



Staff Report

Right of Way Dedication

Case #: ROW-2017-10-00005

Attachments:

Staff Report, Photos, Surveys, Ordinance, School Board Letter, North Oaks Letter, Zoning map, Aerial Map

Planning Commission Public Hearing: Thursday, November 2, 2017

City Council Introduction: Tuesday Nov. 14, 2017

City Council Final: Tuesday Nov. 28, 2017

City Council Request (Ordinance):

Introduction to an Ordinance:

- 1) To accept dedication of the west portion of Westpark Drive (approx. 60'x 667.97') in accordance with survey by Andrew N. Fallor dated 9/22/2017; and
- 2) To accept dedication of a southern strip of land on the east portion of West Park Drive (2'x 1018.98') in accordance with survey by Gilbert Sullivan dated 10/1983;
- 3) And to rename existing right of way from Westpark Drive in its entirety to PFC Matthew E . Wildes Street (ROW-2017-10-00005)

Site Information:

Location (Address): 2700 Westpark Ave

Council District: City Council District 3

Existing Zoning:

Future Land Use:

Existing Land Use:

Site Description:

Dedication of the West portion of West Park Drive . 3 lane street ending at West Park School . The East Portion has been dedicated by Ord#1034 on November 15, 1983. A small 2' Strip was left off this dedication . This strip will also be dedicated as part of street right of way.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RS-11 and MX-C
South	C-H
West	RS-11
East	C-H

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:

Against:

Commission Recommendation:

Motion: Jeffrey Smith recommend approval

For: William Travis, Matt Sandifer, Stanley Young

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer

Ordinance to Read:

ORDINANCE #1:

WHEREAS, on Nov. 2, 2017 the Hammond Planning Commission held a public hearing on Case#ROW-2017-10-00005 Right of Way Dedication of the west portion of Westpark Drive (approx. 60'x 667.97') in accordance with survey by Andrew N. Faller dated 9/22/2017; and recommended acceptance;

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby accepts the Right of Way Dedication of the west portion of Westpark Drive (approx. 60'x 667.97') in accordance with survey by Andrew N. Faller dated 9/22/2017.

ORDINANCE #2:

WHEREAS, on Nov. 2, 2017 the Hammond Planning Commission held a public hearing on Case#ROW-2017-10-00005 Right of Way Dedication to accept dedication of a southern strip of land on the east portion of West Park Drive (2'x 1018.98') in accordance with survey by Gilbert Sullivan dated 10/1983; recommended acceptance

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby accepts the Right of Way Dedication o accept dedication of a southern strip of land on the east portion of West Park Drive (2'x 1018.98') in accordance with survey by Gilbert Sullivan dated 10/1983.

ORDINANCE #3:

WHEREAS, on Nov. 2, 2017 the Hammond Planning Commission held a public hearing on Case#ROW-2017-10-00005 Renaming of existing right of way from Westpark Drive in its entirety to PFC Matthew E . Wildes Street; recommend acceptance

