



# Staff Report

## Subdivision Case#SDF2013-8-2

**Attachments:** Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Final Plat & As Builts, Utilities Letter

Planning Commission Public Hearing: Thursday September 5, 2013

City Council: Introduction – 9/17/2013 Final – 10/01/2013

### CITY COUNCIL REQUEST: (Ordinance)

Final approval request for Garden District Subdivision (Lots 1-38 & G1), acceptance of dedication of Octavia Street and Freret Street (60’ right of ways), of all public utilities, a 10’ utility servitudes along said right of ways, and 15’ sewer servitude in accordance with revised plat by Wm. J. Bodin Jr. (SDF2013-8-2) as recommended by Planning Commission

### SITE INFORMATION:

**COUNCIL DISTRICT:** 2- Jason Hood

**Location (Address):** 43490 S. Range Rd.

**Site Description:** Located off Range Rd. a single family residential subdivision. This amended plat will include a green space Lot G1 that will be maintained by the Homeowners Association.

**Existing Zoning:** R5S

**Proposed Land Use:** Single Family Residential

**Existing Land Use:** Single Family Residential

### ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
<b>North:</b>	Assistance Living Facility/B2
<b>South:</b>	Single Family & Undeveloped Land/No Zoning Outside City Limits
<b>East:</b>	Single Family & Undeveloped Land/NO Zoning Outside City Limits
<b>West:</b>	Single Family & Undeveloped Land/R5 (across Range Rd)

### ADDITIONAL INFORMATION:

**December 7, 2004:** The City Council approved an annexation of the boundaries of the Garden District by Ord#04-3047.

**December 9, 2004:** Preliminary plat was recorded pre-maturely without proper signatures.

**October 4, 2005:** City Council approved a resolution to accept improvements to the Garden District with a one year maintenance bond. (Should have been an Ordinance)

**August 8, 2008:** The Garden District Subdivision Homeowners Association was established, and is proposing Lot G1 will be maintained by the Homeowners Association.

### PUBLIC HEARING:

**For:** Nancy Hyver / Representative for Garden District Homeowners Association (17072 Octavia Street)

**Against:** None

### PLANNING COMMISSION RECOMMENDATION:

**Motion:** William Travis to recommend approval

**For:** Ralph Ross, Sam McClugage, Jimmy Meyer

**Against:** None    **Absent:** Stanley Young

### ORDINANCE TO READ:

**WHEREAS,** the Hammond City Council accepted improvements and a one year maintenance bond for the Garden District Subdivision by resolution on October 4, 2005

**WHEREAS,** the Hammond Planning Commission recommends acceptance of dedication of Octavia Street and Freret Street (60’ right of ways), all public utilities, a 10’ utility servitudes along said right of ways, and 15’ sewer servitude in accordance with revised plat by Wm. J. Bodin Jr. (SDF2013-8-2)

**NOW, THEREFORE, BE IT ORDAINED,** that the City Council of Hammond, Louisiana hereby accepts the dedication of Octavia Street and Freret Street (60’ right of ways), all public utilities, a 10’ utility servitudes along said right of ways, and 15’ sewer servitude, all in accordance with revised plat by Wm. J. Bodin Jr. dated revised 9/16/2013, attached hereto and made a part hereof.

**From:** Josh Taylor, City Planner \_\_\_\_\_ **Date:** \_\_\_\_\_

# REVISION GARDEN DISTRICT HAMMOND, LOUISIANA SECTION 30, T6S-R8E ZONE R-5 S

**NOTES**  
SERVITUDES ARE FOR DRAINAGE AND/OR UTILITIES  
SERVITUDES ARE 1/2 ON EACH LOT UNLESS OTHERWISE SHOWN  
WATER AND SEWER SERVICES ARE FROM THE CITY OF HAMMOND.  
ALL NORTH-SOUTH PROPERTY LINES ARE NORTH/SOUTH UNLESS OTHERWISE SHOWN  
ALL EAST-WEST PROPERTY LINES ARE EAST/WEST UNLESS OTHERWISE SHOWN

