Staff Report

Right of Way Revocation

Case #: ROW-2015-11-00002

Attachments:

Staff Report, Survey, Photos, Application, Property Information Sheet, Zoning Map, Aerial Map

Planning Commission Public Hearing: Thursday, December 3, 2015

City Council Introduction: Tuesday December 15, 2015

City Council Final: Tuesday January 5, 2015

City Council Request (Ordinance):

Introduction to an Ordinance to abandon a portion of the W. Idaho right of way & resubdivide 2 unnumbered lots in Square 148 & 150 of the Cate Addition into Lots 148-A & 150-A located at 914 W. Idaho Ave & 809 General Patton request by Lawrence & Janet Watts and Nelie Durham in accordance with survey by Wm. J. Bodin Jr.; Zoned RS-11 (ROW-2015-11-00002) recommend approval with condition by the Planning Commission

Site Information:

Location (Address): 914 W Idaho Ave & 809 General Patton **Council District:** City Council District 2

Existing Zoning: RS-11 **Future Land Use:** Low Density Residential

Existing Land Use: Single Family Residential

Site Description:

2 single family houses fronting on dead end W. Idaho Ave.

Adjacent Land Use and Zoning:

Direction:	Land Use/Zoning:
North	Single Family/RS-11
South	Single Family/RS-11
West	Cemetary/RS-11
East	Single Family/RS-11

Additional Information:

Findings:

Will this diminish the value of the surrounding properties?

Will this alter the essential character of the neighborhood?

Will granting this request be detrimental to the public welfare?

Light and air?

Traffic congestion of hazard?

Overburden existing drainage and utilities?

Emissions of odors, fumes, gasses, dust, smoke?

Noise and vibrations?

Public Hearing:

For: Lawrence Watts (914 W. Idaho) & Nelie Durham (809

Against: None

Commission Recommendation:

Motion: Ralph Ross recomomend approval conditioned on the City Council approval of the revocation of a portion of W . Idaho Ave.

For: Sam McClugage, Stanley Young, William Travis

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

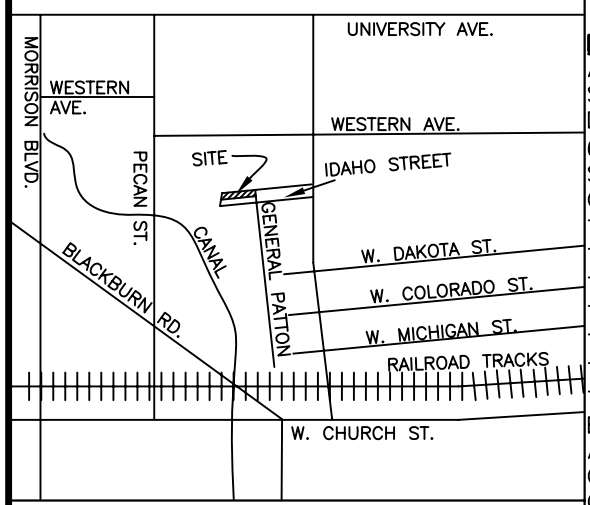
WHEREAS, on December 3, 2015 the Planning Commission determined that W. Idaho Ave. from its intersection with General Patton St. was no longer needed for public use and recommend that the City Council approve the abandonment of this portion of the W. Idaho Ave. right of way as shown on survey by Wm. J. Bodin Jr. (attached hereto and made a part hereof); and

WHEREAS, on December 3, 2015 the Planning Commission approved the re-subdivision of two unnamed lots in Square 148 & 150 of the Cate Addition into Lots 148-A & 150-A located at 914 W. Idaho Ave & 809 General Patton in accordance with survey by Wm . J. Bodin Jr. conditioned upon the City Council approval of the abandonment of a portion of W. Idaho Ave.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the abandonment of a portion of W. Idaho Ave from its intersection of General Patton in accordance with survey by Wm . J. Bodin Jr. (attached hereto and made apart hereof).

