRES, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, SQUARE 2 OF THE KENMORE ADDITION TO THE CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.
 THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, PROFESSIONAL LAND SURVEYOR DATED 4-23-2012.

REFERENCE PLAT
 PLAT OF 0.39 ACRES
 BY BODIN AND WEBB, INC.
 DATED 5-26-2004

REFERENCE BEARING
 N 75.00'00" E AS PER
 REFERENCE PLAT

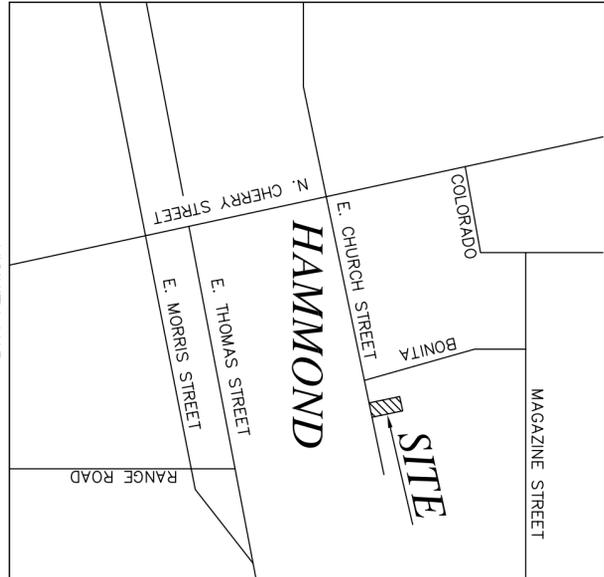
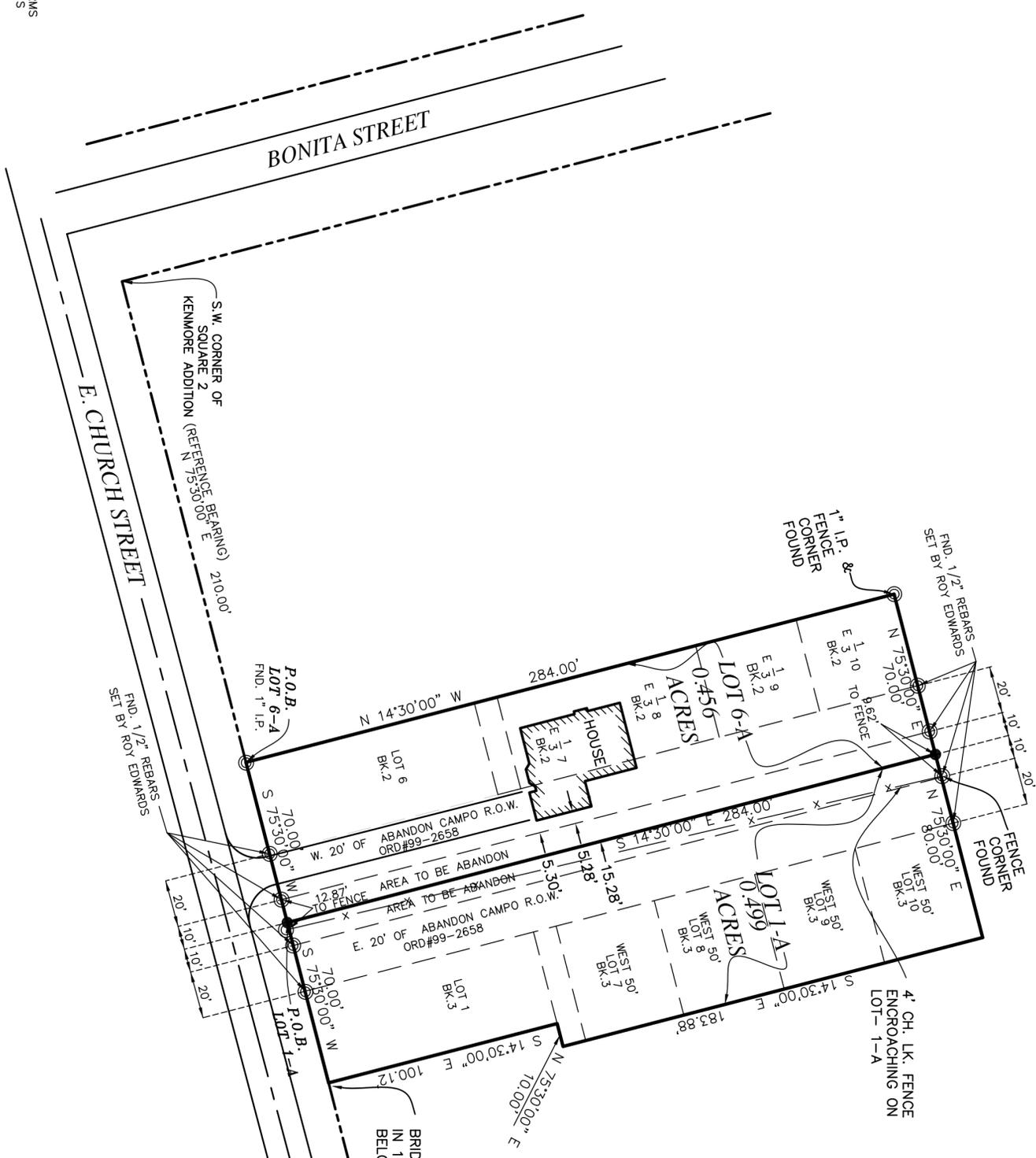
THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.456 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 24, T6S-R7E, GREENSBURG LAND DISTRICT, SQUARE 2 OF THE KENMORE ADDITION TO THE CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