TOTAL ACREAGE: 7.45 ACRES

NO. OF LOTS: 37

ZONING: R-5S

**SETBACKS**  
10' UTILITY SERVITUDE @ FRONT OF LOTS  
25' MINIMUM FRONT BUILDING SETBACK  
10' MINIMUM REAR BUILDING SETBACK  
7' MINIMUM SIDE BUILDING SETBACK  
30' FRONT MINIMUM BUILDING SETBACK, FOR LOT 30 ONLY

**FLOOD ZONE**  
FLOOD ZONE "X"  
COMMUNITY NO. 220208  
MAP NO. 22105C0430F  
DATED 7-22-10

**LEGEND**

- = 1" IRON PIPE SET ON ALL LOT CORNERS
- = FOUND CORNER
- ◇ = STREET LIGHT



NAME OF SUBDIVISION GARDEN DISTRICT SUBDIVISION

NAME OF DEVELOPER CIRCLE "G" DEVELOPMENTS

ADDRESS OF DEVELOPER P.O. BOX 721  
ROBERT, LA 70455

**DESIGN ENGINEERS CERTIFICATION AND SEAL**  
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

Signature \_\_\_\_\_ Date \_\_\_\_\_

PLANNING COMMISSION REVIEW PRELIMINARY & FINAL DEVELOPMENT WITH PROCEDURE "A" (WITH BOND) PROCEDURE "B" (WITHOUT BOND)  
PROOF OF BOND: AGENT \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_  
FINAL APPROVAL (OFFICIAL SUBMITTAL DATE) \_\_\_\_\_  
SIGNATURE OF APPROVAL OF FINAL PLANS BY COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ACCEPTANCE OF PLANNING COMMISSION APPROVAL OF FINAL PLANS (NOT DEDICATION OF IMPROVEMENTS)

OWNER/DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_  
DESIGN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
REVIEW ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
BOND ACCEPTANCE \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

OFFER OF DEDICATION BY OWNER/DEVELOPER  
I hereby offer for dedication to the City of Hammond use of roads, easements, parks and required utilities as shown on this subdivision plat, and construction plans, specifications and restrictions as approved on (date) by the Hammond Planning Commission and Designated as (name of subdivision)

Owner/developer \_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_ DATE \_\_\_\_\_  
\_\_\_\_\_ DATE \_\_\_\_\_

ACCEPTANCE BY THE CITY OF OFFER TO DEDICATE  
The City of Hammond hereby accepts the dedication of roads, easements, parks, required utilities, and the lift station in Garden District Subdivision. This acceptance is subject to final acceptance of construction by the City and posting of the required one year maintenance bond, if any, by the owner/developer.

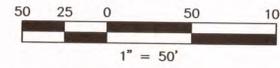
ACCEPTANCE (signature where applicable)  
STREETS & LIGHTING \_\_\_\_\_ DATE \_\_\_\_\_  
WATER \_\_\_\_\_ DATE \_\_\_\_\_  
SEWER \_\_\_\_\_ DATE \_\_\_\_\_  
DRAINAGE \_\_\_\_\_ DATE \_\_\_\_\_  
CITY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
RECORDING INFORMATION  
RECORDING \_\_\_\_\_  
RECORDED BY \_\_\_\_\_ DATE \_\_\_\_\_

