



Staff Report

Dedication of Street

Case #: SUB-2020-01-00117

Attachments:

Staff Report, Site Photos, Survey, Draft Performance Bond/Letter of Credit, Application, Zoning Map, Aerial Map

Planning Commission Hearing: August 6, 2020
City Council Introduction: Tuesday September 8, 2020
City Council Final: Tuesday September 22, 2020

Request:

Introduction for an Ordinance to accept the re-dedication of a portion of Parker Blvd. right of way (60' x 284.81'), and Acceptance of a 1-year Performance Bond/Letter of Credit in the amount of \$10,000 for the construction of an "L" turnaround at the north end of Parker Blvd. located at the intersection of a 19' alley in accordance with survey by Andrew N. Faller dated 1/18/2020 (SUB-2020-01-00117) Recommended approval by the Planning Commission

Site Information:

Location Address: 44084 Parker Blvd

Council District: City Council District 2

Existing Zoning: RS-11

Future Land Use: Low Density Residential

Existing Land Use: Undeveloped

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	undeveloped/RS-11
South	single family house/RS-11
West	Single Family house/RS-11
East	undeveloped/RS-11

Additional Information:

On August 6, 2020 the Planning Commission approved resubdivision of 3 lots on Parker Blvd. and recommends acceptance of the previously abandoned Parker Blvd right of way.

This portion of Parker Blvd. was abandoned by the Police Jury by resolution on 2/21/1950. This area currently has a 12' wide asphalt road that dead ends. The improvements for the "L" turnaround will be located in this rededicated street right of way and in an existing 19' alley to the east.

Public Hearing:

For: Mary Lavigne (represents Jamestown LLC)
Against: NONE

Commission Recommendation:

Motion: Approved resubdivision of 3 lots on Parker Blvd. to increase the size from 50' to 65' lots, Recommend acceptance of Parker Blvd right of way, and acceptance of 1 year Performance Bond/Letter of Credit for \$10,000 to construct "L" Turnaround.

For: Jimmy Meyer, Jeffrey Smith, William Travis, Kylan Douglas, Matt Sandifer

Ordinance to read:

WHEREAS, on August 6, 2020 the Planning Commission held a public hearing and approved resubdivision of Lots 4, 5, 6 in Block 29 of Woodland Park Subdivision into Lots 6A,5A, and 6A; and

WHEREAS, the Planning Commission recommended acceptance of previously abandoned Parker Blvd right of way (60' x 284.81') in accordance with survey by Andrew Faller dated 1/18/2020; and

WHEREAS, the Planning Commission recommended acceptance of a 1-year Performance Bond/Letter of Credit in the amount of \$10,000 to construct "L" turn around on Parker Blvd at the intersection of the existing 19' alley to the east of Parker Blvd.

NOW THEREFORE BE IT ORDAINED, the City Council of Hammond accepts the Parker Blvd right of way (60' x 284.81'), and accepts a 1-year Performance bond/Letter of credit in the amount of \$10,000 for the construction of an "L" turnaround on Parker Blvd. in all in accordance with survey by Andrew Faller dated 1/18/2020.

REFERENCE BEARING:
GPS-C4G-RTN (LA South Zone-NAD 83)

