



Staff Report
Major Subdivision
Case #: SUB-2022-10-00198

Attachments: Staff Report, Application, Surveys, Site Photos, City Engineer Email, Aerial Map, Zoning Map

Public Hearing: Thursday, November 10, 2022
Council Introduction: Tuesday, November 15, 2022
Council Final: Tuesday, December 13, 2022

City Council Request (Ordinance): Introduction of an ordinance to approve a request by Locascio LLC to resubdivide parcel 2-A-1 into parcels 2-A-1-A and 2-A-1-B of the Locascio Subdivision located at 1955 Southwest Railroad Avenue, and to accept the dedication of Locascio Drive and the cul-de-sac in accordance with a preliminary survey by David Patterson, PLS, dated 10/4/22; Zoned C-H (SUB-2022-10-00198).

Site Information:

Location (Address): 1955 Southwest Railroad Avenue

Council District: City Council District 3

Existing Zoning: C-H

Future Land Use: Mixed-Use

Existing Land Use: Vacant

Site Description: This vacant site is located at the end of a cul-de-sac (Locascio Drive) within a developed area of commercial businesses (Chick-fil-A, U-Haul, Racetrac, and SureStay Plus Hotel). The east side of the parcel is the railroad tracks and undeveloped land on South Holly, outside of city limits.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Commercial, C-H (U-Haul)
South	Commercial, C-H (SureStay Plus Hotel)
West	Commercial, C-H (Chick-Fil-A and Racetrac)
East	Railroad Tracks, Outside city limits (South Holly Street)

Additional Information: This site is adjacent to developed parcels of a similar zoning. Locascio Drive and the cul-de-sac were constructed to city standards, and city engineer will approve the dedication (see email).

Public Hearing:
For: David Patterson on behalf of Locascio LLC (owner)
Against: None

Commission Recommendation:

Motion by: Trey St. Romain to recommend approval of Major Subdivision request by Locascio LLC to resubdivide parcel 2-A-1 into parcels 2-A-1-A and 2-A-1-B of the Locascio Subdivision located at 1955 Southwest Railroad Avenue, and to accept the dedication of Locascio Drive and the cul-de-sac in accordance with a preliminary survey by David Patterson, PLS, dated 10/4/22; Zoned C-H.

Seconded by: Matt Sandifer

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS, on November 10, 2022, the Hammond Planning Commission held a public hearing and recommended approval of a Major Subdivision request by Locascio LLC to resubdivide parcel 2-A-1 into parcels 2-A-1-A and 2-A-1-B of the Locascio Subdivision located at 1955 Southwest Railroad Avenue, and to accept the dedication of Locascio Drive and the cul-de-sac in accordance with a preliminary survey by David Patterson, PLS, dated 10/4/22; Zoned C-H (SUB-2022-10-00198).

NOW, THEREFORE, BE IT ORDAINED, the City Council of Hammond, hereby approves a Major Subdivision request by Locascio LLC to resubdivide parcel 2-A-1 into parcels 2-A-1-A and 2-A-1-B of the Locascio Subdivision located at 1955 Southwest Railroad Avenue, and to accept the dedication of Locascio Drive and the cul-de-sac in accordance with a preliminary survey by David Patterson, PLS, dated 10/4/22; Zoned C-H (SUB-2022-10-00198).

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#

The next Planning Commission Meeting will be held on December 8, 2022, 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 # 1808109 (Please verify address w/City of Hammond GIS Dept.)

SITE LOCATION OR LEGAL DESCRIPTION: 1955 Southwest Railroad Avenue
Hammond, LA 70403

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

List all current property owners:

PROPERTY OWNER: Locascio LLC PHONE (352) 359-1508

ADDRESS: 202 Deer Valley Lane Carencro LA 70520
Street or PO Box City State Zip
 (List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: Scott L Patterson
First Name MI Last Name

COMPANY NAME: LandSource, Inc. Owner Contractor Other (Surveyor)

Applicant Mailing Address: 6730 Exchequer Drive Baton Rouge LA 70809
Street or PO Box City State Zip

