



Staff Report

Rezoning

Case #: Z-2018-10-00053

Attachments:

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

Zoning Commission Public Hearing: Thursday, December 6, 2018

City Council Introduction: Tuesday, December 11, 2018

City Council Final: Tuesday, December 26, 2018

City Council Request (Ordinance):

Introduction to an Ordinance to approve rezoning request by Nicolosi Investments LLC to rezone Lots 11-12 and Lots 14-20 of Westwood Village Phase 2 located on Tina Drive from RS-11.A to RM-2 in accordance with survey by Robert G. Barrilleaux dated revised June 9, 2012 (Z-2018-10-00053) Recommended Approval by the Zoning Commission

Site Information:

Location (Address): 103 Tina Dr

Council District: City Council District 4

Existing Zoning: RS-11.A

Future Land Use: Low Density Residential

Existing Land Use: UNDEVELOPED

Site Description:

Property located at the end of Pete Nicolosi Drive and Alida Drive. 9 lots meeting the requirements to allow duplex housing

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Single Family/RS-11.A
South	Undeveloped/RS-11.A
West	Undeveloped/RS-11.A
East	Undeveloped/RS-11.A

Additional Information:

Located in Flood Zone A

Master Plan and Future Land Use allows for Low Density Residential

Findings:

Will this diminish the value of the surrounding properties?	No
Will this alter the essential character of the neighborhood?	No
Will granting this request be detrimental to the public welfare?	No
Light and air?	No
Traffic congestion or hazard?	No
Overburden existing drainage and utilities?	No
Emissions of odors, fumes, gasses, dust, smoke?	No
Noise and vibrations?	No

Public Hearing:

For: Salvador Nicolosi-Owner

Against: NONE

Commission Recommendation:

Motion: to recommend approval

For: William Travis, Stanley Young, Matthew Sandifer

Against: NONE

Abstain: NONE

Absent: Jeffrey Smith, Jimmy Meyer

Ordinance to Read:

WHEREAS, on December 6, 2018 the Zoning Commission held a public hearing and recommended approval on rezoning request by Nicolosi Investments LLC to rezone Lots 11-12 and Lots 14-20 of Westwood Village Phase 2 located on Tina Drive from RS-11.A to RM-2 in accordance with survey by Robert G. Barrilleaux dated revised June 9, 2012 (Z-2018-10-00053)

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, hereby approves rezoning request by Nicolosi Investments LLC to rezone Lots 11-12 and Lots 14-20 of Westwood Village Phase 2 located on Tina Drive from RS-11.A to RM-2 in accordance with survey by Robert G. Barrilleaux dated revised June 9, 2012.



Name of Subdivision or Development: Westwood Village Phase 2
 Name of Property Owner: Nicolosi Investments LLC, Peter J. Nicolosi, Thomas C. Warner, and Dorothy Lipscomb Spangler
 Name of Developer: Nicolosi Investments LLC
 Address of Developer: 1722 Eastwood Dr., Amite, LA 70422
 Legal Description of Property: See Legal Description of Subdivision on Plat

NOTE: Streets, drainage, green space, and street lighting are to remain private and will be maintained by Home Owners Association

NOTE: Division of this property into lots occurred prior to it being annexed into City of Hammond, but infrastructure along Tina and Pete Nicolosi was completed after annexation into the City of Hammond.

SURVEYOR: I hereby certify this legal description is true and correct and the plat is in accordance with the provisions of the Louisiana Revised Statutes governing same.

(STAMP) Signature: Robert C. Barrilleaux, License No. 4388, Date: [blank]

DESIGN: I hereby certify these construction documents meet the City of Hammond subdivision standards and that the plans are in accordance with all applicable provisions of the Louisiana Revised Statutes governing same with following exceptions. The planned construction of the roads, drainage, sewer, or lighting does not meet the City standards and as such the City will not be accepting ownership and maintenance of the roads, drainage, sewer, or lighting

(STAMP) Robert C. Barrilleaux, PE Name (print) Date: [blank]

Signature: [Signature] Date: [blank]

Procedure "A" with bond Procedure "B" without bond
 Preliminary approval by Planning Commission Dec. 1, 2011 Date
 As built by Barrilleaux & Assoc. sheet 1 dated 11/30/11 approved on Dec. 1, 2011 are hereby approved and by reference shall be part of the recorded plat. Revised 4/9/12

