



# Staff Report

## Major Subdivision B

Case #: SUB-2018-05-00082

### Attachments:

Staff report, survey, photos, application, zoning map, aerial map

Zoning Commission Public Hearing: Thursday, June 7, 2018

City Council Introduction: Tuesday June 12, 2018

City Council Final: Tuesday June 26, 2018

### City Council Request (Ordinance):

Introduction of an Ordinance to accept a street dedication request by Susan Cousain of a 0.10 acre portion for Harden Drive right of way being 20.15' X 173.31' in accordance with survey by Wm. J. Bodin Jr. dated 5/15/2018; Zoned RS-11.A (SUB-2018-05-00082) Recommend Approval by Planning Commission)

### Site Information:

**Location (Address):** 206 Harden Dr

**Council District:** City Council District 4

**Existing Zoning:** RS-11.A

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

### Site Description:

Property line for this lot goes into the Harden Drive right of way. Subsurface drainage has been installed on the east side of the right of way.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-3
South	Mobile Home Park/RS-3
West	Undeveloped land/RS-3
East	Undeveloped Land/RS-3

### 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 or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** NONE

**Against:** NONE

**Commission Recommendation:**

**Motion:** Jeffrey Smith motion to recommend approval

**For:** William Travis, Stanley Young, Matt Sandifer

**Against:** NONE

**Abstain:** NONE

**Absent:** Jimmy Meyer

**Ordinance to Read:**

WHEREAS, on June 7, 2018 the Planning Commission held a public hearing on a street dedication by Susan Cousain of a 0.10 acre portion for Harden Drive right of way (20.15' x 173.31') in accordance with survey by Wm.J. Bodin Jr. dated 5/15/2018; Zoned RS-11.A (SUB-2018-05-00082)

WHEREAS, the Planning Commission recommended acceptance of street right of way for a portion of Harden Drive (20.15' x 173.51') in accordance with survey by Wm. J. Bodin Jr. dated 5/15/2018.

NOW THEREFORE BE IT ORDAINED the Hammond City Council accepts the dedication of a 0.10 acre portion for Harden Drive right of way being 20.15' x 173.31' in accordance with survey by Wm. J. Bodin Jr. dated 5/15/2018 (SUB-2018-05-00082)

**REFERENCE PLAT**  
 PLAT OF 0.4536 ACRES.  
 BY RONALD CLEMENT  
 APRIL 4, 2006  
**REFERENCE BEARING**  
 N 89°36'47" E

**DESCRIPTION OF 0.48 ACRES OF LOT 1-A**  
 A 0.45 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF THE SW/4 OF THE SE/4 OF SECTION 22, T6S-R7E PROCEED SOUTH A DISTANCE OF 540.00 FEET, THENCE PROCEED S 89°36'47" W A DISTANCE OF 20.15 FEET TO THE NORTHWEST CORNER OF LOT 1-A AND THE POINT OF BEGINNING OF A 0.45 ACRE PARCEL OF LAND, THENCE PROCEED N 89°36'47" W A DISTANCE OF 112.52 FEET, THENCE PROCEED S 01°19'19" E A DISTANCE OF 171.30 FEET, THENCE PROCEED N 88°44'44" E A DISTANCE OF 112.52 FEET, THENCE PROCEED NORTH A DISTANCE OF 173.27 FEET, BACK TO THE POINT OF BEGINNING OF A 0.45 ACRE PARCEL OF LAND ALL LOCATED IN SECTION 22, T6S-R7E. GREENSBURG LAND DISTRICT, 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 04-04-2018.

**DESCRIPTION OF 0.10 ACRES DEDICATION TO CITY OF HAMMOND**  
 A 0.10 ACRE PARCEL OF LAND, LOCATED IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF THE SW/4 OF THE SE/4 OF SECTION 22, T6S-R7E PROCEED SOUTH A DISTANCE OF 540.00 FEET TO THE POINT OF BEGINNING OF A 0.10 ACRE PARCEL OF LAND, THENCE PROCEED S 89°36'47" W A DISTANCE OF 20.15 FEET, THENCE PROCEED SOUTH A DISTANCE OF 173.27 FEET, THENCE PROCEED S 88°44'44" W A DISTANCE OF 20.15 FEET, THENCE PROCEED N 01°19'19" W A DISTANCE OF 173.31 FEET BACK TO THE POINT OF BEGINNING FOR A 0.10 ACRE PARCEL OF LAND ALL LOCATED IN SECTION 22, T6S-R7E. GREENSBURG LAND DISTRICT, 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 04-04-2018.