APRIL 23, 2012
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 MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS.

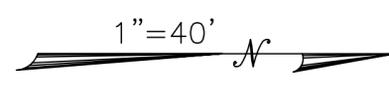
WILLIAM J. BODIN, JR. CE., P.L.S.
 LA. REG. NO. 4253

DATE

#	DATE	REVISION



- NOTES:
- 1) 1/2" REBARS SET BY ROY EDWARDS
 - 2) 1" I.P.S. SET BY BODIN AND WEBB, INC. BACK IN 2004 @ CENTERLINE OF 60' R.O.W.
 - 3) RESIDENCE WITHIN 5.28' IF CITY KEPT 20' OF 60' R.O.W.
 - 4) RESIDENCE NOW 15.28' OF CENTERLINE OF 60' R.O.W.



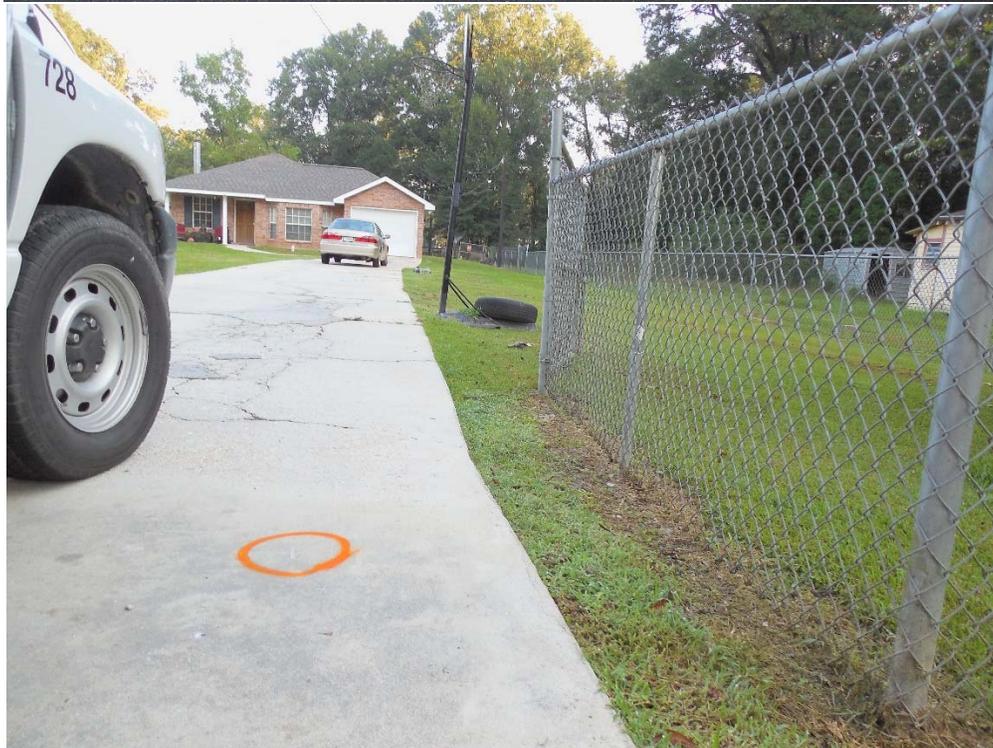
OWNER OF LOT 1-A	DATE
OWNER OF LOT 6-A	DATE
APPROVAL REVOCATION:	
CITY COUNCIL PRESIDENT	DATE
CITY STREETS DEPT.	DATE
APPROVAL OF RESUBDIVISION:	
CITY PLANNER	DATE
PLANNING COMMISSION	DATE