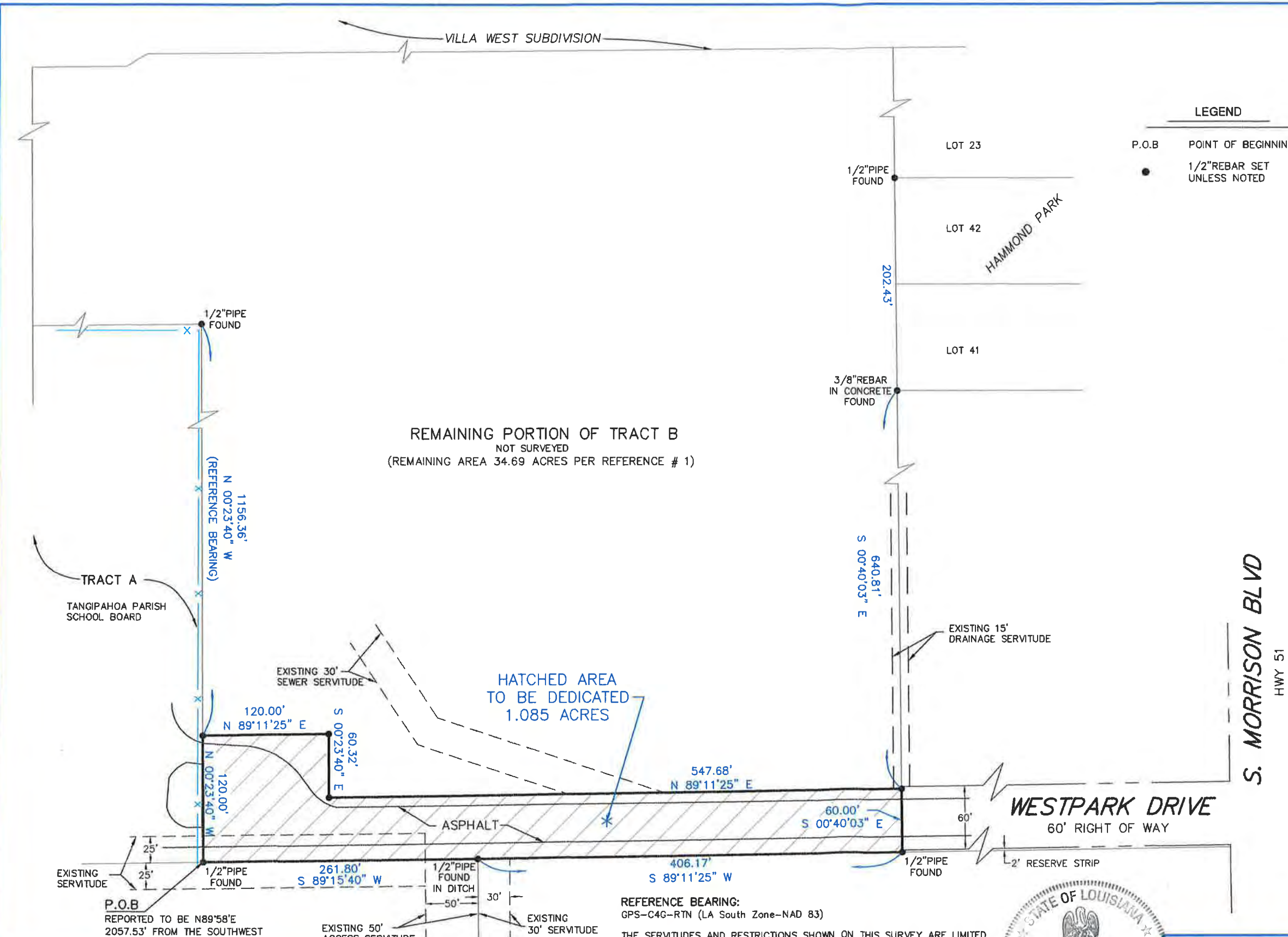
NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby accepts the o renaming of an existing right of way from Westpark Drive in its entirety to PFC Matthew E . Wildes Street.