From: Josh Taylor, City Planner _____

REVOCATION OF A PORTION OF THE WEST IDAHO STREET RIGHT OF WAY, PARISH OF TANGIPAHOA RESUBDIVISION OF 2 UNNUMBERED LOTS IN SQUARE 150 & 148 OF THE CATE ADDITION INTO LOTS 148-A AND 150-A CATE ADDITION.



VICINITY

DESCRIPTION OF LOT 148-A

A 0.700 ACRE PARCEL OF LAND, LOCATED IN SECTION 23, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 680.00' S 75°30'00" W FROM THE S.E. CORNER OF SQUARE 148, OF THE CATE ADDITION TO THE CITY OF HAMMOND, TO THE POINT OF BEGINNING;
THENCE S 75°30'00" W A DISTANCE OF 40.00 FEET;
THENCE S 14°30'00" E A DISTANCE OF 30.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 159.33 FEET;
THENCE N 00°12'55" E A DISTANCE OF 31.02 FEET;
THENCE N 00°07'31" W A DISTANCE OF 154.85 FEET;
THENCE N 75°30'00" E A DISTANCE OF 153.00 FEET;
THENCE S 14°30'00" E A DISTANCE OF 150.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING, 0.700 ACRES, ALL LOCATED IN SECTION 23, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEYAND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONALLAND SURVEYOR, DATED 11-3-2015.

DESCRIPTION OF LOT 150-A

A 0.503 ACRE PARCEL OF LAND, LOCATED IN SECTION 23, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE N.E. CORNER OF SQUARE 150 OF THE CATE ADDITION TO THE CITY OF HAMMAND AND THE POINT OF BEGINNING;
THENCE S 14°30'00" E A DISTANCE OF 150.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 120.00 FEET;
THENCE N 14°30'00" W A DISTANCE OF 150.00 FEET;
THENCE S 75°30'00" W A DISTANCE OF 10.60 FEET;
THENCE N 14°30'00" W A DISTANCE OF 30.00 FEET;
THENCE N 75°30'00" E A DISTANCE OF 130.60 FEET;
THENCE S 14°30'00" E A DISTANCE OF 30.00 FEET;
BACKTO THE POINT OF BEGINNING CONTAINING, 0.503 ACRES, ALL LOCATED IN SECTION 23, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, 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 11-3-2015.