Applicant Telephone: (225) 752-0995 Applicant Fax: (225) 752-0997

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

of Acres: 2.936 # of Proposed Lots: 2

NAME OF DEVELOPMENT: Locascio Subdivision

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 N/A 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 Scott Patterson 10/19/22
 APPLICANT SIGNATURE DATE

x Sal Locascio 10/19/22
 OWNER SIGNATURE DATE

x _____ DATE
 CITY PLANNER

***** OFFICIAL USE *****
 Fees for Preliminary and Final Review: \$ 300.00 + \$5.00 for Each Lot or Building = TOTAL DUE \$ 310.00
 [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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PARCEL ADDRESS(ES) OR LEGAL DESCRIPTION(continued from front of application): **please attach**

ADDITIONAL PROPERTY OWNERS:

1) PROPERTY OWNER: _____ PHONE(____) _____

ADDRESS: _____
 Street or PO Box City State Zip

2) PROPERTY OWNER: _____ PHONE(____) _____

ADDRESS: _____
 Street or PO Box City State Zip

LEGAL DESCRIPTION PARCEL 2-A-1-A

A certain tract or parcel of ground designated as Parcel 2-A-1-A, Being a portion of the Locascio Subdivision, containing 1.754 Ac. (76,415 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg Land District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

Commence at a point at the intersection of the easterly right-of-way of SW Railroad Ave. (U.S. Hwy. 51) with the northerly right-of-way of Locascio Drive; thence, along said right-of-way of Locascio Drive, S 89°16'19" E a distance of 214.97 feet to a point and corner; thence, S 54°49'52" E a distance of 22.22 feet to a point and corner; thence, N 89°45'06" E a distance of 307.56 feet to a point and corner, said point being the Point of Beginning.

Thence, departing said right-of-way of Locascio Drive, N 00°14'54" W a distance of 80.00 feet to a point and corner; thence, N 89°45'06" E a distance of 177.68 feet to a point and corner; thence, S 15°38'44" E a distance of 354.82 feet to a point and corner; thence, N 89°30'00" W a distance of 271.92 feet to a point and corner; thence, N 00 °14'54" W a distance of 258.53 feet to the Point of Beginning.



LEGAL DESCRIPTION PARCEL 2-A-1-B

A certain tract or parcel of ground designated as Parcel 2-A-1-B, Being a portion of the Locascio Subdivision, containing 1.182 Ac. (51,476 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg Land District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

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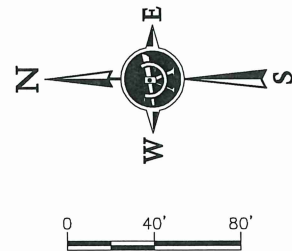
LEGAL DESCRIPTION LOCASCIO DRIVE

A certain tract or parcel of ground designated as Locascio Drive, formerly being a portion of Parcel 2-A-1 of the Locascio Subdivision, containing 0.626 Ac. (27,267 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg Land District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

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LEGEND

- Property Line
- - - Right of Way Line
- - - Servitude Line
- - - Building Setback Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- ⊗ Set "X" Scribed In Concrete
- R/W Right of Way
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LEGAL DESCRIPTION PARCEL 2-A-1-B

A certain tract or parcel of ground designated as Parcel 2-A-1-B, Being a portion of the Locascio Subdivision, containing 1.052 Ac. (45,821 Sq. Ft.), located in Section 36, Township 6 South, Range 7 East, Greensburg Land District, Tangipahoa Parish, Louisiana, being more particularly described as follows:

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CURVE TABLE

NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	188.50'	60.00'	S 89°45'06" W	120.00'

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 54°49'52" E	22.22'
L2	N 54°49'52" W	22.68'
L3	S 89°45'06" W	17.29'

RECORDING INFORMATION:

COB _____ Page _____ Date _____

Recorded By: _____ Date _____

APPROVED

Building Official / City Planner _____ Date _____
 Chairman, Planning Commission _____ Date _____
 City Council President _____ Date _____