**APRIL-4-2018**  
**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 PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPTION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF STEPHEN WAGUEPACK JR.

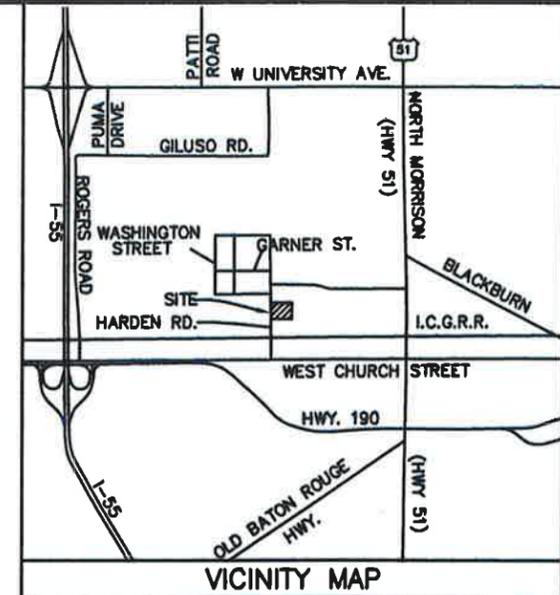
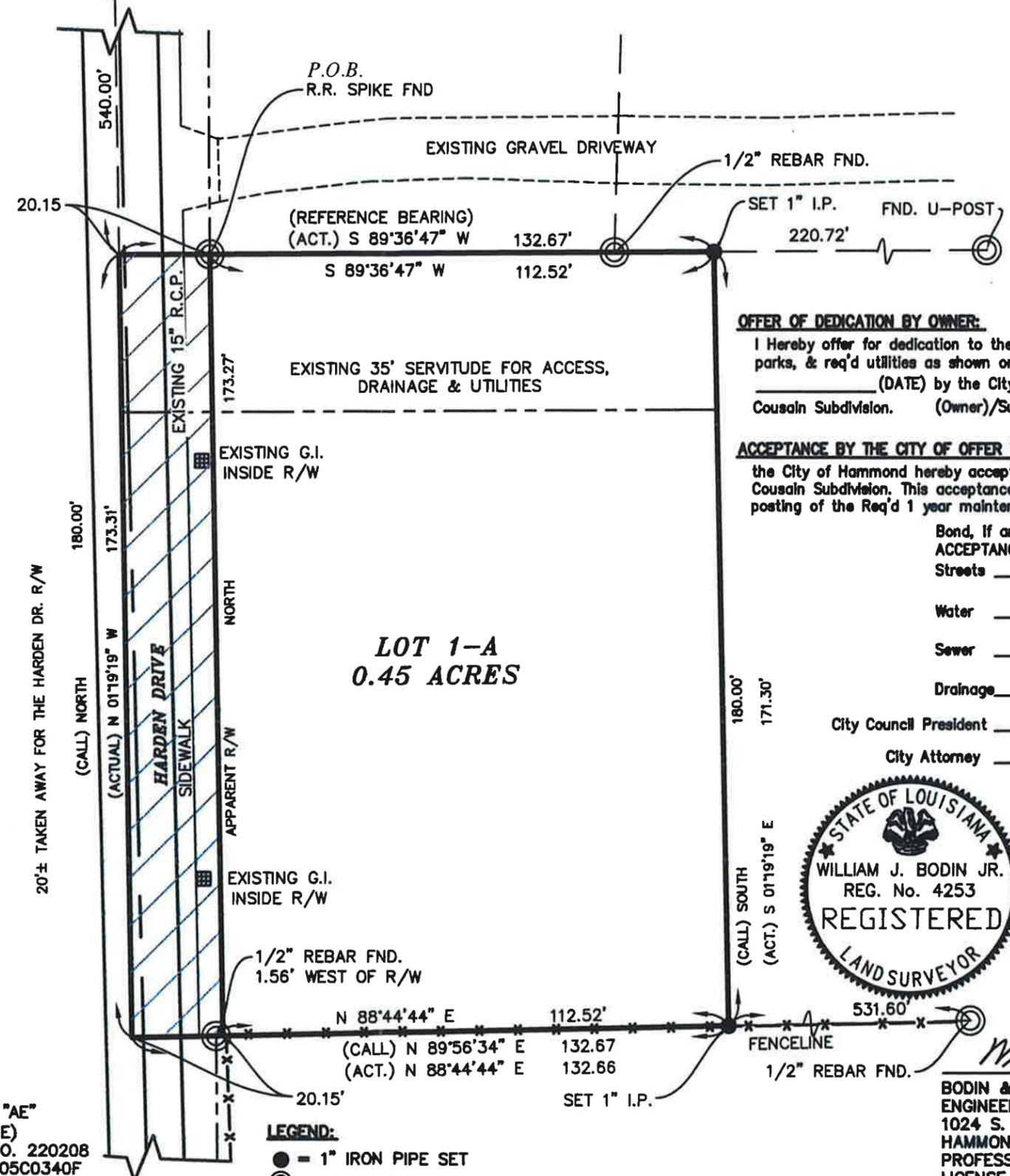
THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.48 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