Signature of Approval Final Plat and As-Built (Final Approval)

Planning Commission Chairman Date: 2-28-13

Proof of Performance bond; Not Appl (or) Bond Date

Performance Bond Approved by City Attorney: N/A Attorney Signature Date

Signatures Accepting Planning Commission Approved Final Plat

Owner/Developer: [Signature] Date: 12-3-12

Design Engineer: [Signature] Date: 2/27/13

Review Engineer: [Signature] Date: 26 Feb 2013

City Council President: N/A Date

Offer of Dedication of easements by Owner/Developer
 I hereby offer for dedication to the City of Hammond and for public use the easements/servitudes for access and maintenance of all infrastructure as shown on this plat and plans referenced above as approved on Dec. 1, 2011 by the Hammond Planning Commission and Designated as Westwood Village Phase 2. At the time of the approval of this plat only the water along Pete Nicolosi Drive and Tina Drive is being accepted by the City of Hammond for maintenance and they are only responsible for the maintenance of it alone.

Owner/Developer Signature: [Signature] Date: 12-3-12
 Owners/Developers Signature: [Signature] Date: 12-7-12
 Owners/Developers Signature: [Signature] Date: 12-4-12
 Owner of Lot 13 Signature: [Signature] Date: 12-6-12

Acceptance of City Council of Offer to Dedicate
 The City of Hammond hereby accepts the dedication of easements and servitudes for public use, and water distribution system along Pete Nicolosi Drive and Tina Drive in Westwood Village Phase 2. This acceptance is subject to the City's final acceptance of construction and posting of the required one year maintenance bond by the owner/developer. All other utilities shall be maintained as listed below

Street and Lighting: (maintained by Home Owners Assoc.)
 Water Distribution System: City of Hammond