## AS BUILT

DATE: 07/22/13

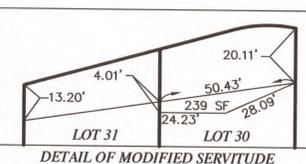
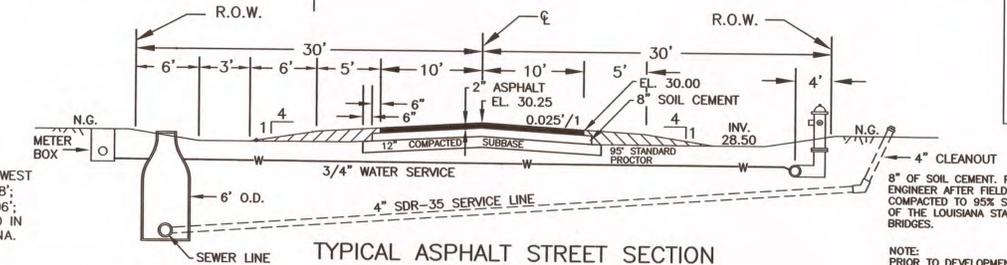
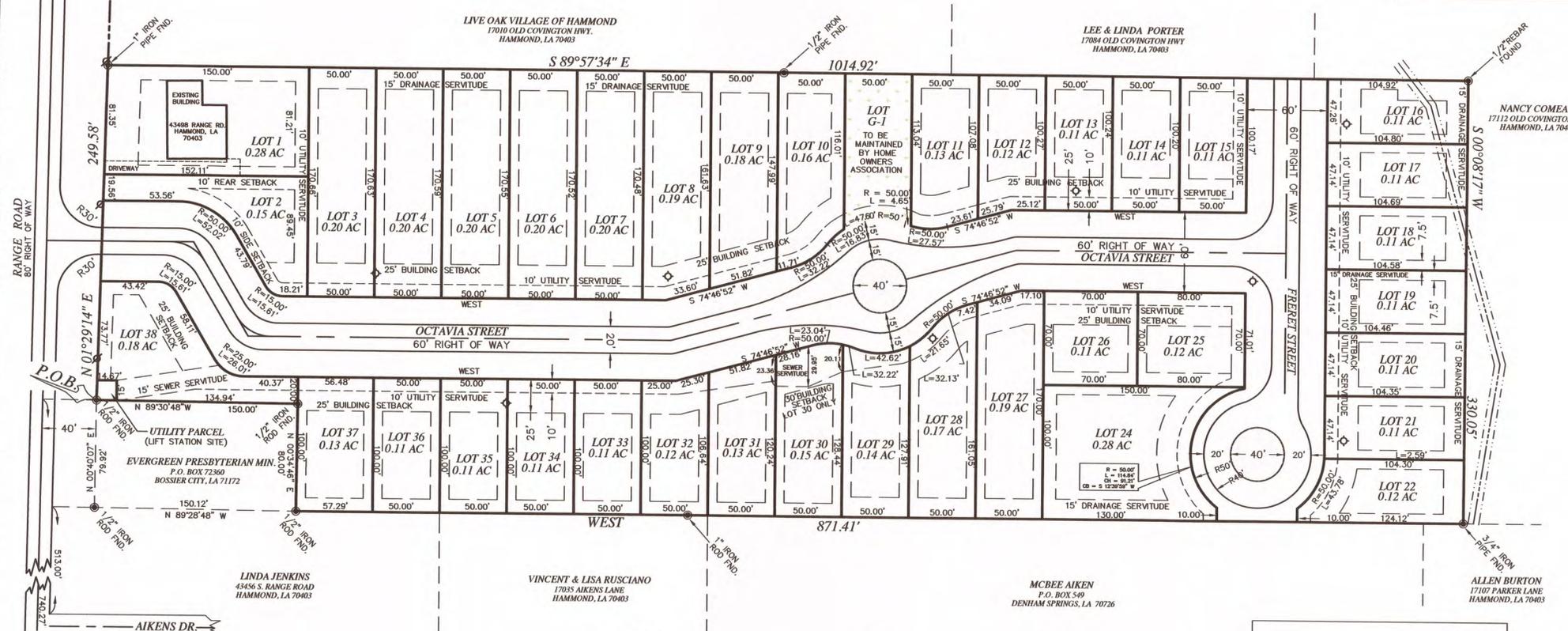
CERTIFIED CORRECT

WM. J. BODIN, JR.