APPROVAL OF REVOCATION OF THE WEST IDAHO STREET

CITY COUNCIL PRESIDENT DATE

APPROVAL OF RESUBDIVISION

PLANNING COMMISSION DATE

CITY COUNCIL PRESIDENT DATE

OWNERS SIGNATURE

LARRY WATTS DATE

JANET WATTS DATE

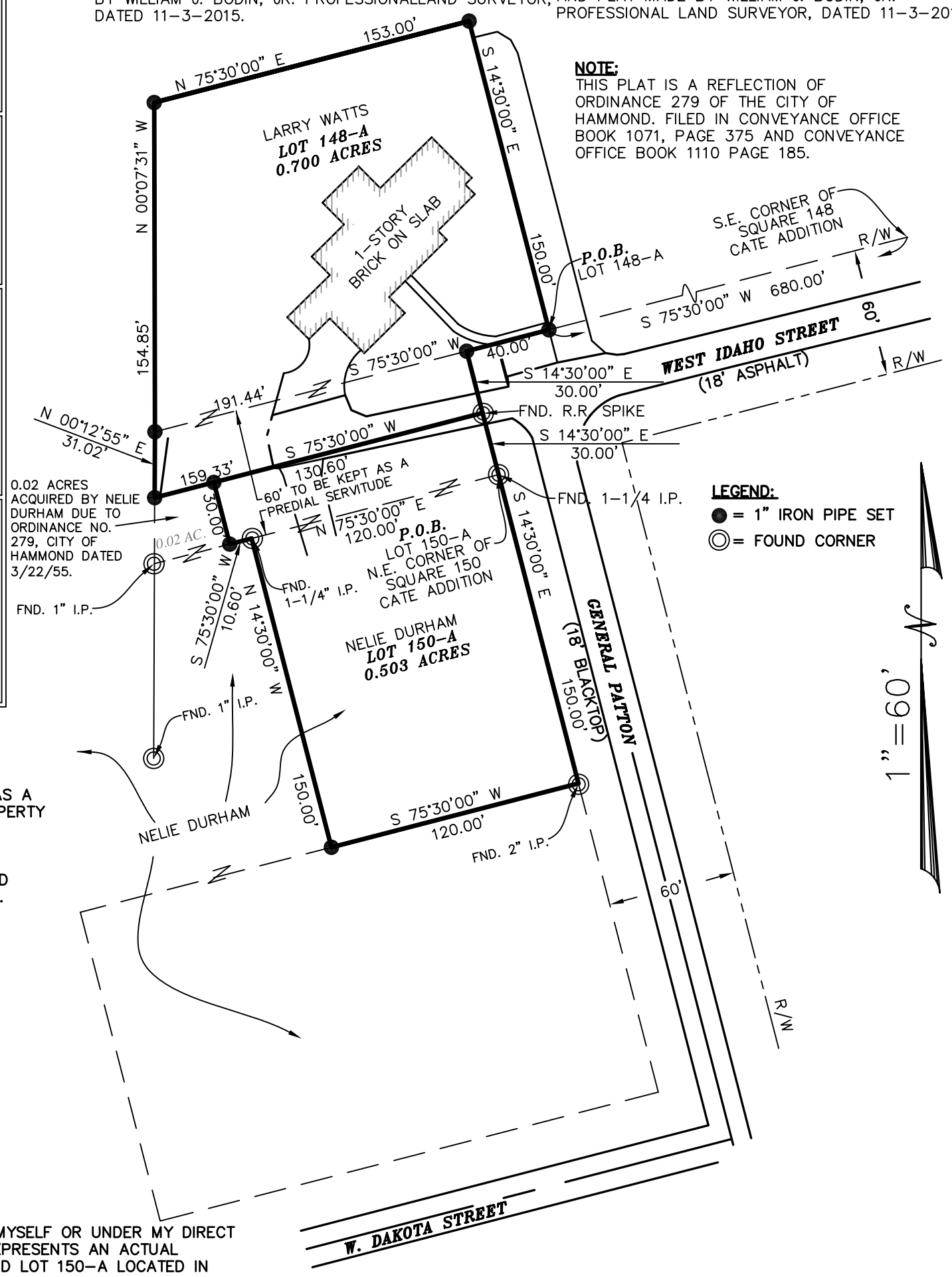
NELIE DURHAM DATE

RECORDING INFORMATION

BOOK PAGE

RECORDED BY: DATE

NOTE:
THIS PLAT IS A REFLECTION OF ORDINANCE 279 OF THE CITY OF HAMMOND. FILED IN CONVEYANCE OFFICE BOOK 1071, PAGE 375 AND CONVEYANCE OFFICE BOOK 1110 PAGE 185.



NOTE:
60' REVOCATED ROW TO BE KEPT AS A PREDIAL SERVITUDE FOR EACH PROPERTY OWNER.

CITY OF HAMMOND HAS NO RESPONSABILITIES FOR UTILITIES AND DRAINAGE IN THE REVOCATED AREA.

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF LOT 148-A AND LOT 150-A LOCATED IN THE CATE ADDITION TO THE CITY OF HAMMOND, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 23, T6S-R7E, GREENSBURG LAND DISTRICT, CATE ADDITION TO THE CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

NOVEMBER 3, 2015
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 PRACTICEFOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

SURVEY FOR:

LARRY WATTS
914 W. IDAHO STREET
HAMMOND, LA.