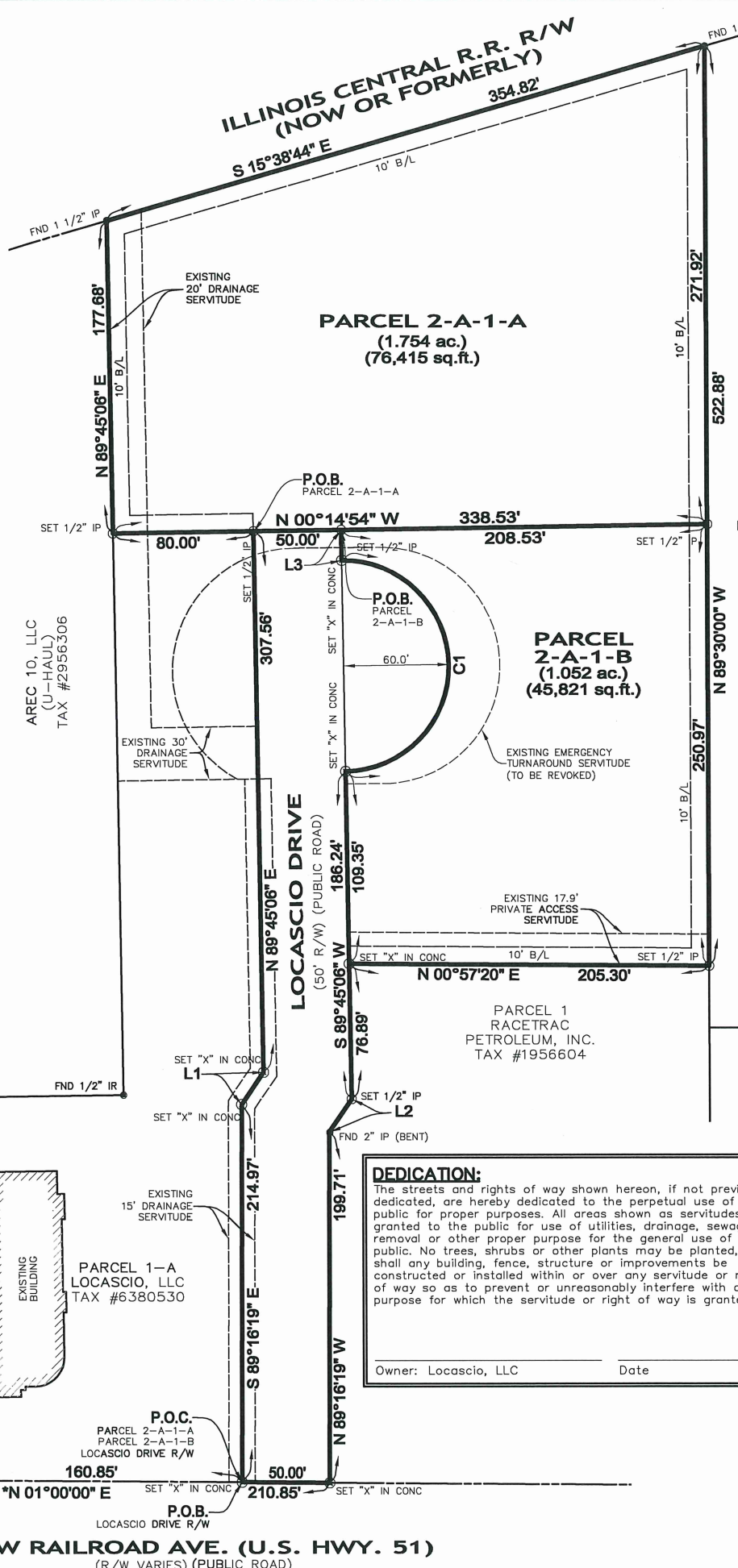
AREC 10, LLC
(U-HAUL)
TAX #2956306

EXISTING BUILDING
 PARCEL 1-A
 LOCASCIO, LLC
 TAX #6380530

P.O.C.
 PARCEL 2-A-1-A
 PARCEL 2-A-1-B
 LOCASCIO DRIVE R/W

P.O.B.
 LOCASCIO DRIVE R/W

SW RAILROAD AVE. (U.S. HWY. 51)
(R/W VARIES) (PUBLIC ROAD)



