



Staff Report

Right of Way Dedication

Case #: ROW-2018-09-00007

Attachments:

Staff Report, Photos, Survey, Application, Zoning Map, Aerial Map

Planning Commission Public Hearing: Thursday, October 4, 2018

City Council Introduction: Tuesday October 9, 2018

City Council Final: Tuesday October 23, 2018

City Council Request (Ordinance):

Introduction to an Ordinance to accept a right of way dedication for an east portion of Hewitt Rd . beginning at S. Magnolia St. to SW Railroad Ave. as shown on survey by Tilden J. Dufrene Jr. (ROW-2018-09-00007) Recommended approval by Planning Commission. Tracie Schillace

Site Information:

Location (Address): 1500 SW Railroad Ave

Council District: City Council District 3

Existing Zoning: CH

Future Land Use: Commercial

Existing Land Use: Undeveloped

Site Description:

Property being 3+ acres fronting on SW RR Ave, Hewitt Rd, and S. Magnolia St.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Business/ C-N
South	Retail/C-H
West	Business/MX-C
East	SW RR Ave/RR Tracks

Additional Information:

Hewitt Rd extension was constructed with a servitude . This section is to be dedicated as City of Hammond right of way . It includes several utilities.

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: Tilden J. Dufrene Jr.

Against: NONE

Commission Recommendation:

Motion: Recommend acceptance

For: Stanley Young, Matt Sandifer, Jeff Smith

Against: NONE

Abstain: NONE

Absent: Jimmy Meyer, William Travis

Ordinance to Read:

WHEREAS on October 4, 2018 the Hammond Planning Commission held a public hearing for a minor subdivision for Zenca Properties to resubdivide Lot 1 of the Sam Signorelli subdivision into Lots 1A & 1B located at 1500 SW Railroad Ave., and dedication of right of way being the east portion of Hewitt Rd. from S. Magnolia Ave. to SW Railroad Ave in accordance with survey by Tilden J. Dufrene Jr.

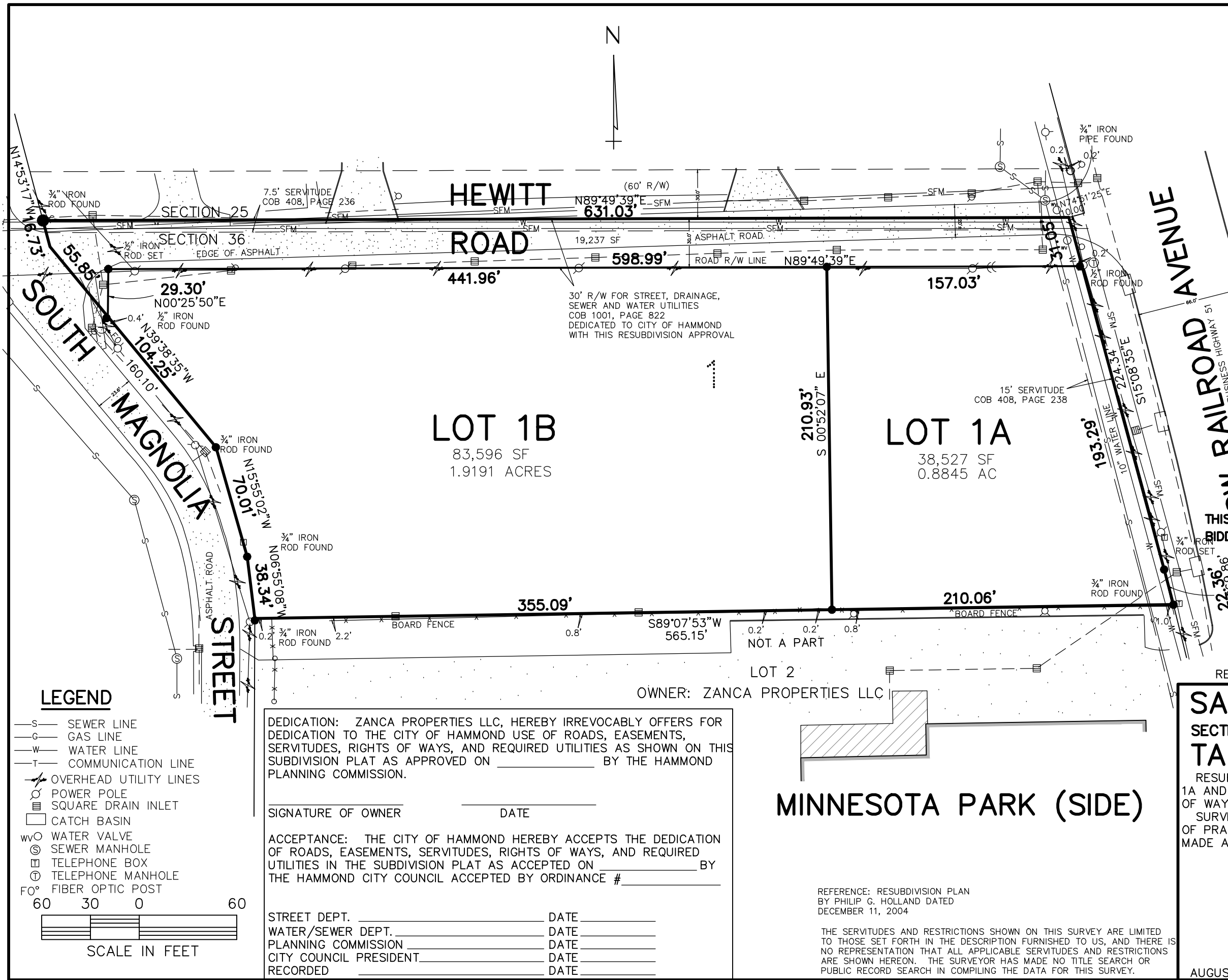
WHEREAS, the Planning Commission approved a minor subdivision and recommend acceptance of the dedication of right of way for the east portion of Hewitt Rd.;