NELIE DURHAM
809 N. GEN. PATTON STREET
HAMMOND, LA.

FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010

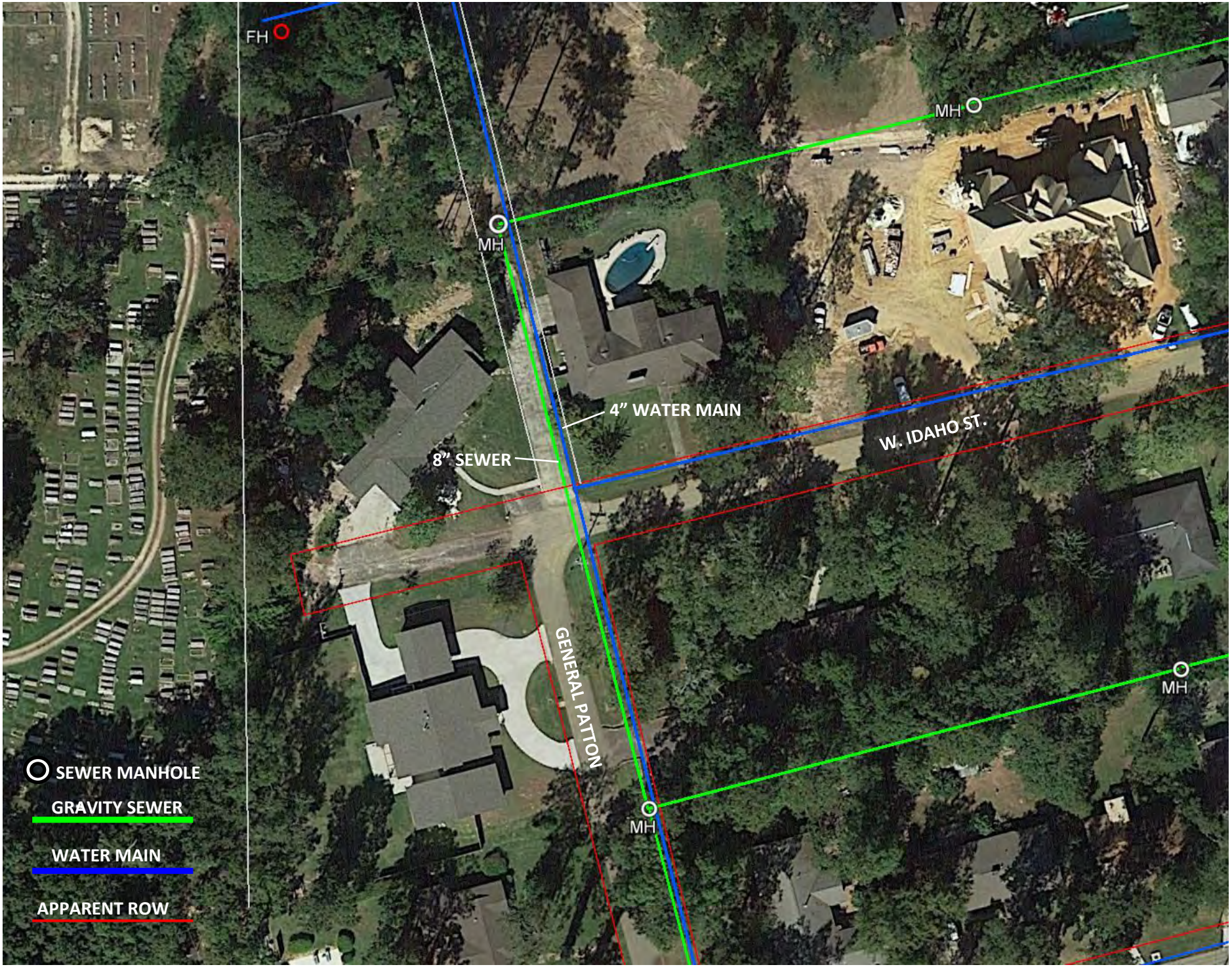
BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253
PH # (985)345-3947 FAX # (985)345-0213