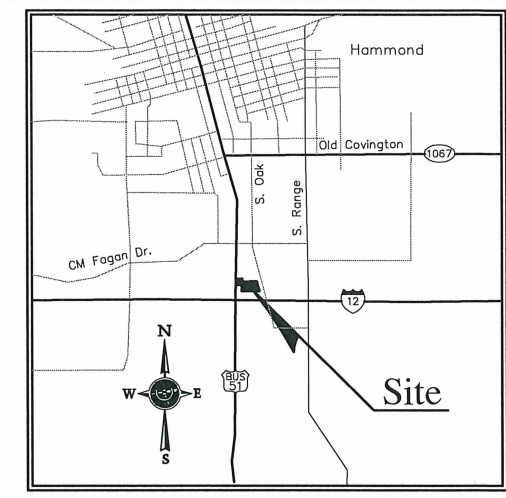
DEDICATION:
 The streets and rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right of way so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

Owner: Locascio, LLC _____ Date _____



CERTIFICATION:
 This is to certify that this plat is made in accordance with L.A. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".

David L. Patterson, P.L.S. _____ Date 10/4/22
 La. Registration No. 04784



- GENERAL NOTES:**
- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22105C0430F for Tangipahoa Parish Louisiana, last revised July 22, 2010, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = feet (NAVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
 - FLOOD AREAS DEFINED:
 Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
 - Zoning: C-H (Highway Commercial) Zoning information should be verified with City/Parish Planning Commission.
 Yard Requirements:
 Minimum Front Yard: 25 feet
 Minimum Rear Yard: 10 feet
 Minimum Side Yard: 10 feet
 - Reference Maps:
 A. Map Showing Exchange of Property Between Parcels 1 & 2-A Into Parcels 1-A & 2-A-1, Being a Portion of Locascio Subdivision, by David L. Patterson, P.L.S., dated Dec. 19, 2019 (COB 1532, PG 613)
 B. Map Showing Subdivision of a 5.420 Acre Tract into Parcels 1 & 2 (Locascio Subdivision) and the dedication of a 50' servitude of access by David L. Patterson, P.L.S. dated June 15, 2012. (COB 1308, PG 895)
 C. Resubdivision of Parcel 2, Locascio Subdivision and an Unnamed Parcel Into Parcel 2-A, Locascio Subdivision and Parcel 1, RaceTrac Subdivision for RaceTrac Petroleum, Inc., by Byron J. Oncale, dated April 5, 2013 (COB 1316, PG 644)
 - (*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
 - No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
 - Utilities: The location of underground utilities was not in the scope of this survey.

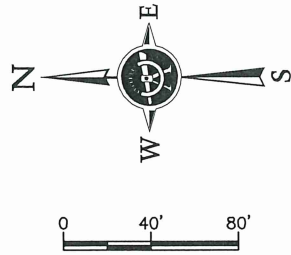
MAP SHOWING RESUBDIVISION OF PARCEL 2-A-1 INTO PARCELS 2-A-1-A & 2-A-1-B & DEDICATED R/W FOR LOCASCIO DRIVE
 BEING A PORTION OF LOCASCIO SUBDIVISION LOCATED IN SECTION 36, T-6-S, R-7-E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA FOR LOCASCIO, LLC

LANDSOURCE INCORPORATED
 A Professional Surveying and Land Information Company
 6740 Eschwege Drive
 Baton Rouge, LA 70809
 Website: www.landsource.com
 Ph: (225) 752-0995
 Fax: (225) 752-0997
 Email: lsai@landsorce.com

