



Staff Report

Major Subdivision Case#SDF2011-6-3

Planning Commission Public Hearing: 12/1/2011

City Council: Introduction – 2/5/2013 Final – 2/19/2013

Attachments: Application, Property Information Sheet, Final Plat & As Built, Survey for Tammy Dr. Servitude, Homeowners Association, Design Engineer letter, Review Engineer Letter, Water/Sewer Dept. Letter, Streets Dept Letter, DHH Letter, Zoning Map, Aerial Map

CITY COUNCIL REQUEST: (Ordinance)

Approval of Final Subdivision for Westwood Village Phase 2, and dedication and acceptance of 45' utility servitude on Pete Nicolosi Dr. and 60' on Tina Dr. for maintenance of city water improvements, and a 50' servitude on Tammy Dr. for maintenance of water meters only and authorizing the Mayor to sign all predial servitude agreements for Tammy Drive all in accordance with survey by Robert G. Barrilleaux dated revised 6/9/2012 and 11/6/2012; Zoned RS

SITE INFORMATION:

Location (Address): 101 Tina Drive

COUNCIL DISTRICT: 4- Lemar Marshall

Site Description: This subdivision consists of 10 lots being lots 11-20 fronting on Tina Drive (a private street). A duplex has been built on Lot 13, and one side was sold. A condo association is being established to rectify this sale of ½ a duplex. There has been a homeowners association created for maintenance of private streets (Tina and Pete Nicolosi Dr), and drainage. The sewer lines are maintained by Modad. The water lines along Tina Drive and Pete Nicolosi Dr. will be maintained by the City of Hammond. The water meters only along Tammy Drive (Westwood Village Phase I) will be maintained by the City of Hammond.

Existing Zoning: RS

Existing Land Use: Residential and Vacant Lots

ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	Residential/RS
South:	Undeveloped/RS
East:	Undeveloped /RS
West:	Residential & Undeveloped/RS (across Pete Nicolosi Dr)

PUBLIC HEARING:

For: Sal Nicolosi (owner), Clay Barrilleaux (engineer)

Against: None

SPECIFIC ACTION TAKEN BY THE PLANNING COMMISSION:

To recommend approval of your above request in accordance with the plat of Robert G. Barrilleaux with the following conditions which are required to be met prior to forwarding your case to City Council:

1. Amend final plat survey to show an additional 5 foot servitude along west side of Pete Nicolosi Dr. for maintenance of fire protection line, to be signed by owner(s) of the 5 foot servitude; **(satisfied)**
2. Provide separate off-site servitude survey and written dedication statement for a servitude for maintenance of the water meters on Tammy Drive, to be signed by the applicable lot owners and owners of Tammy Drive right-of-way **(satisfied)**
3. Amend Home Owners Association documents to meet requirements of City Attorney **(satisfied)**
4. Make the following additional corrections to the submitted plat dated 11/30/11 or as-built prior to forwarding to Council.
 - a. Remove “duplexes” from note # 2 **(satisfied)**
 - b. Change revision date on plat to date of latest revision **(satisfied)**

PLANNING COMMISSION VOTE RESULTS:

For: William Travis, Stanley Young, Jimmy Meyer, Sam McClugage, Ralph Ross

Against: None

Absent: None

STIPULATIONS OR SPECIAL CONDITIONS OF COUNCIL APPROVAL: (ordinance to read)

WHEREAS, on December 1, 2011 the Planning Commission voted to recommend approval of Final Subdivision for Westwood Village Phase 2; and

WHEREAS, the Planning Commission recommended acceptance of a 45' utility servitude on Pete Nicolosi Dr. (Private); and

WHEREAS, the Planning Commission recommended acceptance of a 60' utility servitude on Tina Dr. (Private) for maintenance of city water improvements all in accordance with plat by Robert G. Barrilleaux dated revised 6/9/2012 (attached hereto and made a part hereof); and

WHEREAS, the Planning Commission recommended acceptance of a 50' servitude on Tammy Dr. (Private) for maintenance of water meters only and authorizing the Mayor to sign all predial servitude agreements for Tammy Drive all in accordance with survey by Robert G. Barrilleaux dated revised 11/6/2012 (attached hereto and made a part hereof).

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the following:

Section 1: Approves of Final Plat & As Built for Westwood Village Phase 2 by Robert G. Barrilleaux dated revised 6/9/2012

Section 2: Acceptance of dedication of a 45' utility servitude on Pete Nicolosi Drive (Private) for maintenance of city water improvements;

Section 3: Acceptance of dedication of a 60' utility servitude on Tina Drive (Private) for maintenance of city water improvements;

Sections 1 through 3 herein are approved in accordance with the survey by Robert G. Barrilleaux dated revised 6/9/2012, (attached hereto and made a part hereof.)

Section 4: Acceptance of dedication of a 50' servitude on Tammy Drive (Private) for maintenance of water meters only and approves the authorization for the Mayor to sign all predial servitude agreements all in accordance with survey by Robert G. Barrilleaux dated revised 11/6/2012, (attached hereto and made a part hereof).

From: Josh Taylor, City Planner _____