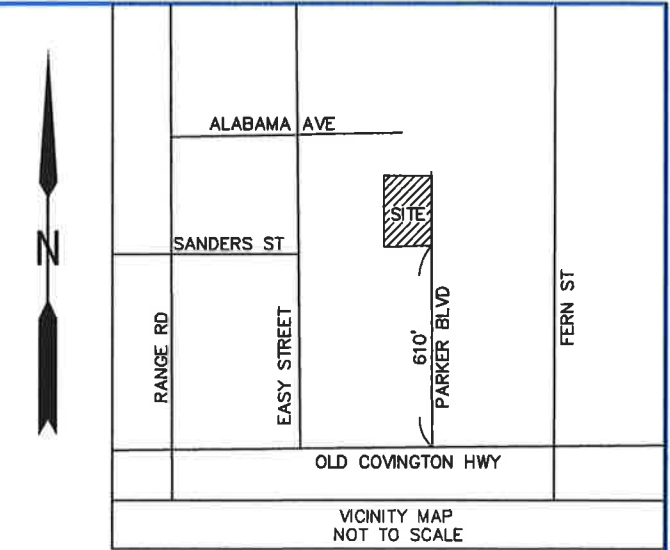
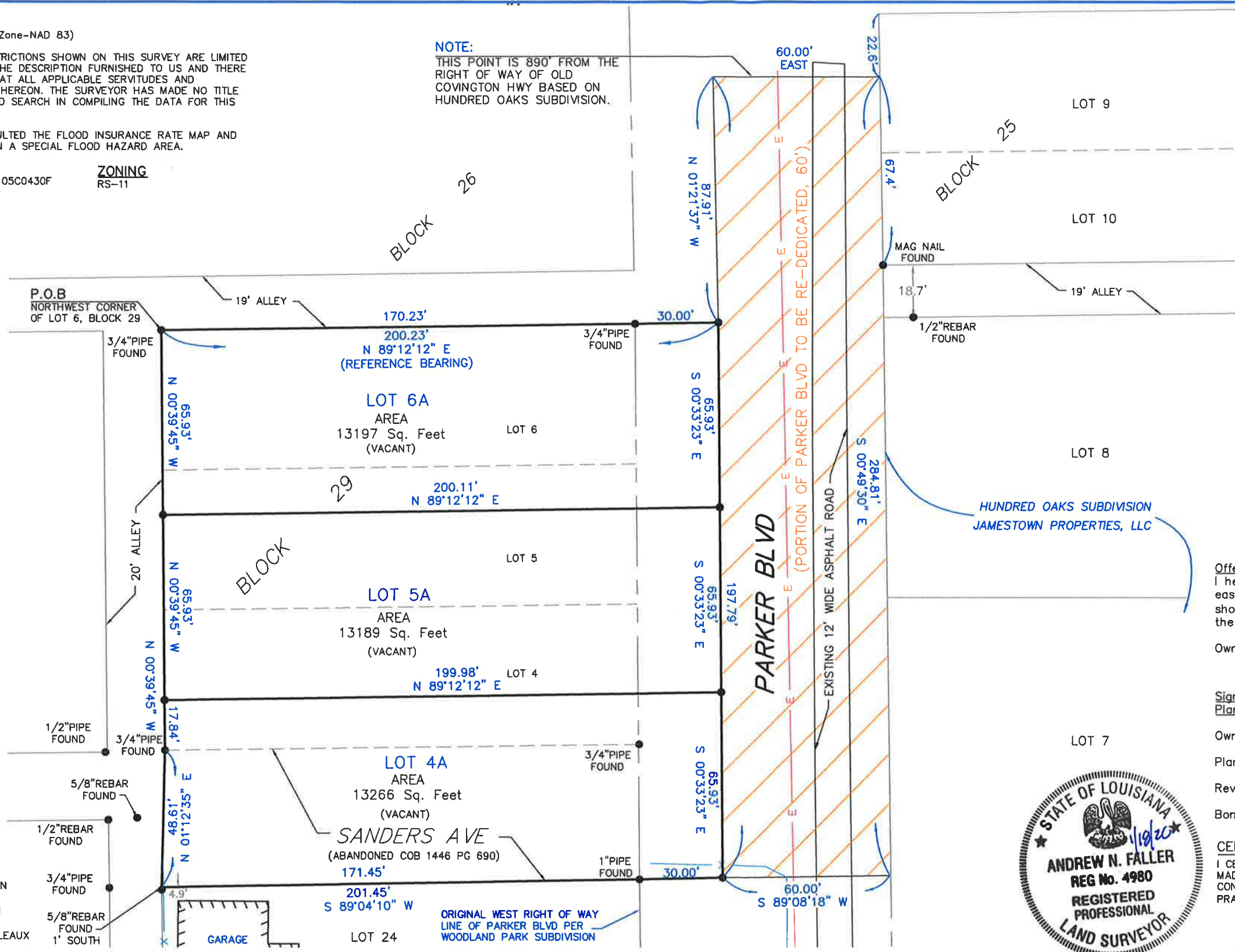
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR 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"
COMMUNITY PANEL NO. 22105C0430F
EFFECTIVE DATE: 7/22/10

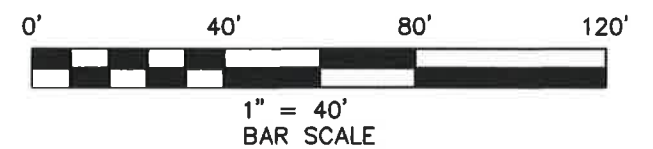
ZONING
RS-11

NOTE:
THIS POINT IS 890' FROM THE RIGHT OF WAY OF OLD COVINGTON HWY BASED ON HUNDRED OAKS SUBDIVISION.