DATE: 10-04-2022
 JOB #: 22-853-01
 DWN. BY: MDD
 CKD. BY: DLP
 SHEET NO: 01 OF 01

Printed on: Nov. 09, 2022 - 9:13am by spatterson
 P:\ls\22-853\22-853-01.dwg

© ALL RIGHTS RESERVED



LEGEND

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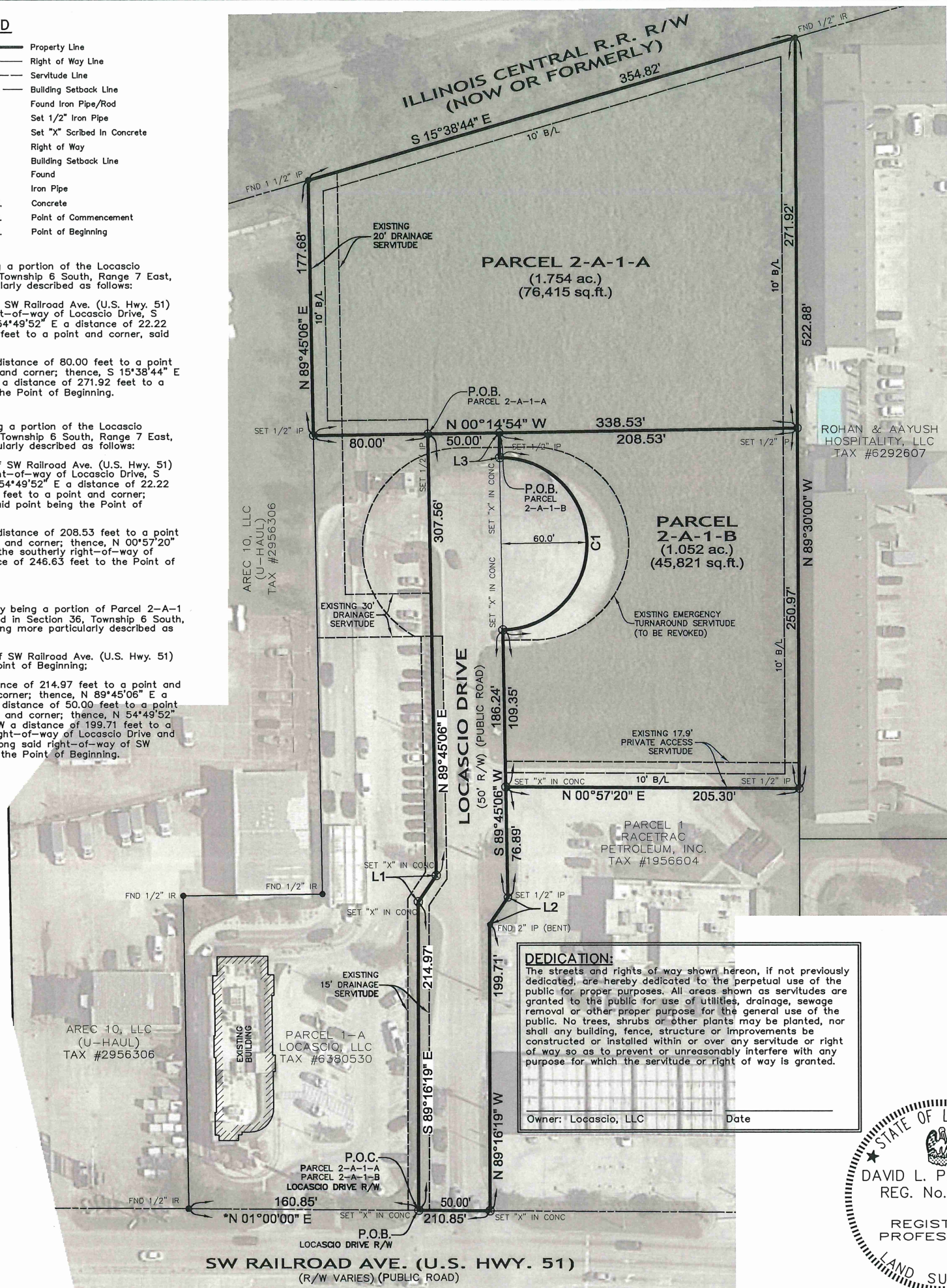
Recorded By: _____ Date _____

APPROVED

Building Official / City Planner _____ Date _____

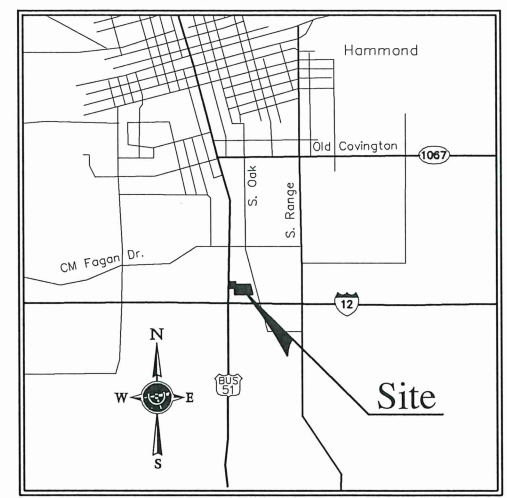
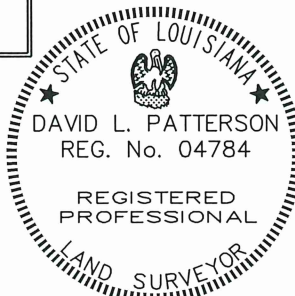
Chairman, Planning Commission _____ Date _____