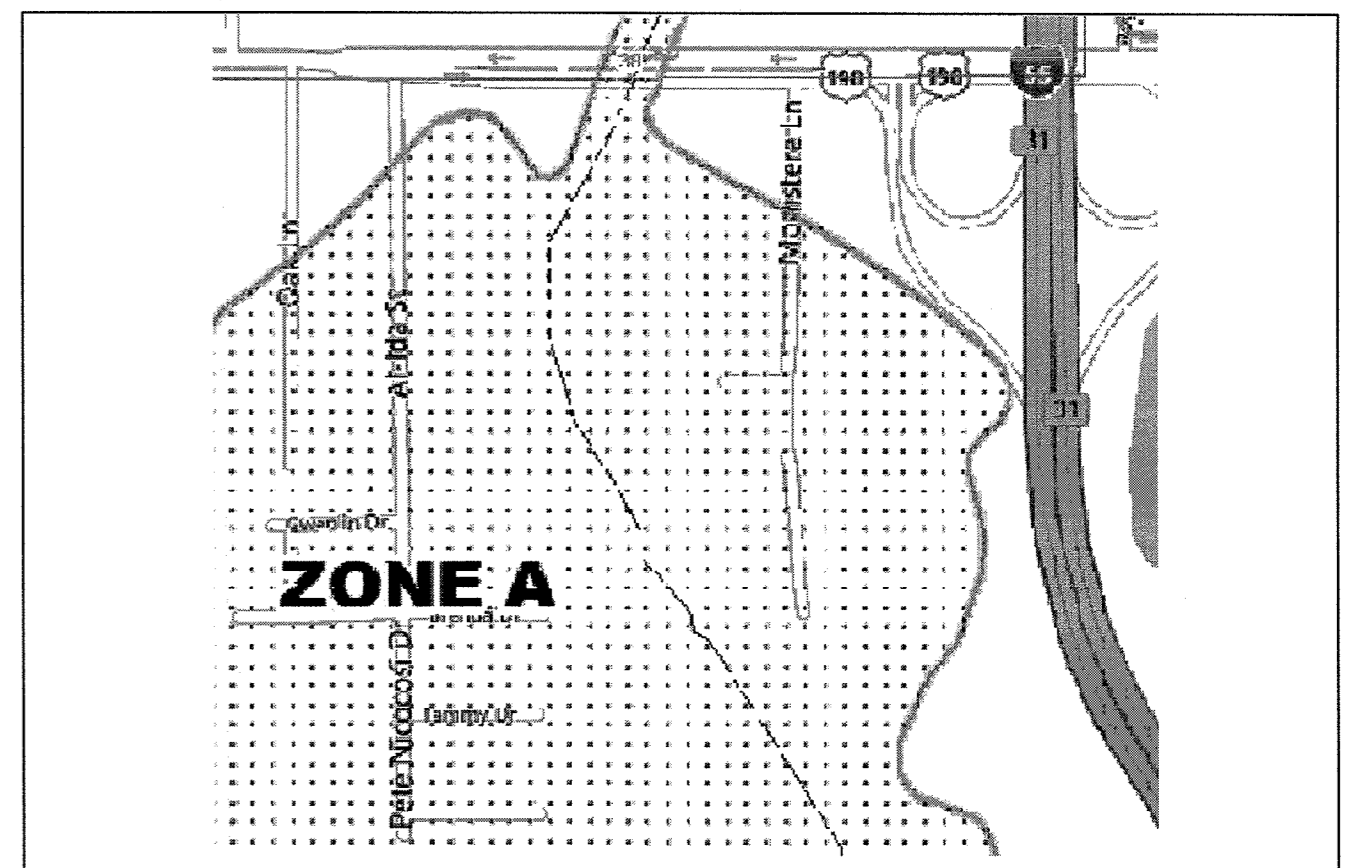
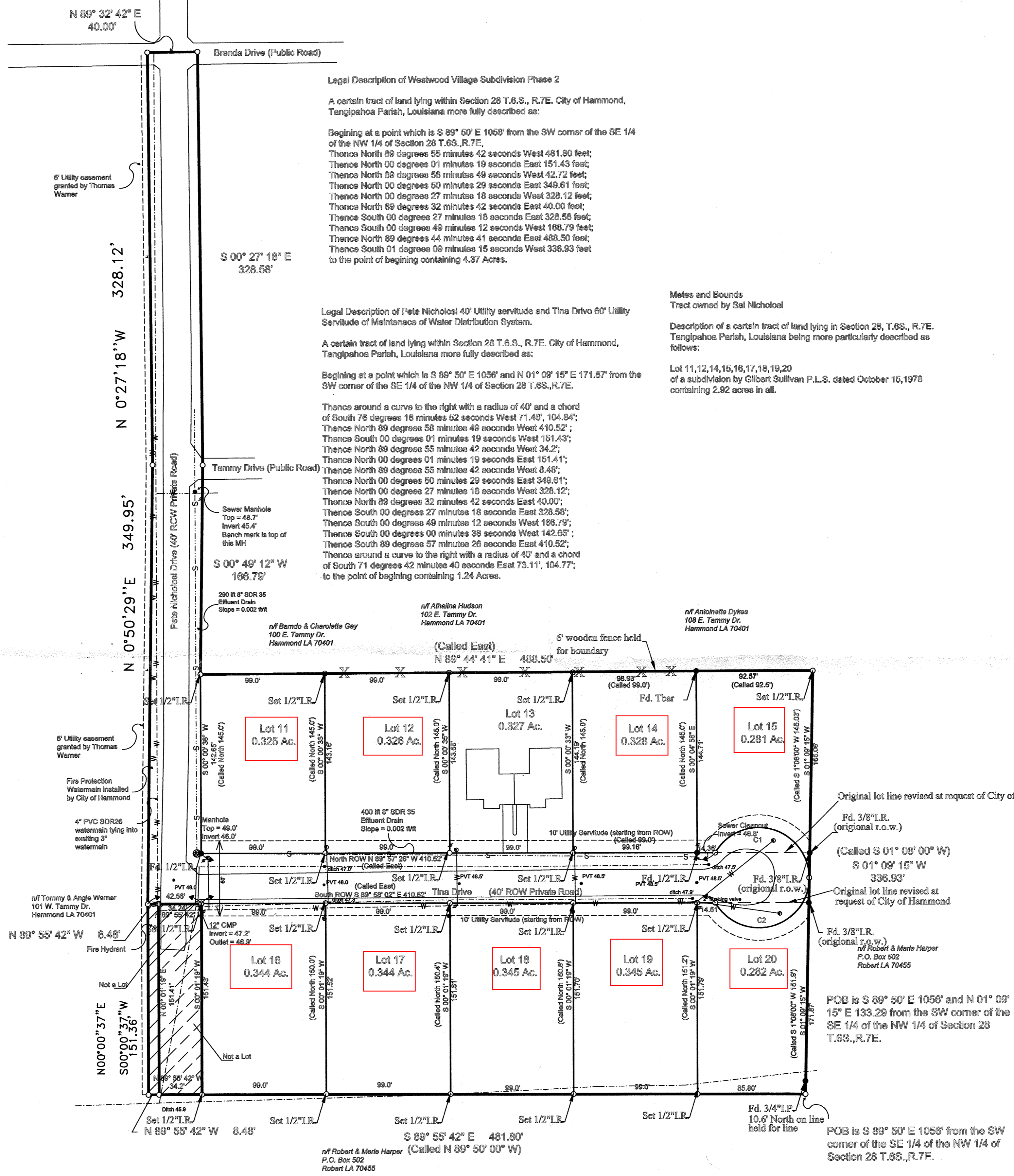