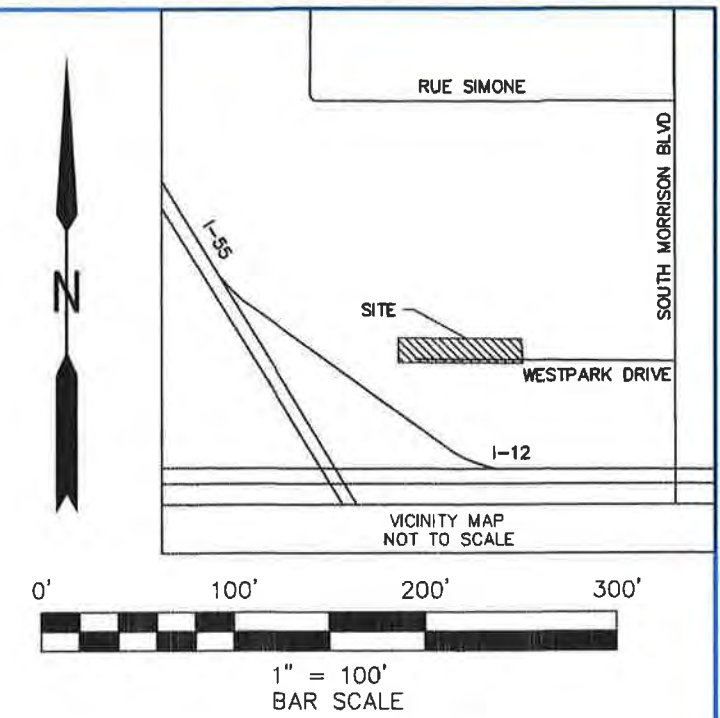








LEGEND
P.O.B. POINT OF BEGINNING
1/2" REBAR SET UNLESS NOTED



OFFER OF DEDICATION BY OWNER/DEVELOPER
I HEREBY OFFER FOR DEDICATION TO THE CITY OF HAMMOND USE OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES AS SHOWN ON THIS PLAT AND PLANS BY REFERENCE AS APPROVED ON _____ (DATE) BY THE HAMMOND PLANNING COMMISSION AND DESIGNATED AS "PFC MATTHEW E. WILDES STREET"

OWNER/DEVELOPER: _____ SIGNATURE _____ DATE: _____

ACCEPTANCE OF CITY OF OFFER TO DEDICATE
THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OR ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAY, PARKS, AND REQUIRED UTILITIES IN RIGHT OF WAY BEING PFC MATTHEW E. WILDES STREET

STREETS & LIGHTING _____ DATE _____
WATER _____ DATE _____
SEWER _____ DATE _____
DRAINAGE _____ DATE _____
CITY PLANNER _____ DATE _____
COUNCIL PRESIDENT _____ DATE _____
RECORDING INFORMATION:
RECORDATION _____
RECORDED BY: _____ DATE _____

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 "D" SURVEY.

Andrew N. Faller
ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980
REGISTERED PROFESSIONAL LAND SURVEYOR



DATE	9/22/17
SCALE	1" = 100'
JOB #	12617
REVISIONS	DATE

RIGHT OF WAY TO BE DEDICATED TO THE CITY OF HAMMOND
SECTION 34, TOWNSHIP 6 SOUTH-RANGE 7 EAST
GREENSBURG LAND DISTRICT
TANGIPAHOA PARISH, LOUISIANA

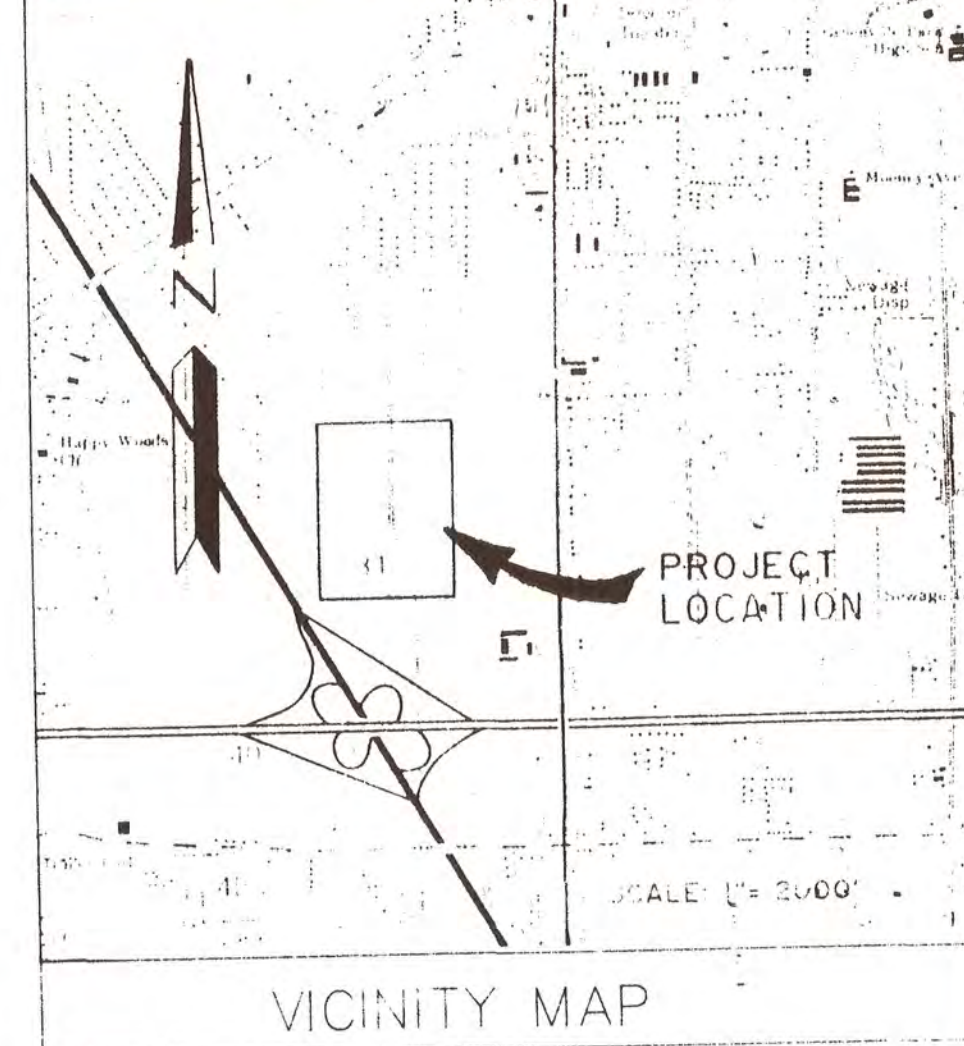
PLAT PREPARED FOR :
CITY OF HAMMOND & HOSPITAL SERVICE DISTRICT # 1
ANDREW FALLER SURVEYING, LLC
PROFESSIONAL LAND SURVEYOR
P.O. BOX 4065
HAMMOND, LOUISIANA 70404
PHONE (985) 415-3727
EMAIL: ANDREW@AFSURVEY.NET