WHEREAS, the Hammond City Council held a public hearing on October 23, 2018 to accept the east portion of Hewitt Rd. from S. Magnolia Ave. to SW Railroad Ave. in accordance with survey by Tilden J. Dufrene Jr.;

NOW THEREFORE BE IT ORDAINED the Hammond City Council accepts the east portion of Hewitt Rd. from S. Magnolia Ave. to SW Railroad Ave in accordance with survey by Tilden J. Dufrene Jr. (ROW-2018-09-00007).







BEARINGS ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, SOUTH ZONE. BASED ON GPS OBSERVATIONS.

STATE PLANE=S89°49'39"W
RECORD BEARING= S89°48'37"E

THIS PROPERTY IS IN FEMA ZONE X, BFE= N/A
COMMUNITY NO. 220208, PANEL NO. 0430F
FIRM DATE: JULY 22, 2010

THIS PROPERTY IS ZONED C-H - COMMERCIAL HIGHWAY

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
WILSON J. DUFRENE JR., PE 18887, PLS 04563

OWNER: ZANCA PROPERTIES LLC
REVISED SEPTEMBER 21, 2018

SAM SIGNORELLI TRACT
SECTION 36, T6S, R7E
TANGIPAHOA PARISH, LA

RESUBDIVISION OF LOT 1 SAM SIGNORELLI TRACT INTO LOTS 1A AND 1B, SAM SIGNORELLI TRACT AND DEDICATION OF RIGHT OF WAY FOR HEWITT ROAD.
SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS B SURVEY MADE AT THE REQUEST OF BDG ARCHITECTS.