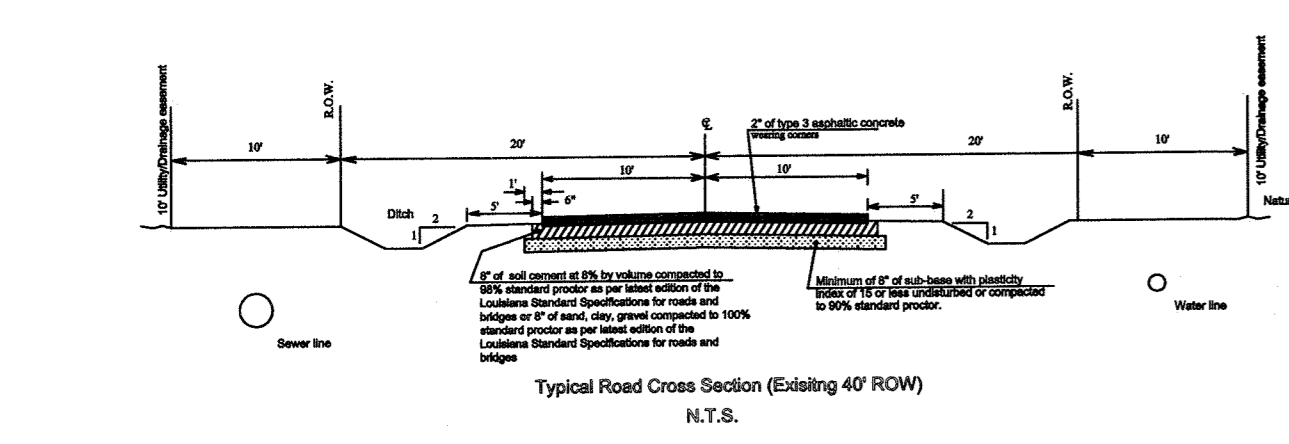
Gary Knight [Signature] Date: 3/22/13