BODIN AND WEBB, INC.
 CONSULTING ENGINEERS
 1024 S. CYPRESS
 HAMMOND, LOUISIANA 70403
 PH# (985) 345-3947 FAX# (985) 345-0213

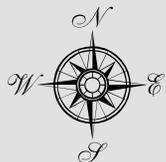
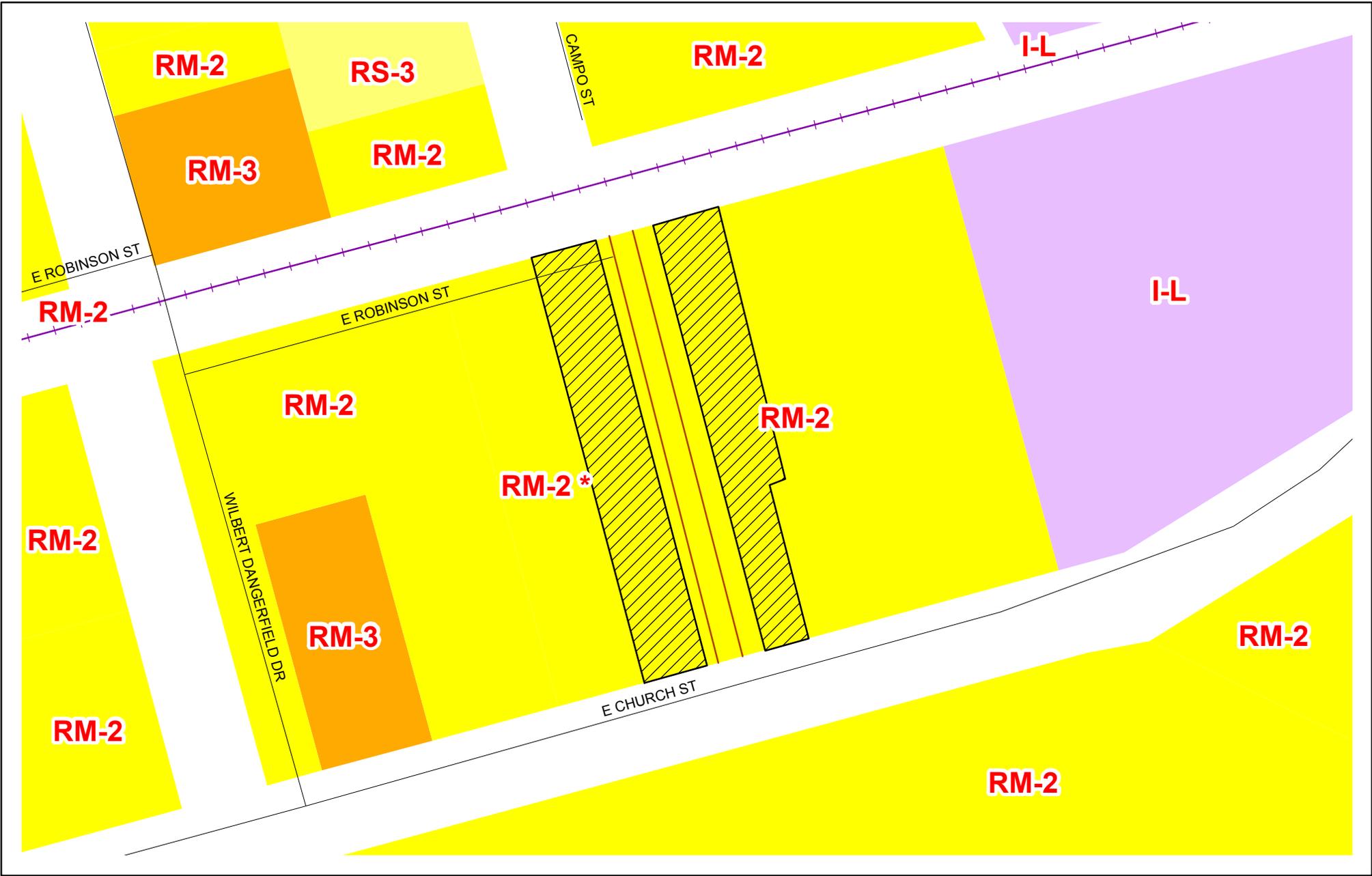
DESIGNED: W.J.B.	DATE: 4-23-12
DRAWN: C.D.B.	
CHECKED: W.J.B.	SCALE: 1"=40'
APPROVED: W.J.B.	