**DESCRIPTION OF PROPERTY**  
BEGIN AT A POINT WHICH IS 740.27' NORTH AND 40.00' EAST OF THE SOUTHWEST CORNER OF SECTION 30, T6S-R8E; THENCE PROCEED N 01°29'14" E 249.58'; THENCE S 89°57'34" E 1014.92'; THENCE S 00°08'17" W 330.05'; THENCE WEST 871.41'; THENCE N 00°34'46" E 80.00'; THENCE N 89°30'48" W 150.00'; RETURNING TO THE P.O.B. AND CONTAINING 7.45 ACRES, ALL LOCATED IN SECTION 30, T6S-R8E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA.

**NOTE**  
LOTS 16-22 HAVE BEEN ACCEPTED BY THE CITY, AS CONFORMING TO THE R-5S LOTS IN WIDTH



**NOTE:**  
PRIOR TO DEVELOPMENT A TEST SHALL BE MADE OF THE INDIGENOUS SOIL TO A DEPTH OF 18 INCHES BELOW THE BOTTOM OF THE TOPSOIL LAYER AND THE NECESSARY TREATMENT OF THE SUB-BASE AND THE BASE SHALL BE DETERMINED BY THE DESIGN ENGINEER ACCORDINGLY. THESE TESTS SHALL BE MADE AT A FREQUENCY OF ONE (1) FOR EVERY 1000 FEET OF ROADWAY OR A MINIMUM OF TWO (2) TESTS FOR ANY GIVEN SUBDIVISION.

FOR WATER AND SEWER SERVICE  
CITY OF HAMMOND  
GARY KNIGHT, SUPT. PHONE (985) 542-3525  
BUILDING INSPECTOR  
DON HOLTGREEN  
STREET AND DRAINAGE DEPT.  
BUDDY RIDGEL (985) 542-3525  
GAS SERVICE  
ATMOS ENERGY (800) 621-1867  
ELECTRICAL SERVICE  
ENTERGY (800) 368-3749  
PHONE SERVICE  
BELLSOUTH (985) 557-6000

**DESCRIPTION OF LIFT STATION SITE FOR DEDICATION**  
BEGIN AT A POINT WHICH IS 740.27' NORTH, 40.00' EAST OF THE SOUTHWEST CORNER OF SECTION 30, T6S-R8E; THENCE PROCEED N 01°29'14" E 14.88'; THENCE EAST 14.67'; THENCE SOUTH 15.00'; THENCE N 89°30'48" W 15.06'; RETURNING TO THE P.O.B. AND CONTAINING 222.00 SQ. FT., ALL LOCATED IN SECTION 30, T6S-R8E, CITY OF HAMMOND, TANGIPAHOA PARISH, LOUISIANA.

DATE	REVISION	BY	DATE	REVISION	BY
6-12-13	REVISED TO CONVERT UNUSED R/W BETWEEN LOTS 10 & 11 TO GREEN SPACE FOR USE AS PARK BY HOME OWNERS ASSOC.	C.D.B.	7-22-13	REVISED TO CREATE AS-BUILT, UPDATE FLOOD ZONE INFORMATION, SHOWING LOT 23 AND 24 COMBINED TO BECOME LOT 24, LABEL GREENSPACE "G-1" AND UPDATE SERVICE INFO.	C.D.B.
12-22-04	REVISED TO CHANGE DISTANCES ON LOTS 8-11 AND 28-32	W.J.B.	8-12-13	REVISED TO SHOW ADDITION OF STREET LIGHT LOCATIONS.	D.E.P.
5-23-05	REVISED TO CHANGE P.O.B., AND LEGAL DESCRIPTION	W.J.B.	9-16-13	REVISED TO INCLUDE 10' UTILITY SERVITUDE TO LOT G-1	C.D.B.
6-10-05	REVISED TO SHOW CORRECTIONS ON LOTS 37 AND 38	W.J.B.			
1-11-06	REVISED TO WIDEN AND DIMENSION UTILITY(SEWER)	W.J.B.			
	SERVITUDE ON LOT 30				