Sewer: (owned and maintained Modas Utilities)
 Drainage: (maintained by Home owners Assoc.)

Council President: [Signature] Date: 2-26-13

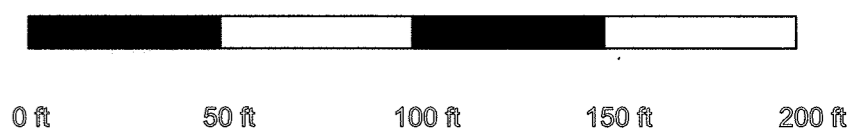
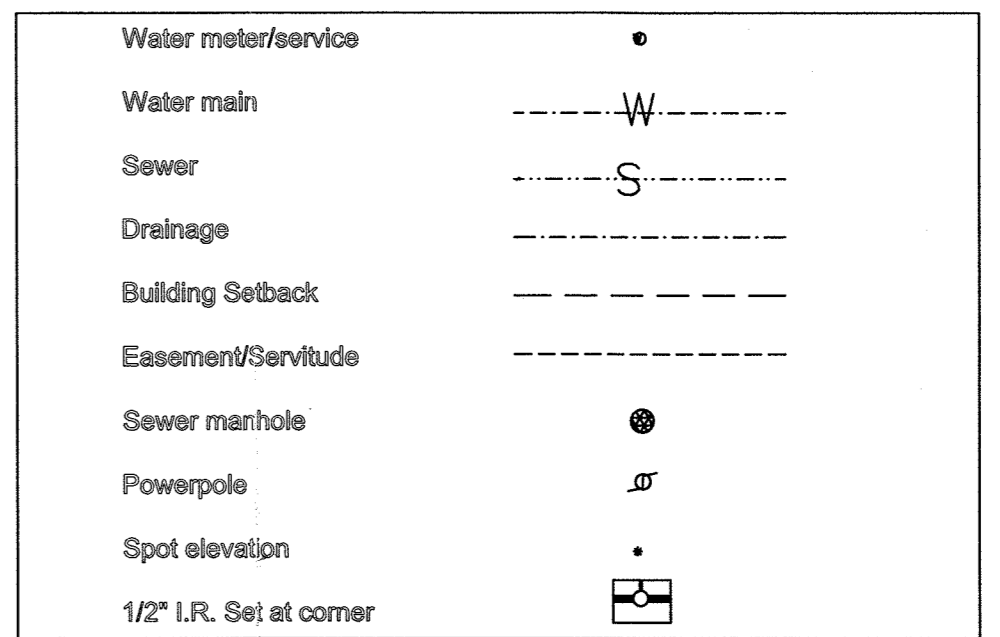
Approval of Maintenance Bond: N/A City Attorney Date

Recording Information:
 Recording Date: 4/5/2013
 Recorded by: [Signature] Book 1302 Page 589 Inst# 894879
 Ordinance# 13-5323



Vicinity Map
 Notes:
 1. Reference survey and subdivision by Gilbert Sullivan dated 10/15/1978.
 2. Bearings rotated to Geodetic determined by G.P.S..
 Curve Data:
 C1:R=40';L=104.77';C=73.11'S71°42'40"E
 C2:R=40';L=104.84';C=71.46'N76°18'52"E