**SURVEY FOR:**  
**JIMMY FELDER**  
 206 HARDEN DRIVE  
 HAMMOND, LOUISIANA

FLOOD ZONE "AE"  
 (FLOOD PRONE)  
 COMMUNITY NO. 220208  
 MAP NO. 22105C0340F  
 DATED: 7-22-2010  
 B.F.E. 42.0

**LEGEND:**  
 ● - 1" IRON PIPE SET  
 ⊙ - FOUND CORNER

**RESUBDIVISION OF OF LOT 1-A OF THE COUSAIN SUBDIVISION INTO LOT 1-A AND DEDICATION OF A 0.10 ACRE PORTION OF OF LOT 1-A FOR THE HARDEN DRIVE RIGHT OF WAY, LOCATED IN SECTION 22, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA**



**OFFER OF DEDICATION BY OWNER:**

I hereby offer for dedication to the City of Hammond use of roads, easements, parks, & req'd utilities as shown on this subdivision plat as approved on \_\_\_\_\_ (DATE) by the City of Hammond Planning Commission & designed as Cousain Subdivision. (Owner)/Susan Cousain  
 Date: 5/22/18

**ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE:**

the City of Hammond hereby accepts the dedication of roads, easements, parks, & req'd utilities in Cousain Subdivision. This acceptance is subject to final acceptance of construction by the City & posting of the Req'd 1 year maintenance.

Bond, if any, by the owner/developer.  
 ACCEPTANCE (signatures where acceptable)  
 Streets \_\_\_\_\_ Date: \_\_\_\_\_  
 Water \_\_\_\_\_ Date: \_\_\_\_\_  
 Sewer \_\_\_\_\_ Date: \_\_\_\_\_  
 Drainage \_\_\_\_\_ Date: \_\_\_\_\_  
 City Council President \_\_\_\_\_ Date: \_\_\_\_\_  
 City Attorney N/A Date: \_\_\_\_\_



**RECORDING INFORMATION:**  
 Recording \_\_\_\_\_  
 Recorded by \_\_\_\_\_  
 Date \_\_\_\_\_

*Wm J Bodin Jr.*  
 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 05-15-18





**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: 5/22/18

PERMIT# 508-2018-05-00082

The next Planning Commission Meeting will be held on June 7 2018, 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 # 2646681050.00 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: \_\_\_\_\_

Where did you get this address?  Post Office  City Building Dept.  911 Office  Other \_\_\_\_\_  
 List all current property owners: \_\_\_\_\_

PROPERTY OWNER: Susan Cousain PHONE( ) \_\_\_\_\_

ADDRESS: 2608 Aleata Drive Hammond, LA 70401 State Zip \_\_\_\_\_  
Street or PO Box City  
 (List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Susan Cousain MI Last Name \_\_\_\_\_  
First Name

COMPANY NAME: \_\_\_\_\_  Owner  Contractor  Other

Applicant Mailing Address: Same City State Zip \_\_\_\_\_  
Street or PO Box

Applicant Telephone: ( ) \_\_\_\_\_ Applicant Fax: ( ) \_\_\_\_\_ State Zip \_\_\_\_\_