LEGEND

- FENCE
- POWER LINES
- 1/2" REBAR SET UNLESS NOTED



Offer of Dedication by Owner:
I hereby offer for dedication to the City of Hammond all roads, easements, servitudes, rights of way, and required utilities as shown on this plat and approved on _____ (date) by the Hammond Planning Commission.

Owner T. Jay Seale, III _____ Date _____

Signature of acceptance of Planning Commission Approved Final Plat:

Owner T. Jay Seale, III _____ Date _____

Planning Commission _____ Date _____

Review Engineer _____ Date _____

Bond Acceptance _____ Date _____
City Attorney

CERTIFICATION:
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 "C" SURVEY.

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



- REFERENCES:
- 1) WOODLAND PARK SUBDIVISION DATED 02/23/22
 - 2) HUNDRED OAKS SUBDIVISION DATED 10/18/99
 - 3) SURVEY BY ROBERT BARRILLEAUX 3/21/90
 - 4) SURVEY BY GILBERT SULLIVAN DATED 9/17/86
 - 5) COB 1446 PAGE 690
 - 6) COB 195 PAGE 222

Planning Commission Certification:

Procedure "A" with bond - Procedure "B" without bond
Preliminary approved _____ (Date)
Final approval _____ (Date)
The index of sheets numbered _____
Approval of Final plans _____ Date _____
Planning Commission
Proof of Bond _____ Date _____
(turn around) City Attorney

Acceptance by City of Offer to Dedicate:

The City of Hammond hereby accepts the dedication of roads, easements, servitudes, rights of way, and required utilities as shown on this plat. This acceptance is subject to the city's final acceptance of construction.

Streets & drainage _____ Date _____
Water _____ Date _____
Sewer _____ Date _____
Other _____ Date _____
Council President _____ Date _____
Ordinance # _____ Date _____
Recording Information: _____ Date _____

DATE	01/18/20
SCALE	1" = 40'
JOB #	1120
REVISIONS	DATE

RESUBDIVISION OF LOTS 4-6 OF BLOCK 29 OF WOODLAND PARK, A PORTION OF PARKER BLVD & SANDERS AVE INTO LOTS 4A, 5A & 6A OF BLOCK 29 OF WOODLAND PARK SUB ALSO, THE REDEDICATION OF A PORTION OF PARKER BLVD
SECTION 30, TOWNSHIP 6 SOUTH-RANGE 8 EAST
GREENSBURG LAND DISTRICT
CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA

PLAT PREPARED FOR :
JAY SEALE
ANDREW FALLER SURVEYING, LLC
PROFESSIONAL LAND SURVEYOR
P.O. BOX 4065 PHONE (985) 415-3727
HAMMOND, LOUISIANA 70404 EMAIL: ANDREW@AFSURVEY.NET

SHEET 1 OF 1



Business. Made Personal.

(Date)

IRREVOCABLE LETTER OF CREDIT:

LETTER OF CREDIT NO:
ISSUE DATE:
EXPIRATION DATE:

BENEFICIARY NAME:
BENEFICIARY ADDRESS:

LADIES AND GENTLEMEN:

We hereby establish in favor of **(Beneficiary)**, this Irrevocable Standby Letter of Credit No **(###)**, for the account of **(Customer)** for an amount not to exceed in the aggregate **/100 Dollars (\$0.00)** U.S., as per schedule of availability, available by your draft(s) payable at sight at **FIRST BANK AND TRUST, 909 POYDRAS STREET, SUITE 100, NEW ORLEANS, LA 70112** accompanied by this original Irrevocable Letter of Credit and the following:

This Irrevocable Letter of Credit shall be valid until (Date).

All drafts drawn under this Letter of Credit must state, **“DRAWN UNDER FIRST BANK AND TRUST, 909 POYDRAS STREET, SUITE 100, NEW ORLEANS, LOUISIANA 70112, and IRREVOCABLE LETTER OF CREDIT NO. (###) DATED January 30, 2018.”** **Partial drawings are permitted.** The original Irrevocable Letter of Credit must be presented with any drawings so that drawings can be endorsed on the reverse thereof.

We hereby agree with bona fide holders, endorsers and drawers of such drafts drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon due presentation and delivery of documents as specified to First Bank and Trust, 909 Poydras Street, Suite 100, New Orleans, LA 70112.

Except so far as otherwise expressly stated, this Irrevocable Letter of Credit is subject to the “Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600” and as to matters not governed by the UCP, shall be governed by and construed in accordance with the laws of the State of Louisiana and applicable U.S. Federal Law without regard to principles of conflict of law.