REFERENCES:
1) SURVEY BY CSRS DATED 8/18/95
2) SURVEY BY ATCHLEY & ATCHLEY, INC DATED 6/24/88, LAST REVISED 12/7/92
3) HAMMOND PARK SUBDIVISION
4) SUBDIVISION BY GILBERT SULLIVAN COB 765 PAGE 296

REFERENCE BEARING:
GPS-C4G-RTN (LA South Zone-NAD 83)
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO 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.
THE SURVEYOR HAS CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA.
FLOOD ZONE: X
BASE FLOOD ELEVATION: NONE
COMMUNITY PANEL NO. 22105C0430F
EFFECTIVE DATE: 7/22/10

FINAL PLAT

of the Sudivision of a 60.90 Acre Tract
Located in Sec. 34 T-6-S, R-7-E into
TRACT A & TRACT B



PRELIMINARY REVIEW APPROVAL DATE	OCTOBER 12, 1993
PROCEDURE "B"	DATE
SUBMITTAL DATE	NOVEMBER 9, 1993
FINAL APPROVAL	DATE
BY PLANNING COMMISSION	NOVEMBER 9, 1993
Michael J. Saucier, Chairman	DATE
DEVELOPER:	OCTOBER 29, 1993
TANGIPAHOA PARISH SCHOOL BOARD	DATE
P.O. BOX 457, AMITE, LA. 70422	By: Maxine Dixon, President
OWNER:	OCTOBER 29, 1993
JOE DEMARCO, INC.	DATE
42131 VETERANS AVE. HAMMOND, LA. 70403	By: Joe Demarco Jr.
DESIGN ENGINEER:	OCTOBER 29, 1993
T.C. Spangler Jr., P.E.	DATE
REVIEW ENGINEER:	DATE
CITY COUNCIL	DATE
JOHN GUERIN, PRESIDENT	

DEDICATION: JOE DEMARCO INC., HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF HAMMOND USE OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES AS SHOWN ON THIS SUBDIVISION PLAT AND CONSTRUCTION PLANS. SPECIFICATIONS AND RESTRICTIONS AS APPROVED ON (DATE) BY THE HAMMOND PLANNING COMMISSION AND DESIGNATED AS A SUBDIVISION OF A 60.90 ACRE TRACT INTO TRACT A AND TRACT B

BY: Joe Demarco Jr.
DATE: 10/26/93

ACCEPTANCE: THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVITUDES, RIGHT-OF-WAYS, PARKS AND REQUIRED UTILITIES IN THE SUBDIVISION OF A 60.90 ACRE TRACT INTO TRACT A AND TRACT B. THIS ACCEPTANCE IS SUBJECT TO FINAL ACCEPTANCE OF CONSTRUCTION BY THE CITY AND POSTING OF THE REQUIRED ONE YEAR MAINTENANCE BOND, IF ANY, BY THE OWNER/DEVELOPER.