DUFRENE SURVEYING & ENGINEERING INC.
1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH.
504-368-6394 FAX
dufrene@dufrenesurveying.com

T-5688-S2(resub)
AUGUST 24, 2018 18-000728 tangipahoa/signorelli tract-1t1resub.dwg

LEGEND

- S- SEWER LINE
- G- GAS LINE
- W- WATER LINE
- T- COMMUNICATION LINE
- ⚡ OVERHEAD UTILITY LINES
- ⊙ POWER POLE
- ⊠ SQUARE DRAIN INLET
- ⊡ CATCH BASIN
- wv○ WATER VALVE
- ⊙ SEWER MANHOLE
- ⊠ TELEPHONE BOX
- ⊙ TELEPHONE MANHOLE
- FO° FIBER OPTIC POST

60 30 0 60
SCALE IN FEET

DEDICATION: ZANCA PROPERTIES LLC, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF HAMMOND USE OF ROADS, EASEMENTS, SERVITUDES, RIGHTS OF WAYS, AND REQUIRED UTILITIES AS SHOWN ON THIS SUBDIVISION PLAT AS APPROVED ON _____ BY THE HAMMOND PLANNING COMMISSION.

SIGNATURE OF OWNER _____ DATE _____

ACCEPTANCE: THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF ROADS, EASEMENTS, SERVITUDES, RIGHTS OF WAYS, AND REQUIRED UTILITIES IN THE SUBDIVISION PLAT AS ACCEPTED ON _____ BY THE HAMMOND CITY COUNCIL ACCEPTED BY ORDINANCE # _____

STREET DEPT. _____ DATE _____
WATER/SEWER DEPT. _____ DATE _____
PLANNING COMMISSION _____ DATE _____
CITY COUNCIL PRESIDENT _____ DATE _____
RECORDED _____ DATE _____

OWNER: ZANCA PROPERTIES LLC

MINNESOTA PARK (SIDE)

REFERENCE: RESUBDIVISION PLAN BY PHILIP G. HOLLAND DATED DECEMBER 11, 2004

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.

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: 9/10 2018 PERMIT# _____

The next Planning Commission Meeting will be held on October 4, 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 # _____ (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: LOT 2, SAM SIGNOLELLZ TRACT
 1500 SW Railroad Avenue, Hammond, LA

Where did you get this address? Post Office City Building Dept. 911 Office Other Sale Contract

List all current property owners:

PROPERTY OWNER: ZANCA PROPERTIES PHONE(____) _____

ADDRESS: 14118 Buccaneer Avenue, Baton Rouge, LA 70810

Street or PO Box City State Zip

(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Jill Bryan, Agent

First Name MI Last Name

COMPANY NAME: Regions Bank Owner Contractor Other

Applicant Mailing Address: 250 Riverchase Parkway, Suite 600, Birmingham, AL 35244

Applicant Telephone: (205) 252-8222 City State Zip

Applicant Fax: (____) _____

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

of Acres: 2.08 # of Proposed Lots: 2

NAME OF DEVELOPMENT: SAM SIGNOLELLZ TRACT

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: VACANT

INTENDED USE OF LAND:

Single Family Residential Condominium/Townhouse Multi-Family Commercial

Industrial Other (explain) _____

DESIGN ENGINEER/ARCHITECT TBD PHONE (____) _____

Will PROCEDURE "A" (with bond) PROCEDURE "B" (without bond) BE USED?

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 Jill Bryan 9/10/2018
 APPLICANT SIGNATURE DATE