DATE

S:\CAD Jobs\JOBS BY YEAR\2015\15294\Watts.dwg, Model, 12/5/2015 10:18:59 AM

City of Hammond Notice of
A Public Hearing or City Hall is set for

Idaho


FH
MH
MH
MH
MH
4" WATER MAIN
8" SEWER
W. IDAHO ST.
GENERAL PATTON
SEWER MANHOLE
GRAVITY SEWER
WATER MAIN
APPARENT ROW

RIGHT OF WAY REVOCATION APPLICATION
CITY OF HAMMOND

FILING DATE: 11 16 2015 PERMIT# ROW - 2015 - 11 - 00002

The next Planning Commission Meeting will be held on Dec 3, 2015, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Planning Commission must meet the 21 day deadline for the next meeting.

☒ ABANDONMENT OF A RIGHT OF WAY INCLUDING SUBDIVISION PLAT

This request will follow **Ordinance#14-5364 Article 2.3.6 Right of Way Revocation**

PARCEL # 2706701135.00 2706701151.00 **(Please verify address w/City of Hammond GIS Dept.)**

SITE LOCATION OR LEGAL DESCRIPTION: 914 W. Idaho Ave & 809 General Patton

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

List all current property owners: Nelie D. Durham (809 General Patton)

PROPERTY OWNER: Lawrence & Janet Watts PHONE (985) 5205519

ADDRESS: 914 W. Idaho Ave Hammond, LA 70401
Street or PO Box City State Zip

APPLICANT/DEVELOPER: Lawrence (First Name) MI Watts (Last Name)

COMPANY NAME: ☒Owner ☐Contractor ☐Other

Applicant Mailing Address: 914 W. Idaho Ave Hammond, LA 70401
Street or PO Box City State Zip

Applicant Telephone: (985) 520-5519 Applicant Fax: ( )

PERMIT INFO-Additional Check if you will be applying for: ☒SUBDIVISION ☐REZONING ☐VARIANCE

# of Acres: ______ # of Proposed Lots: 2

NAME OF DEVELOPMENT: Revocation of West Portion of W. Idaho Ave & Resudivison

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: Single Family Residential

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

SURVEYOR Wm. J. Bodin Jr. 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] Janet Watts 11/15/2015
Owner & APPLICANT SIGNATURE (Lawrence & Janet Watts) DATE

x Nelie Durham 11/15/2015
OWNER SIGNATURE (Nelie Durham) DATE

x ______
CITY PLANNER DATE

** OFFICIAL USE **

Fees for Revocation & Subdivision $300.00 + $5.00 for Each Lot = TOTAL DUE $ 310.00