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

# of Acres: \_\_\_\_\_ # of Proposed Lots: 1

NAME OF DEVELOPMENT: Cousain Subdivision

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

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.**

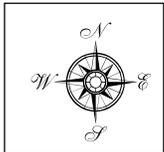
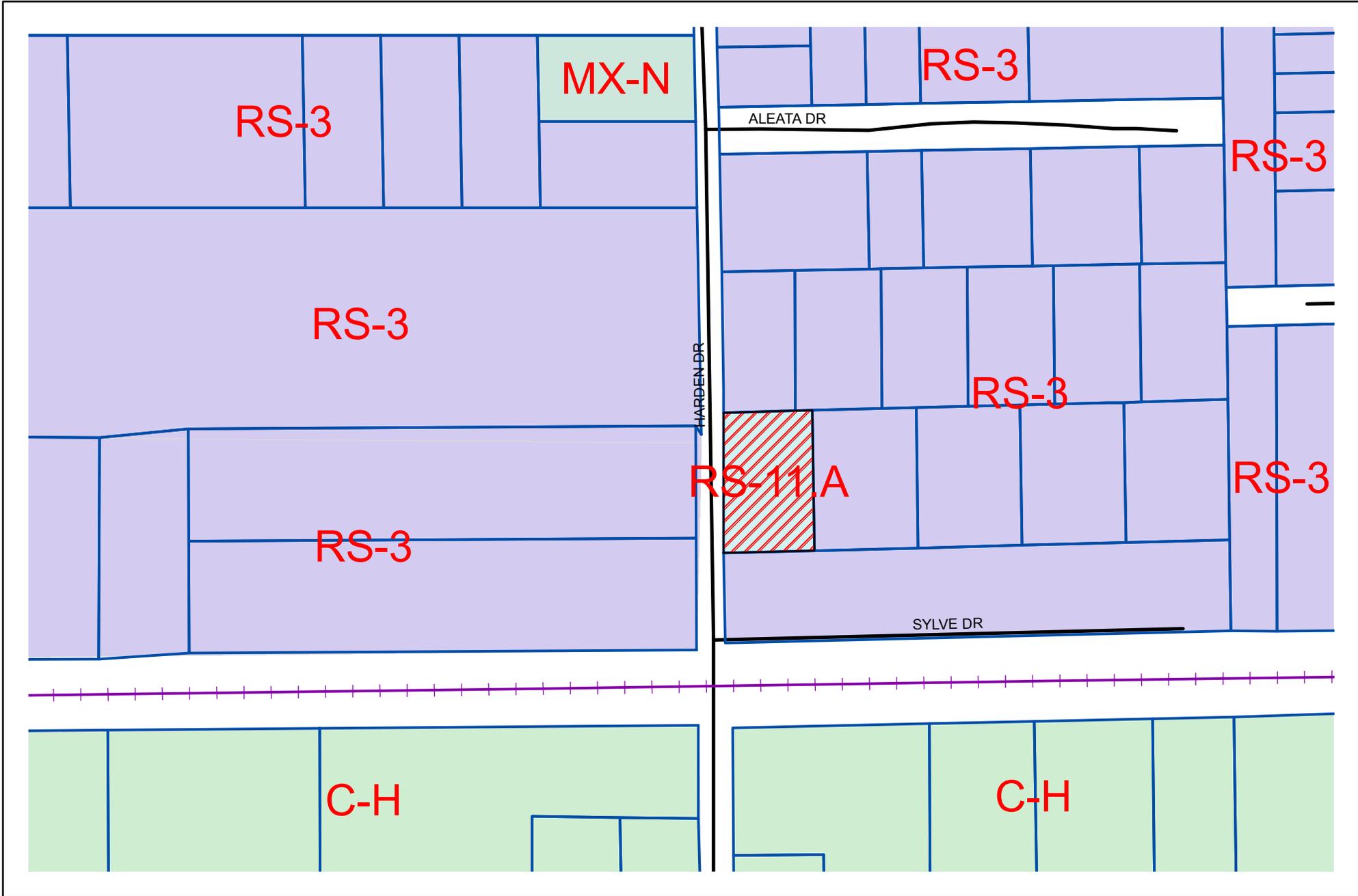
x Susan Cousain 5/22/18  
 APPLICANT SIGNATURE DATE