STREETS & LIGHTING	DATE
WATER & SEWER	DATE
CITY COUNCIL PRESIDENT	DATE
RECORDING INFORMATION:	
RECORDING	DATE
RECORDED BY	DATE

BENCH MARK:
R.R. SPIKE IN 24" PINE TREE 86.5' SOUTH
& 28' EAST OF END OF WESTPARK DRIVE

FLOOD ZONE C
MAP NO. 220208-003B
DATED 12/15/91

ZONING CLASSIFICATION: R-11

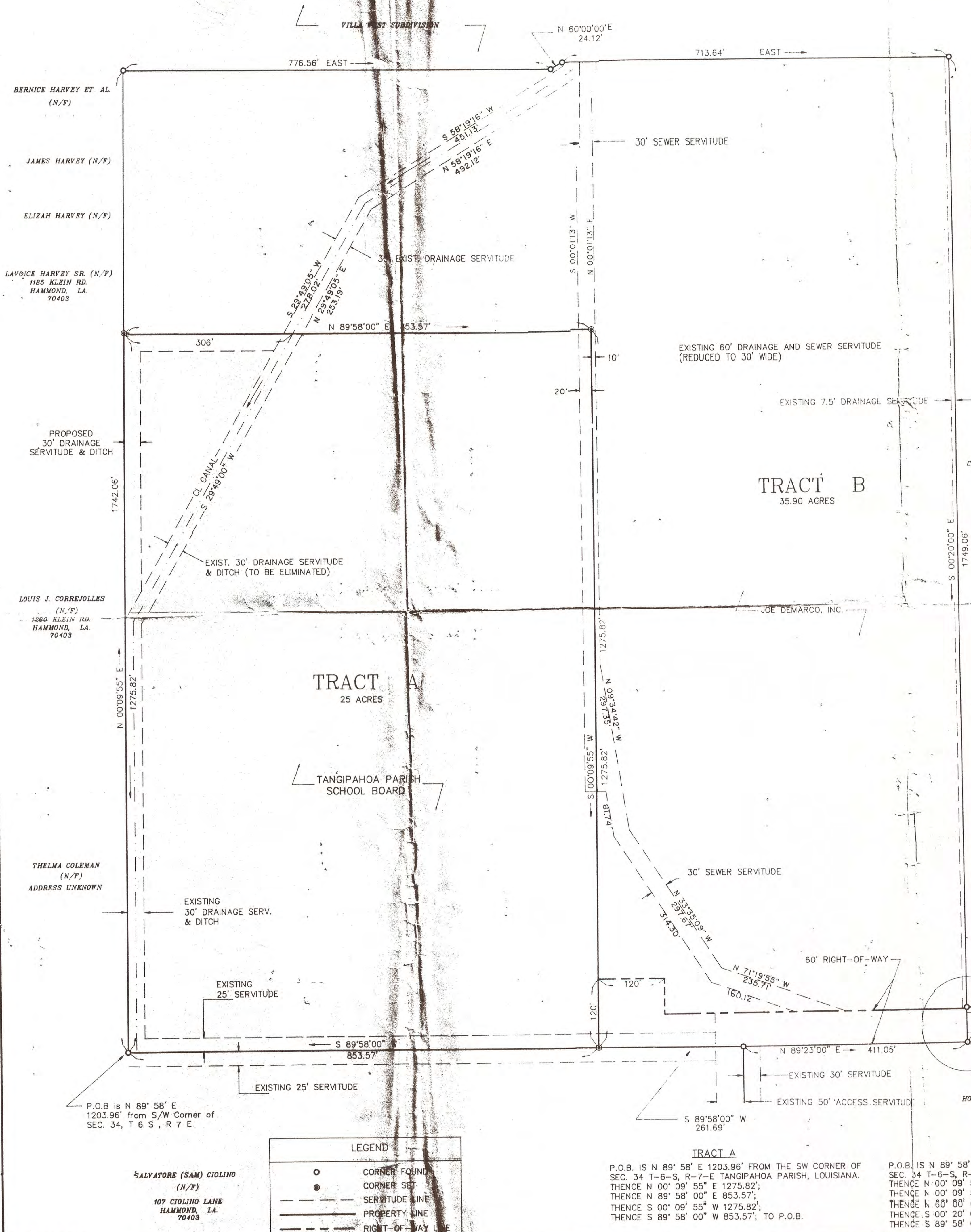
STREET CLASSIFICATION:
TYPE I.C. (36' WIDE BACK-BACK)

SURVEYED TRACT-A ONLY
REGISTERED LAND SURVEYOR CERTIFICATION AND SEAL:

I hereby certify that this plat is true and correct and is in accordance with the provisions of LRS 33 et seq.