City Council President _____ Date _____



DEDICATION:
The streets and rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right of way so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

Owner: Locascio, LLC _____ Date _____



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- Flood Note:** In accordance with FEMA Flood Insurance Rate Map Panel No. 22105C0430F for Tangipahoa Parish Louisiana, last revised July 22, 2010, the property shown hereon is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = feet (NAVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- FLOOD AREAS DEFINED:**
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
- Zoning:** C-H (Highway Commercial) Zoning information should be verified with City/Parish Planning Commission.
- Yard Requirements:**
Minimum Front Yard: 25 feet
Minimum Rear Yard: 10 feet
Minimum Side Yard: 10 feet
- Reference Maps:**
A. Map Showing Exchange of Property Between Parcels 1 & 2-A Into Parcels 1-A & 2-A-1, Being a Portion of Locascio Subdivision, by David L. Patterson, P.L.S., dated Dec. 19, 2019 (COB 1532, PG 613)
B. Map Showing Subdivision of a 5.420 Acre Tract into Parcels 1 & 2 (Locascio Subdivision) and the dedication of a 50' servitude of access by David L. Patterson, P.L.S. dated June 15, 2012. (COB 1308, PG 895)
C. Resubdivision of Parcel 2, Locascio Subdivision and an Unnamed Parcel Into Parcel 2-A, Locascio Subdivision and Parcel 1, RaceTrac Subdivision for RaceTrac Petroleum, Inc., by Byron J. Oncale, dated April 5, 2013 (COB 1316, PG 644)
- (*)** represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The location of underground utilities was not in the scope of this survey.

MAP SHOWING RESUBDIVISION OF PARCEL 2-A-1 INTO PARCELS 2-A-1-A & 2-A-1-B & DEDICATED R/W FOR LOCASCIO DRIVE
BEING A PORTION OF LOCASCIO SUBDIVISION LOCATED IN SECTION 36, T-6-S, R-7-E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA FOR LOCASCIO, LLC

CERTIFICATION:

This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".

David L. Patterson, P.L.S.
La. Registration No. 04784

Date _____

Printed on: Nov. 09, 2022 — 9:52am by dpatterson

ALL RIGHTS RESERVED
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LANDSOURCE INCORPORATED
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Ph: (225) 752-0995
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email: lsi@landsourc.com

DATE: 10-04-2022
JOB #: 22-853-01
OWN. BY: MDD
CKD. BY: DLP
SHEET NO: 01
OF: 01



Lacy Landrum <landrum_l@hammond.org>

RE: Locascio Resub and Dedication

1 message

Chuck Spangler <chuck@spanglerengineering.com>
To: David Patterson <patterson@landsource.com>
Cc: Lacy Landrum <landrum_l@hammond.org>

Wed, Nov 9, 2022 at 10:00 AM

Recommend approval as revised.

Chuck

From: David Patterson <patterson@landsource.com>
Sent: Wednesday, November 9, 2022 9:55 AM
To: Chuck Spangler <chuck@spanglerengineering.com>
Cc: Lacy Landrum <landrum_l@hammond.org>
Subject: RE: Locascio Resub and Dedication

Chuck & Lacy,

Attached is our revised resub. based on my conversation with Chuck yesterday evening. Thanks Chuck!!

We have added and show dedicating the cul-de-sac using the existing concrete. Two scans.....one with the aerial and one without.

Let me know if this is acceptable and if I can state at the meeting tomorrow evening that I have a recommendation of approval from both of you.

I will bring extra copies to distribute at the meeting tomorrow.

Thanks,

David

David L. Patterson, P.L.S.