x Susan Cousain 5/22/18  
 OWNER SIGNATURE DATE

x \_\_\_\_\_  
 CITY PLANNER DATE

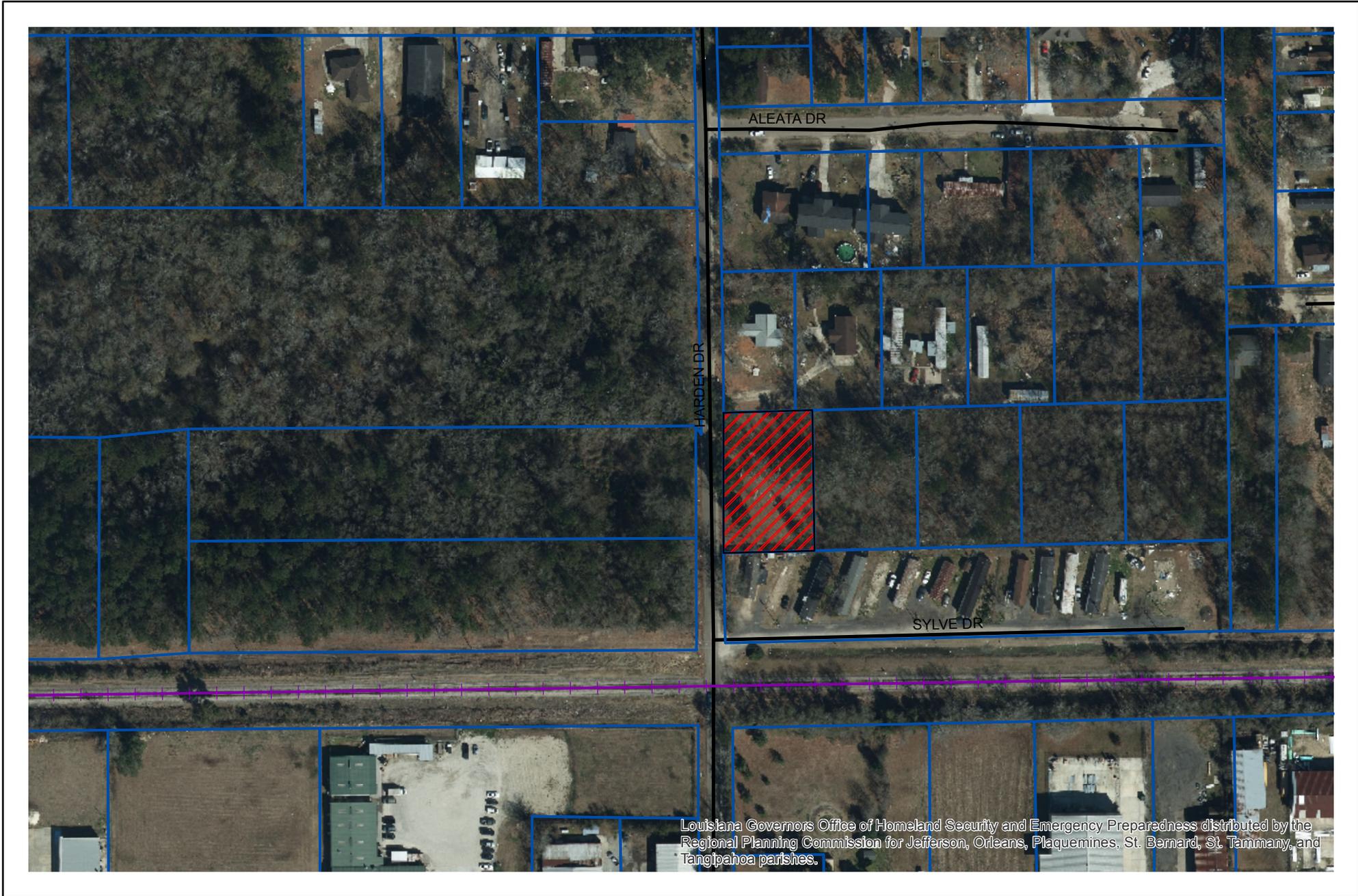
\*\*\*\*\* OFFICIAL USE \*\*\*\*\*  
 Fees for **Preliminary and Final Review**: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ \_\_\_\_\_  
 [Fees for Minor Subd. Review:] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$ \_\_\_\_\_  
 \*\*\*\*\*

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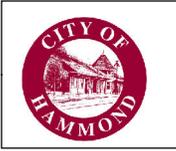
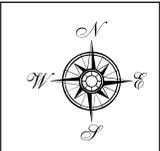


MinorSubdivision  
 SUB-2018-05-00082  
 206 Harden Drive

**Legend**  
 Case parcel



Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



MinorSubdivision  
 SUB-2018-05-00082  
 206 Harden Drive

**Legend**  
 Case parcel