Very truly yours,

FIRST BANK AND TRUST

BY: _____
Officer
TITLE:

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: / / PERMIT# SUB-2020-01-00117

The next Planning Commission Meeting will be held on 2-6-2020, 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 # 04HMD0000000018 (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: Kinship Partnership LLC PHONE: 542-8580

ADDRESS: 44015 Parker Blvd Hammond, LA 70403

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

APPLICANT/DEVELOPER:

First Name _____ MI _____ Last Name _____

COMPANY NAME: _____ | Owner | Contractor | Other

Applicant Mailing Address: _____

Applicant Telephone: (____) _____ City _____ State _____ Zip _____

Applicant Fax: (____) _____

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

of Acres: _____ # of Proposed Lots: 3

NAME OF DEVELOPMENT: Woodland Park

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: _____

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 [Signature] APPLICANT SIGNATURE 1/28/20 DATE

x [Signature] OWNER SIGNATURE 1/28/20 DATE

x _____ CITY PLANNER _____ DATE

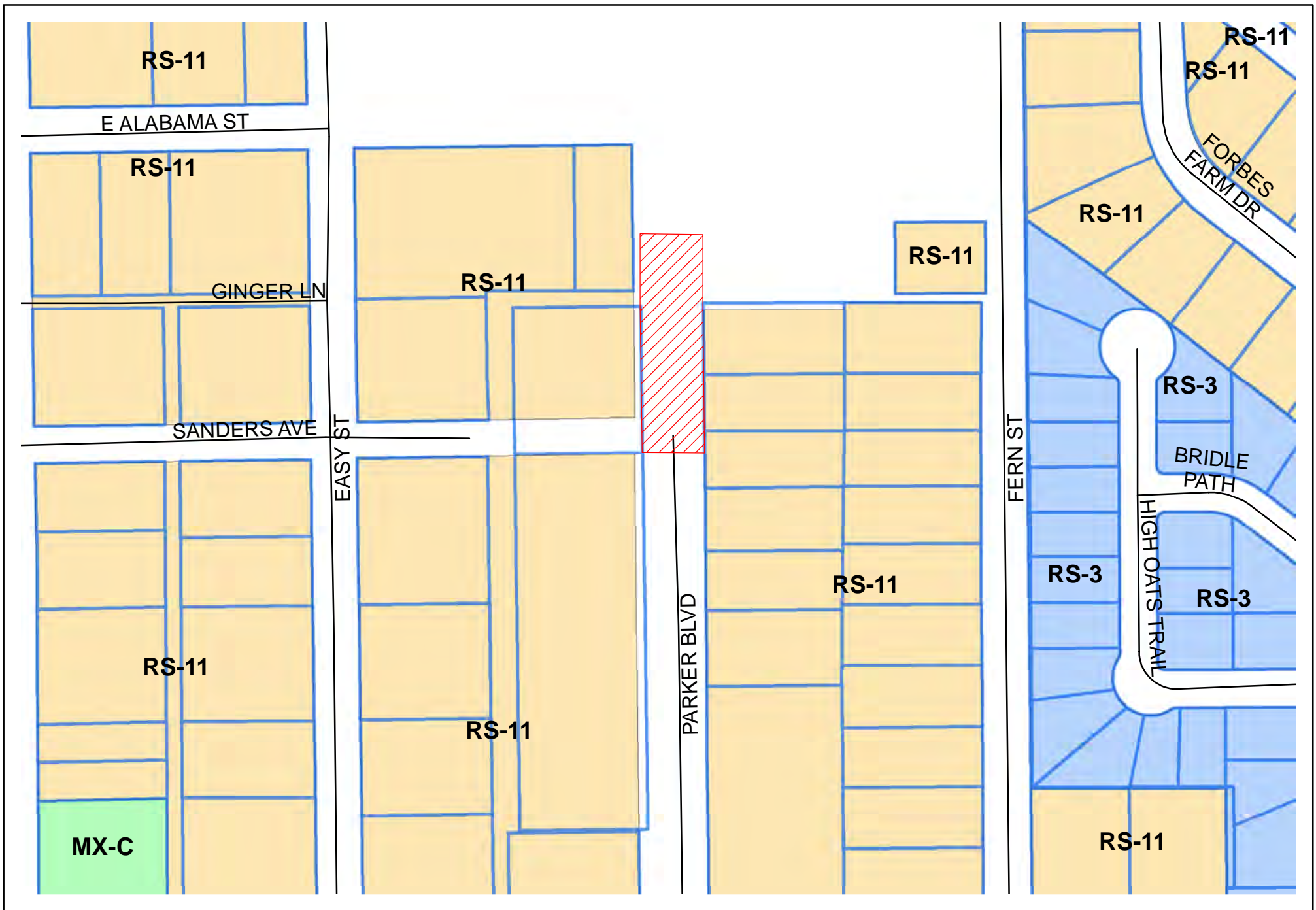
***** OFFICIAL USE *****

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 \$ 56.00

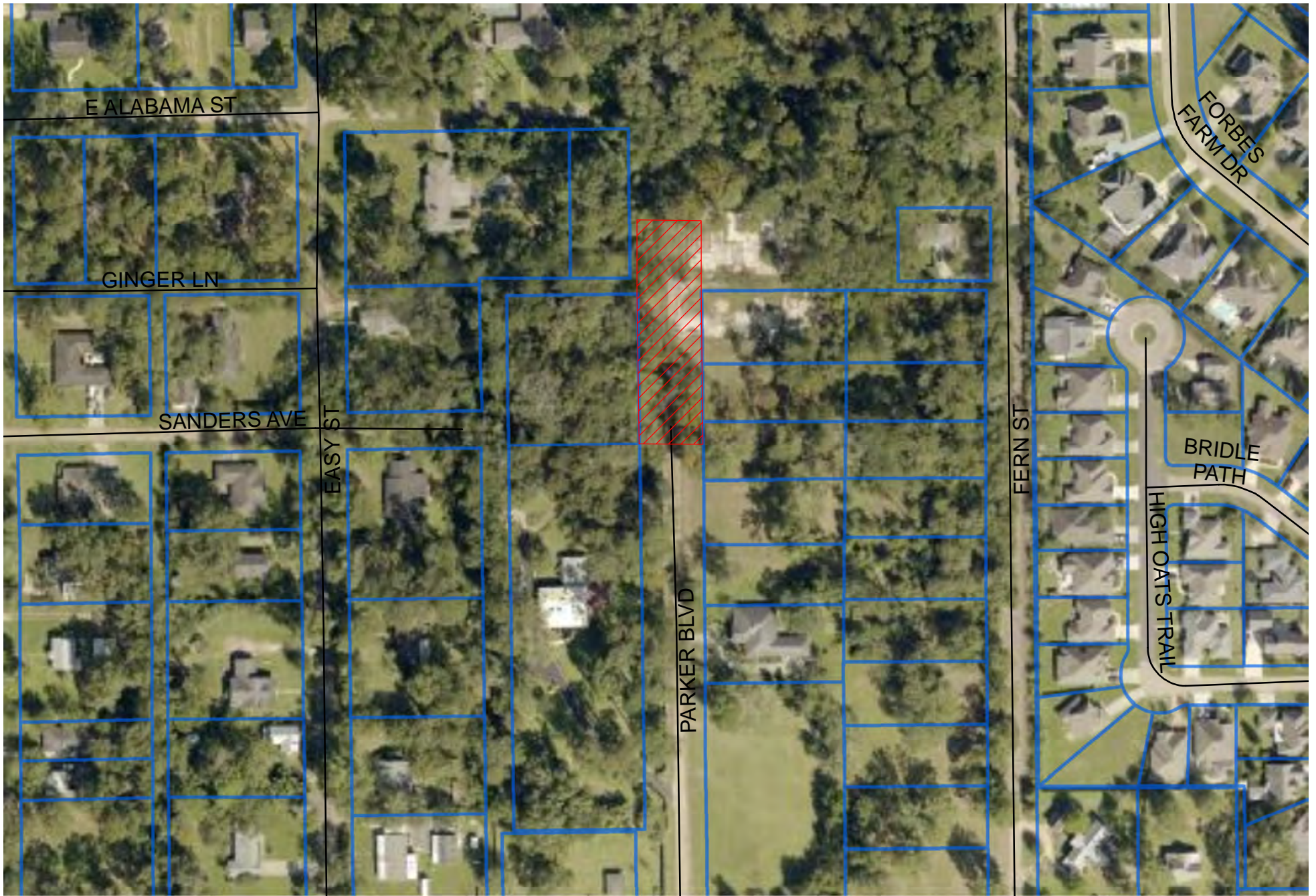
AMOUNT PAID: \$ 56.00 CHECK# 10104 PAID CASH DATE PAID 1/28/2020

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




Street Dedication
 SUB-2020-01-00117
 60' ROW Parker Blvd

Legend
 Case Parcel



Street Dedication
SUB-2020-01-00117
60' ROW Parker Blvd

Legend

 Case Parcel