x [Signature] 9/10/18
 OWNER SIGNATURE DATE

x _____
 CITY PLANNER DATE

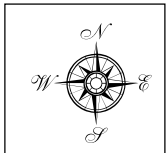
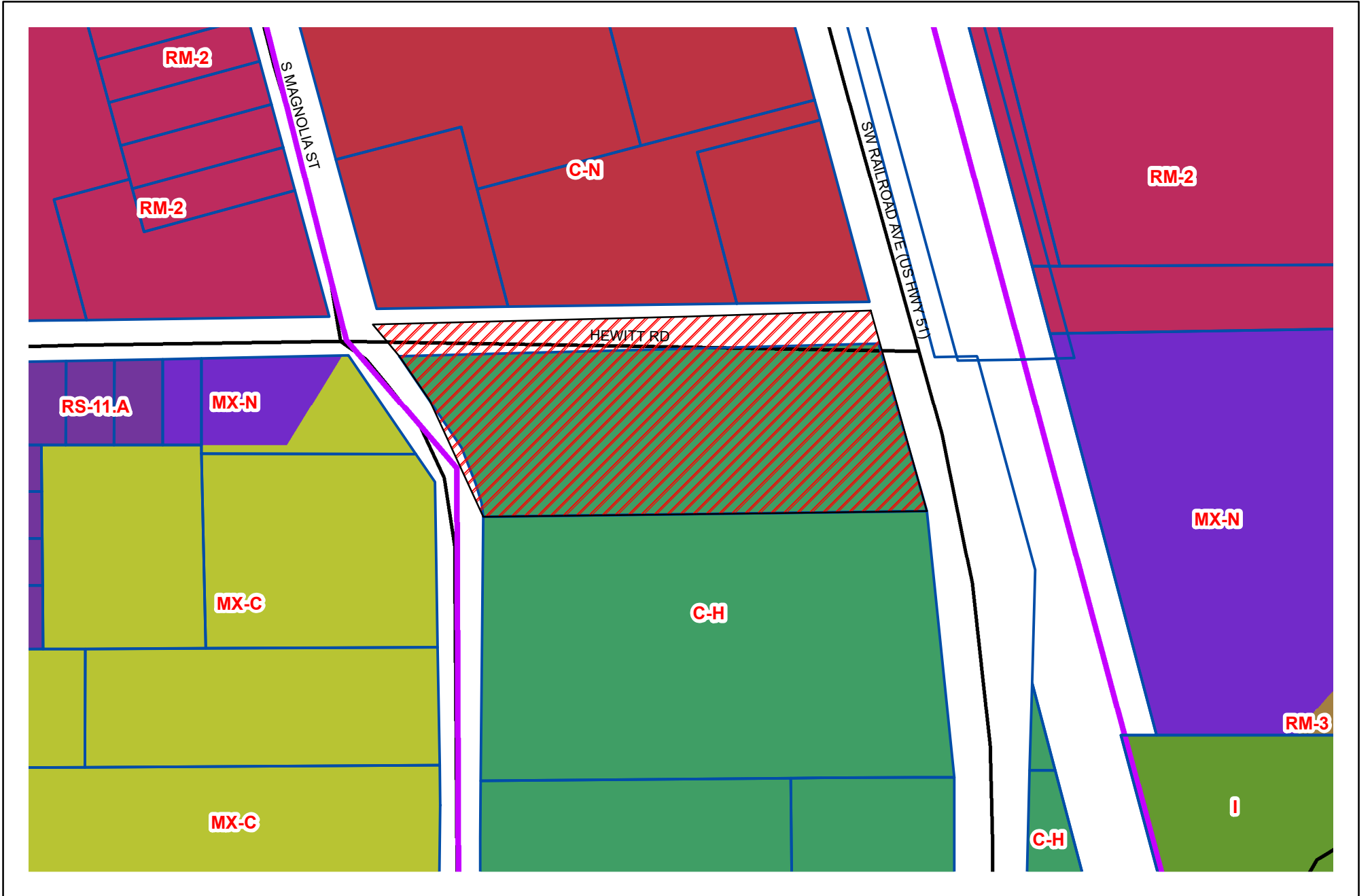
***** OFFICIAL USE *****

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 \$ 54.00



AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH DATE PAID ____/____/____

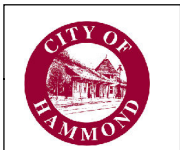
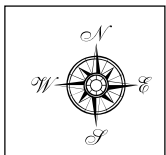
AMOUNT PAID: \$ _____ CHECK# _____ PAID CASH DATE PAID ____/____/____



Subdivision and ROW Dedication
 ROW-2018-09-00007
 1500 SW Railroad Ave.

Legend

-  Case parcel
-  Downtown Development District



Subdivision and ROW Dedication
 ROW-2018-09-00007
 1500 SW Railroad Ave.

Legend
 Case parcel