ANTHONY PERKINS
 SECTION 24, T6S-R7E

PROJECT NO.	
SHEET NO.	1 OF 1





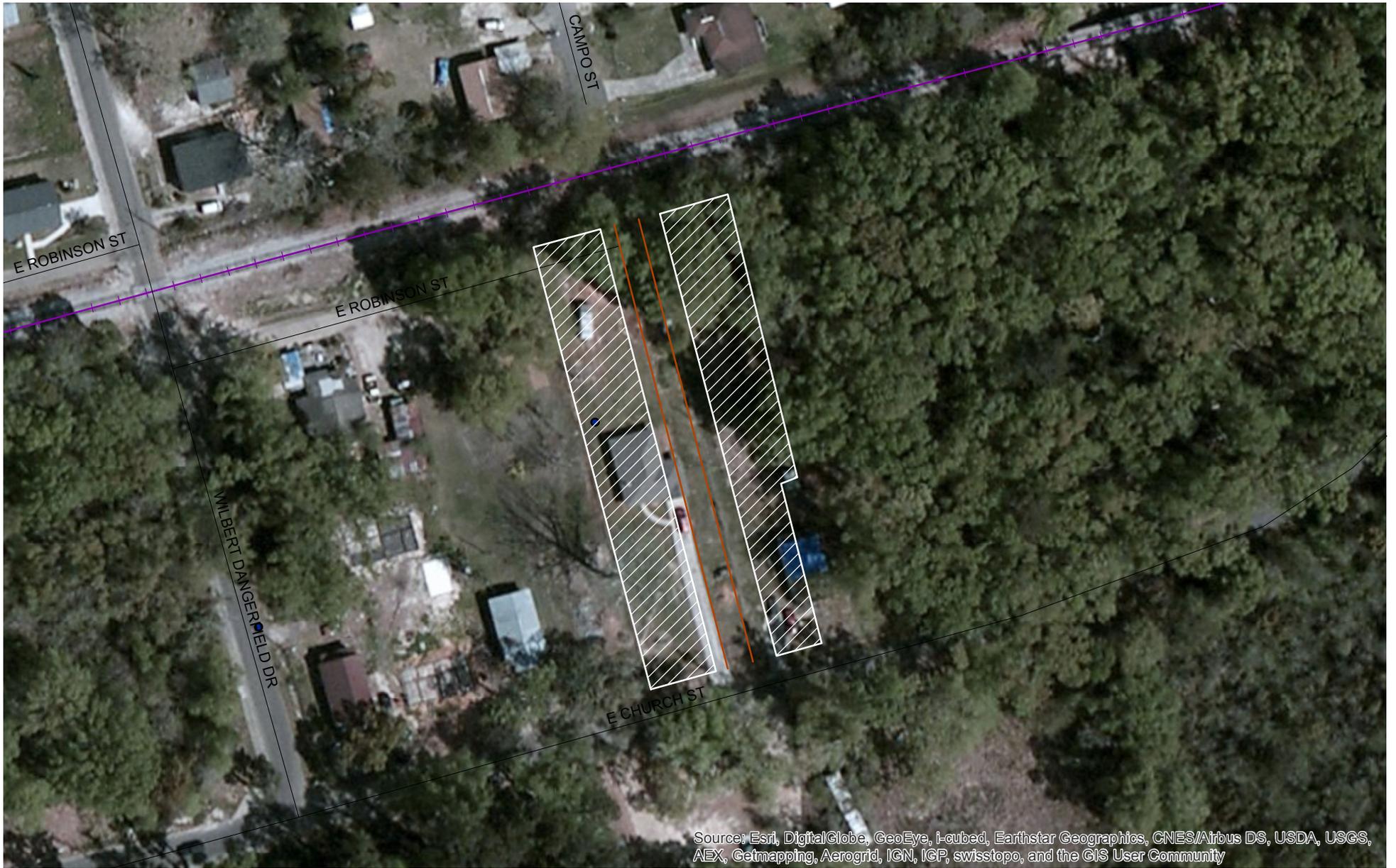


SDR2014-9-1

809 & 813 E. Church Street

Legend

 Original Lots



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Legend

 Original Lots