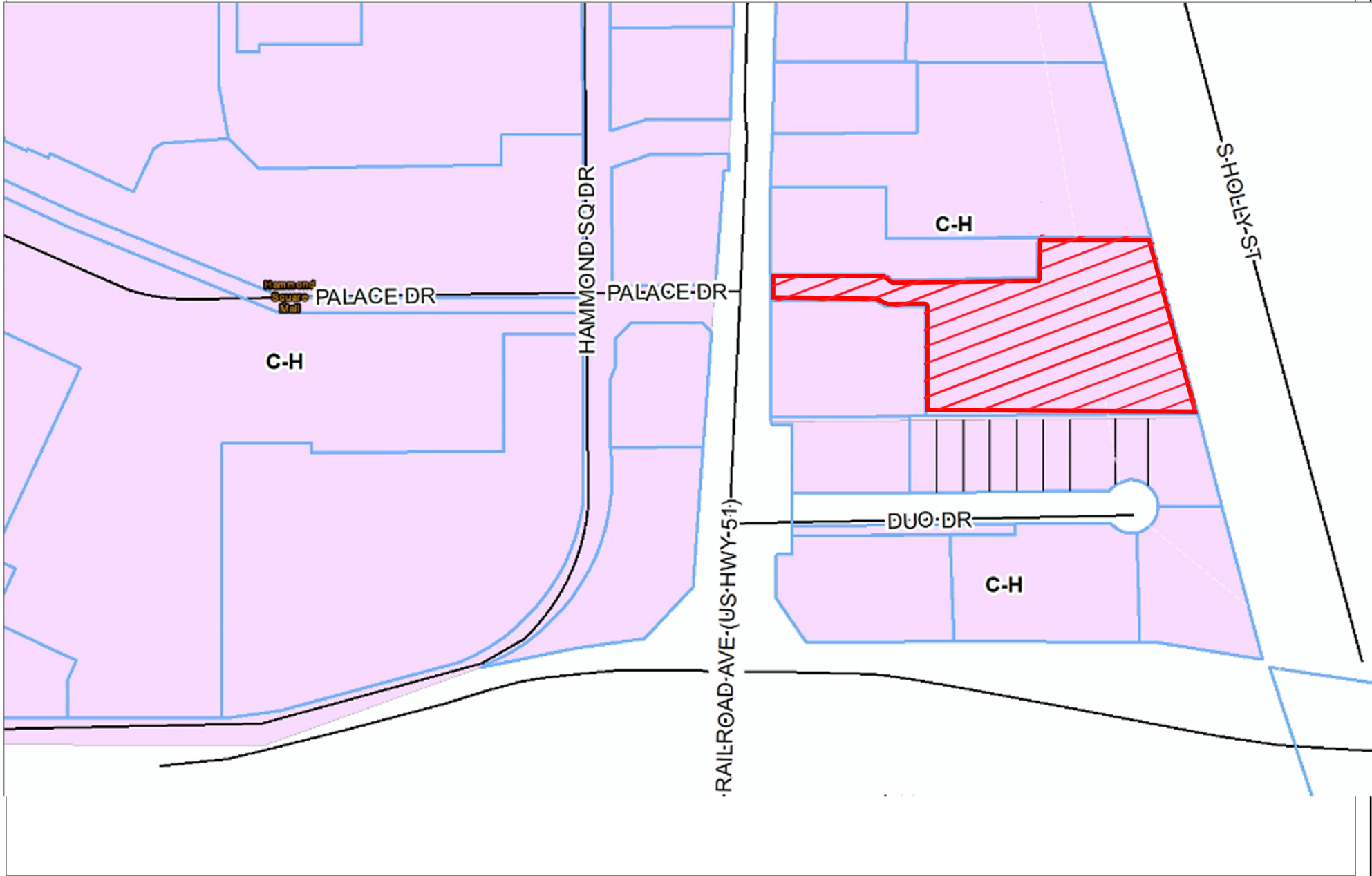
LandSource, Inc.

6730 Exchequer Drive

Baton Rouge, LA 70809

225.752.0995 phone





1955 SOUTHWEST RAILROAD



Legend
 Case Parcel



Facing 1955 Southwest Railroad – looking east



Facing 1955 Southwest Railroad – looking southeast



Facing 1955 Southwest Railroad – looking south (Sure Stay Plus Hotel) and showing cul-de-sac



Facing west of 1955 Southwest Railroad (Racetrac)



Facing west of 1955 Southwest Railroad, showing Locascio Drive



Facing north of 1955 Southwest Railroad (Chick-fil-A and U-Haul)