AMOUNT PAID: $ 310 **CHECK#** ✓ **PAID CASH** ☐ **DATE PAID** 11 16 2015

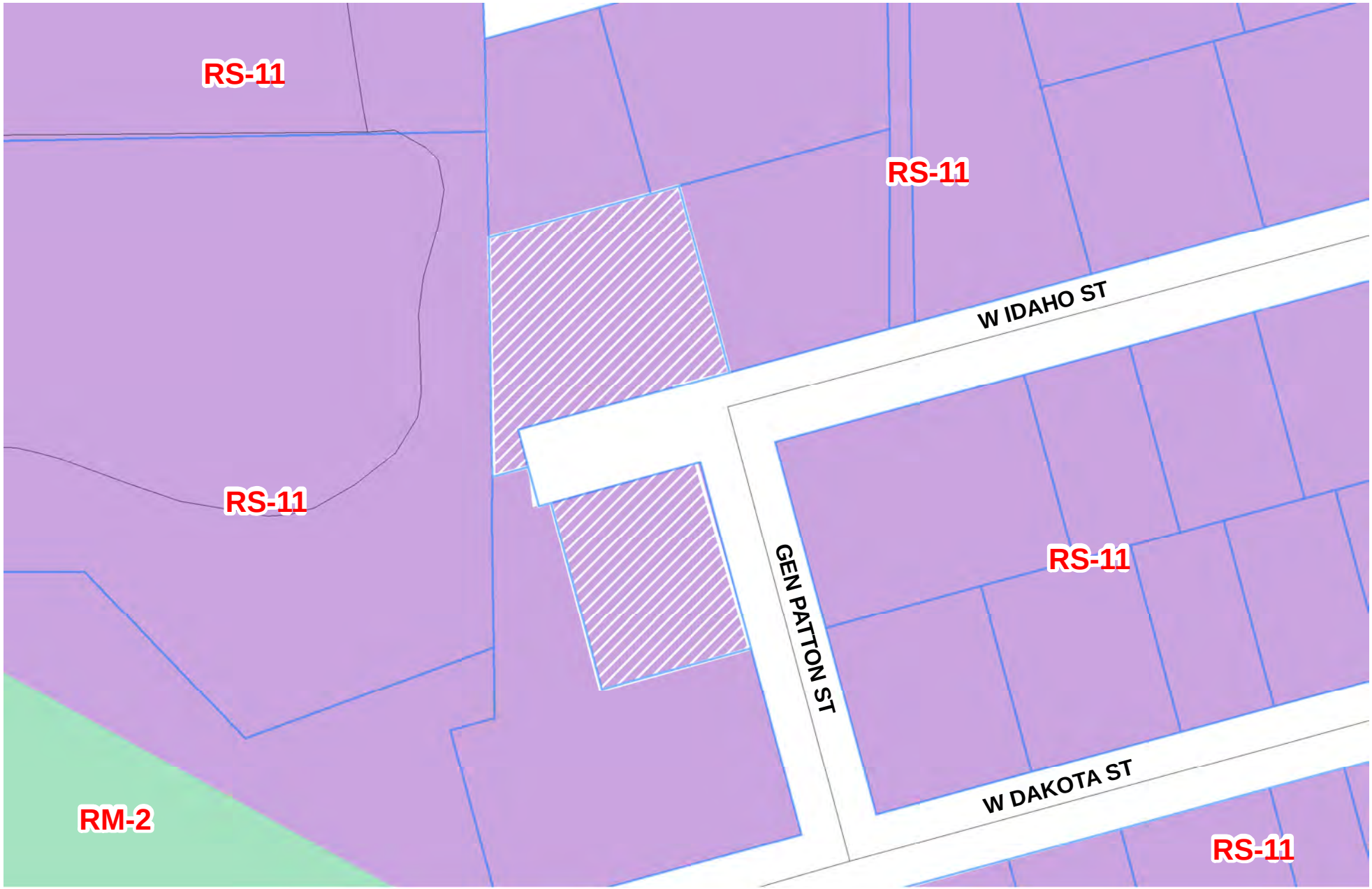
PROPERTY INFORMATION SHEET

☐	Type of Permit	**ROW**	☐ Date:	11/13/2015
☐	Permit/Case #	**ROW-2015-11-00002**		
☐	Parcel #	**2706701135.00; 2706701151.00**		
☐	Address	**914 W. Idaho Ave.; 809 General Patton**		
☐	Owner	**Lawrence & Janet Watts; Nelie Durham**		
☐	Assessment #	**1341707; 1376403**		
☐	Zoning	**RS-11**		
☐	Overlay District	**None**		
☐	Flood Zone	**AE-Flood Elevation Required**		
☐	Flood Way	**None**		
☐	Holds/Taxes	**None**		
☐	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 _____



CITY OF HAMMOND, LA

SUB-2015-11-00028

2120 & 2114 W. Thomas St.

Legend

Case Parcel

CITY OF HAMMOND, LA

SUB-2015-11-00028

2120 & 2114 W. Thomas St.

Legend

Case Parcel