Robert Sullivan
Robert Sullivan, R.L.S.

CONVEYANCE
BOOK PAGE
765 296



LEGEND	
○	CORNER FOUND
●	CORNER SET
---	SERVITUDE LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE

TRACT A
P.O.B. IS N 89° 58' E 1203.96' FROM THE SW CORNER OF SEC. 34 T-6-S, R-7-E TANGIPAHOA PARISH, LOUISIANA.
THENCE N 00° 09' 55" E 1275.82';
THENCE N 89° 58' 00" E 853.57';
THENCE S 00° 09' 55" W 1275.82';
THENCE S 89° 58' 00" W 853.57'; TO P.O.B.

TRACT B
P.O.B. IS N 89° 58' E 2057.53' FROM THE SW CORNER OF SEC. 34 T-6-S, R-7-E TANGIPAHOA PARISH, LOUISIANA.
THENCE N 00° 09' 55" E 1275.82'; THENCE S 89° 58' 00" W 853.57';
THENCE N 00° 09' 55" E 466.24'; THENCE EAST 776.56';
THENCE N 80° 00' 00" E 24.12'; THENCE EAST 713.64';
THENCE S 00° 20' 00" E 1749.06'; THENCE S 89° 23' 00" W 411.05';
THENCE S 89° 58' 00" W 261.69'; TO P.O.B.

SALVATORE (SAM) CIOLINO
(N/F)
107 CIOLINO LANE
HAMMOND, LA.
70403

HOLIDAY INN OF HAMMOND (N/F)
P.O. BOX 1598
HAMMOND, LA.
70403

NORTH OAKS
MEDICAL CENTER
NORTH CAMPUS
1900 S. MORRISON BLVD.
HAMMOND, LA. 70403

HAMMOND PARK (N/F)
C/O STIRLING PROPERTIES
3840 HWY. 22
MANDEVILLE, LA.
70448

TRACT B
35.90 ACRES

TRACT A
25 ACRES

TANGIPAHOA PARISH
SCHOOL BOARD

BERNICE HARVEY ET. AL
(N/F)

JAMES HARVEY (N/F)

ELIZAH HARVEY (N/F)

LAYOICE HARVEY SR. (N/F)
1185 KLEIN RD.
HAMMOND, LA.
70403

LOUIS J. CORREJOLLES
(N/F)
1260 KLEIN RD.
HAMMOND, LA.
70403

THELMA COLEMAN
(N/F)
ADDRESS UNKNOWN

335825

ORDINANCE NO. 1034, C.S.

ml

"AN ORDINANCE TO ACQUIRE REAL PROPERTY BY ACT OF DONATION OF WESTPARK AVENUE FROM JOE DEMARCO, INC."

BE IT ORDAINED BY THE CITY COUNCIL OF HAMMOND, LOUISIANA AT ITS REGULAR SESSIONS HELD ON THE 15th DAY OF November, 1983.

SECTION 1. To acquire real property by act of donation of Westpark Avenue.

SECTION 2. Property described as follows:

A certain tract or parcel of land situated in Section 34, T6S, R7E, City of Hammond, Tangipacha Parish, Louisiana, more particularly described as commencing at a point which is West 104.8 feet, South 0 deg. 15 min. East 731.44 feet and South 0 deg. 25 min. East 1,248.66 feet from the Section Corner common to Sections 26, 35, 27, and 34, T6S, R7E, for a P. O. B.; from said point of beginning proceed South 89 deg. 52 min. West 1,020 feet; thence North 0 deg. 20 min. West 60 feet; thence North 89 deg. 52 min. East 1,019.95 feet to the West right of-way line of U.S. 51 By-Pass; thence along same South 0 deg. 25 min. East 60 feet to the point of beginning, containing 1.404 acres and be 2 feet North 0 deg. 20 min. West of the North line of the Holiday Inn property, all shown on a survey by William J. Bodin, Jr., C. E., dated April 16, 1982, and attached hereto and made a part hereof.

THIS ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF HAMMOND, LOUISIANA ON THIS 15th DAY OF November, 1983.