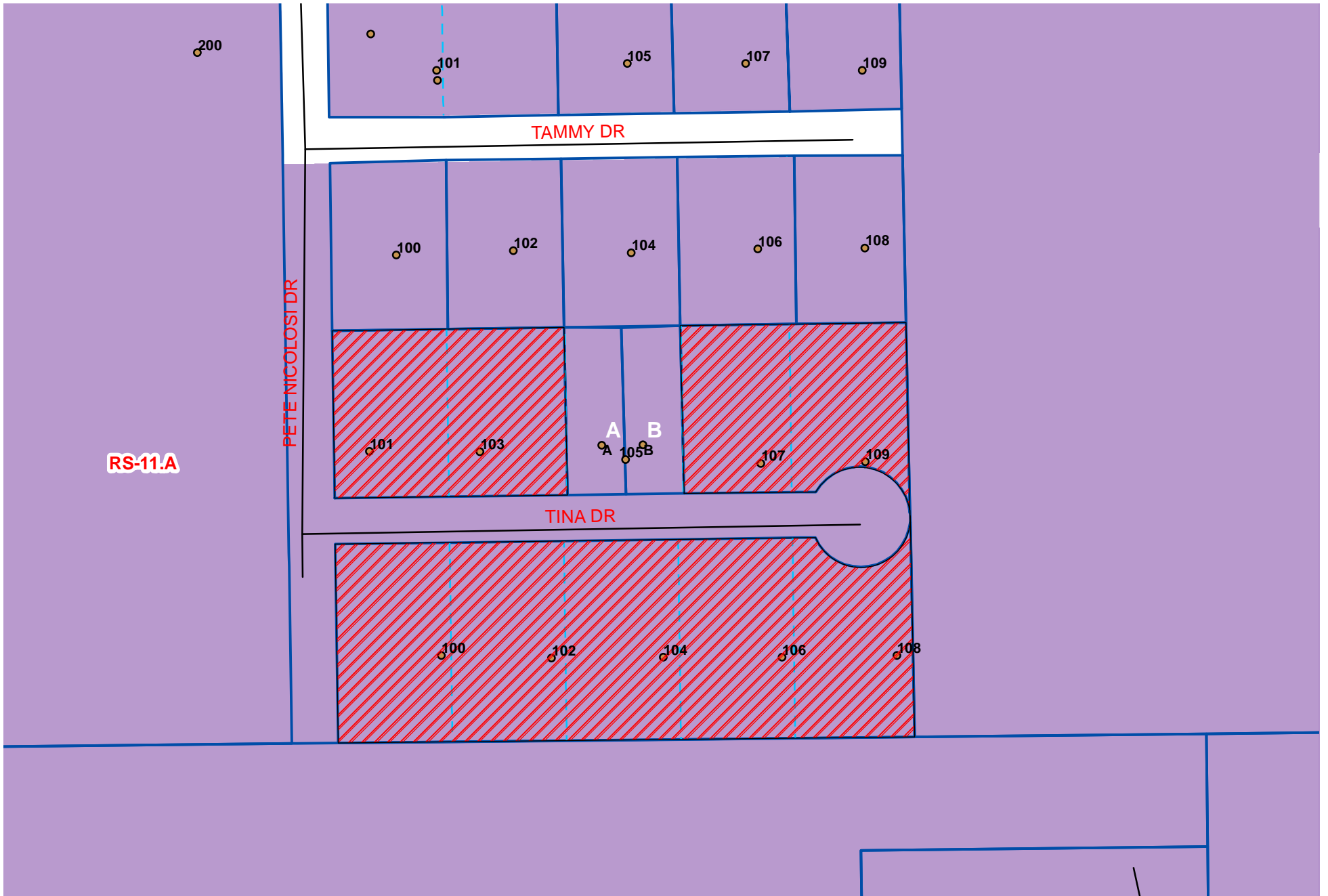
- Notes:
- All Streets are an existing 40' ROW as per Gilbert Sullivan's plat dated 10/15/1978. This date is prior to the property being annexed within the City of Hammond. The streets will be privately owned and maintained. 80' utility easement centers on road and thus extends -10' into each lot as shown on plat.
 - Lots will be for single family homes or duplexes.
 - Sewer and Water will be installed Sewer and water in Westwood Village subdivision. The collection system does not meet City of Hammond standards and thus must be privately maintained.
 - Side setbacks will be 8' for each lot unless the side is adjacent to a road ROW in which case it shall be 10'.
 - Rear setbacks will be 10' for each lot and front setback shall be 25'.
 - Zoning is RS as per City of Hammond Zoning Map
 - Utility easements are as shown and include roadway.
 - Elevations are relative elevation. TBM is top of Manhole at corner of Tammy Drive and Pete Nicolosi Drive. Elevation is 48.7
 - Bearings rotated to Geodetic North and possession line on North side held.
 - All houses will have a septic tank to remove solids. Effluent from these tanks will be collected by Sewer pipe and flow to existing manhole at corner of Tammy and Pete Nicolosi. These clearwater effluent pipe will have a slope of 0.002 ft/ft. The sewer effluent shall flow to a facility owned and operated by Modas Utilities.
 - Streets (Pete Nicolosi Drive and Tina Drive) drainage, street lights, and common green space will be maintained by the Westwood Village Homeowners Association.
 - Entire site is in a FEMA flood zone "A" as per panel 220208 410 F



I certify that this plat represents an actual ground survey made by me and conforms to the requirements for the Minimum Standards for Property Surveys as found in Louisiana Administrative Code Title 46:IXI, Chapter 25 for a Class C survey.

 Barrilleaux & Associates, L.L.C. Surveyors - Engineers 2206 Rue Simone Hammond, LA 70403 Phone #: 985-345-0091 Fax #: 985-345-7806 Robert G. Barrilleaux PL384388	Westwood Village Phase II Final Plat and As-Built	
	Scale: 1" = 50' Drawn by: RCB	Date: March 5th, 2006 Revision Date: June 9th, 2012
Section 28, T.6S., R.7E. City of Hammond Tangipahoa Parish, Louisiana		

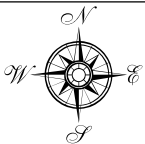
SDF 2011-10-3



Rezoning
 Z-2018-10-00053
 100, 101, 102, 103, 104, 106, 107, 109, & 108 Tina Drive

Legend

- Case parcel
- City Tax Parcels



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 Z-2018-10-00053
 100, 101, 102, 103, 104, 106, 107, 109, & 108 Tina Drive

Legend

- Case parcel
- City Tax Parcels