George Perkins

GEORGE PERKINS, President of the Council

Debbie Saik Pope

Debbie Saik Pope, Mayor

LaNita V. Earnest

LaNita Earnest, Clerk of the council

PUBLISH: November 17, 1983

I, LaNita V. Earnest do certify that this is a true an correct copy.

LaNita V. Earnest

NOV 17 1983
CLERK OF COUNCIL
LA NITA V. EARNEST, CL
BY CLERK OF COUNCIL

ORIGINAL

* SEP 22 1984

594 PAGE 020 594/20

ACT OF DEDICATION OF WESTPARK AVENUE

324875

STATE OF LOUISIANA

PARISH OF TANGIPAHOA

BEFORE ME, the undersigned Notary, personally came and appeared:

JOE DEMARCO, INC., a Louisiana corporation herein represented by John J. Demarco, its duly authorized President, pursuant to Corporate Resolution attached hereto and made a part hereof,

AND

THE CITY OF HAMMOND, a municipality represented herein by Debbie Sykes Pope, Mayor, authorized pursuant to the provisions of Ordinance # 1033 passed and adopted at a meeting of the Hammond City Council and approved by the Mayor on the same day,

who declared:

WHEREAS, Joe Demarco, Inc. has constructed a road over a portion of its property lying in Section 34, T6S, R7E, Tangipahoa Parish, Louisiana, extending from the west right-of-way line of U. S. 51 By-Pass in a westerly direction over property described as follows, to-wit:

A certain tract or parcel of land situated in Section 34, T6S, R7E, City of Hammond, Tangipahoa Parish, Louisiana, more particularly described as commencing at a point which is West 104.8 feet, South 0 deg. 02 min. West 582.81 feet, South 0 deg. 15 min. East 731.44 feet and South 0 deg. 25 min. East 1,248.66 feet from the Section Corner common to Sections 26, 35, 27, and 34, T6S, R7E, for a Point of Beginning; from said point of beginning proceed South 89 deg. 52 min. West 1,020 feet; thence North 0 deg. 20 min. West 60 feet; thence North 89 deg. 52 min. East 1,019.95 feet to the West right-of-way line of U. S. 51 By-Pass; thence along same South 0 deg. 25 min. East 60 feet to the point of beginning, containing 1.404 acres and being 2 feet North 0 deg. 20 min. West of the North line of the Holiday Inn property, all shown on a survey by William J. Bodin, Jr, C. E., dated April 16, 1982, and attached hereto and made a part hereof.

WHEREAS, the said Joe Demarco, Inc. desires to dedicate for public use, the street as shown on said survey referred to above, and the City of Hammond desires to accept said dedication for the benefit of the public;

THEREFORE, Joe Demarco, Inc. does by these presents dedicate and grant unto the public, for public use, that certain street known as Westpark Avenue as per the distance, width, and dimension shown on the survey by Bodin & Webb referred to above and recorded herewith;

RODNEY C. CASHE
ATTORNEY AT LAW
P. O. DRAWER 1509
HAMMOND, LA. 70404
(504) 542-6848

M. FILM DEC - 2

CONV
BK 578 PAGE 478

ORIGINAL
GARMON MOORE
CLERK OF COURT
TANGIPAHOA PARISH LA
NOV 29 9 21 AM '83
D. CLERK OF COURT

TO HAVE AND TO HOLD the same in full ownership, with warranty and with full subrogation to all rights of warranty as are hereby held by the said Joe Demarco, Inc.

THUS DONE AND SIGNED at Hammond, Louisiana, on this 15th day of November, 1983, before the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

JOE DEMARCO, INC.

Charlene B. Bever

BY:

John J. Demarco
John J. Demarco, President

THE CITY OF HAMMOND

Lafita V. Earnest

BY:

Debbie S. Pope
Debbie S. Pope, Mayor

[Signature]
NOTARY PUBLIC

COPY

ORDINANCE NO. 1033, C.S.

"AN ORDINANCE TO ACQUIRE REAL PROPERTY BY ACT OF DONATION OF WESTPARK AVENUE FROM JOE DEMARCO, INC."

BE IT ORDAINED BY THE CITY COUNCIL OF HAMMOND, LOUISIANA AT ITS REGULAR SESSIONS HELD ON THE 15th DAY OF November, 1983.

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THIS ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF HAMMOND, LOUISIANA ON THIS 15th DAY OF November, 1983.

s/ George Perkins
GEORGE PERKINS, President of the
Council

s/ Debbie Saik Pope
Debbie Saik Pope, Mayor

s/ LaNita Earnest
LaNita Earnest, Clerk of the
council

PUBLISH: November 17, 1983

EXTRACT FROM THE MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF
JOE DEMARCO, INC.

A meeting was held by all of the stockholders of JOE DEMARCO, INC., at which the following resolution was unanimously adopted:

BE IT RESOLVED that our President, John J. Demarco, be and he is hereby authorized to act on behalf of this Corporation for the purpose of executing an Act of Dedication of Westpark Avenue to the City of Hammond in accordance with the plat of William J. Bodin of Bodin & Webb, Inc. attached to said Act of Dedication;

BE IT FURTHER RESOLVED that said Act of Dedication shall contain such terms and conditions as our President deems to be in this Corporation's best interest.

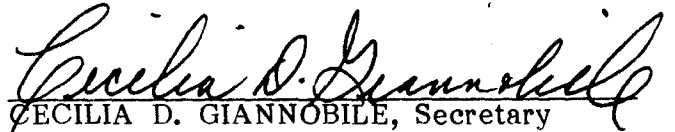

CECILIA D. GIANNOBILE, Secretary


JOHN J. DEMARCO, President


CERTIFICATE

I HEREBY CERTIFY that the above and foregoing is a true and correct Extract from the minutes of the Board of Directors and Stockholders of said corporation held on the 14th day of October, 1983; that the foregoing resolution was unanimously adopted by the Board of Directors and Stockholders of said corporation at said meeting at which a quorum was present and participated; the said resolution has in no way been annulled, rescinded or revoked, but is in full force and effect.

Hammond, Louisiana, this 14th day of October, 1983.


CECILIA D. GIANNOBILE, Secretary

APPROVED BY:


JOHN J. DEMARCO


VITA DEMARCO


VINCENT DEMARCO


CECILIA D. GIANNOBILE


SAM J. DEMARCO


JOE DEMARCO, JR.


FRANK J. DEMARCO


MARY ANN DEMARCO HUEBINGER



TANGIPAHOA PARISH SCHOOL SYSTEM

59656 PULESTON ROAD ■ AMITE, LOUISIANA 70422
TELEPHONE: (985) 748-7153 ■ FAX # (985) 748-8587

MARK KOLWE
Superintendent

MICHAEL R. WHITLOW
President of the Board

September 15, 2017

Pete Panepinto, Mayor
City of Hammond
310 East Charles Street
Hammond, Louisiana 70401

Dear Mayor Panepinto:

On behalf of the Tangipahoa Parish School Board, this is written in support of the request from Richard L. Ludwig, II, Commander of American Legion Post 109, to name the street leading to Hammond Westside Montessori School after the late Pfc. Matthew E. Wildes. Matthew, a Hammond native who attended Hammond High School, was only 18 years old when he was killed during a voluntary military mission in Afghanistan in 2009. His courage and willingness to serve his country was exemplary for one so young.

It would be impossible to truly express how much we appreciate the efforts of those like Matthew who fight to defend our freedom. However, we agree that naming this street after this young man would serve as a long lasting tribute to him for his service and bravery.

Thank you.

Sincerely,

Mark Kolwe
Superintendent

MK/sc

c: Board Members

FILE

MESSAGE



Thu 8/24/2017 7:48 AM

Michael Watkins <WatkinsM@northoaks.org>

Westpark Drive

To: 'Andre G. Coudrain'; Tracie Schillace

Cc: John Derenbecker

You forwarded this message on 9/1/2017 9:27 AM.

Good morning Andre/Tracie.

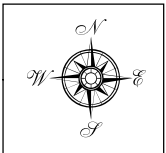
The Board decided last night to dedicate the undedicated portion of Westpark Drive on North Oaks property to the City. This should allow the City to pursue the name change issue as it may desire.

Please let us know how you would like to proceed.

Thank you.


Michael Watkins
Chief Operating Officer
North Oaks Health System
Desk: 985-230-7705
watkinsm@northoaks.org

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Right of Way Dedication
Street Renaming
ROW-2017-10-00005

Legend

 Case parcel