**BODIN AND WEBB, INC.**  
CONSULTING ENGINEERS  
1024 S. CYPRESS  
HAMMOND, LOUISIANA 70403  
PH# (504) 345-3947 FAX# (504) 345-0213

**CIRCLE "G" DEVELOPMENTS**  
P.O. BOX 721  
ROBERT, LA 70455  
OWNER

DESIGNED: W.J.B. DATE: 12-22-04  
DRAWN: J.L.M. SCALE: 1"=50'  
CHECKED: W.J.B.  
APPROVED: W.J.B.

**STREET LIGHT LAYOUT**  
GARDEN DISTRICT SUBDIVISION

PROJECT NO. 1375  
SHEET NO. 2 OF 6



**City of Hammond**  
**Water & Sewer Department**  
**Garry Knight, Superintendent**

**Mayson H. Foster**  
**Mayor**

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P.O. Box 2788 Hammond, LA 70704-2788 • PH (985) 277-5961 • FAX (985) 277-5959

August 12, 2013

To: Josh Taylor, City Planner

From: Garry Knight, Superintendent Water and Sewer

Re: Garden District Subdivision

I have reviewed plans and inspected the utilities in the Garden District Subdivision. I found no problems with the lift station or the water and sewer lines.



**SUBDIVISION APPROVAL & LAND DEVELOPMENT APPLICATION  
CITY OF HAMMOND**

FILING DATE: 8/5/2013

PERMIT# SDF 2013-8.2

The next Planning Commission Meeting will be held on 9/5/2013, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to Zoning Board must meet the 21 day deadline for the next meeting.

Check here if development is a MINOR SUBDIVISION     Check here if development is a MAJOR SUBDIVISION  
 Check here if development is an ADMINISTRATIVE SUBDIVISION

PARCEL # 27961040100.00 (Please verify address w/City of Hammond GIS Dept.)  
43490 S. Range Rd.  
SITE LOCATION OR LEGAL DESCRIPTION: Garden District Subdivision

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

**List all current property owners:**

PROPERTY OWNER: Circle G Development    PHONE(\_\_\_\_) \_\_\_\_\_

ADDRESS: 44192 W. Pleasant Ridge Rd    70403  
Street or PO Box    City    State    Zip

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

APPLICANT/DEVELOPER: Gordan Nettles  
First Name    MI    Last Name

COMPANY NAME: \_\_\_\_\_    Owner    Contractor     Other

Applicant Mailing Address: 17041 Octavia Street Hammond 70403  
Street or PO Box    City    State    Zip

Applicant Telephone: 985-914-4155    Applicant Fax: (\_\_\_\_) \_\_\_\_\_

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

# of Acres: \_\_\_\_\_    # of Proposed Lots: 38

NAME OF DEVELOPMENT: Garden District Subdivision

EXISTING ZONING: AL B1 B2 C1 C2 C3 C4 C4A H I L R4 R5  R5S R8 R11 RA RP RS S

CURRENT USE OF LAND: Residential

INTENDED USE OF LAND:  
 Single Family Residential    [ ] Condominium/Townhouse    [ ] Multi-Family    [ ] Commercial  
[ ] Industrial    [ ] Other (explain) \_\_\_\_\_

DESIGN ENGINEER/ARCHITECT Wm. J. Bodin Jr.    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 \_\_\_\_\_ Gordan Nettles    DATE \_\_\_\_\_  
APPLICANT SIGNATURE - Gordan Nettles

x \_\_\_\_\_ Circle G Development LLC    DATE 6/21/13  
OWNER SIGNATURE - Circle G Development LLC

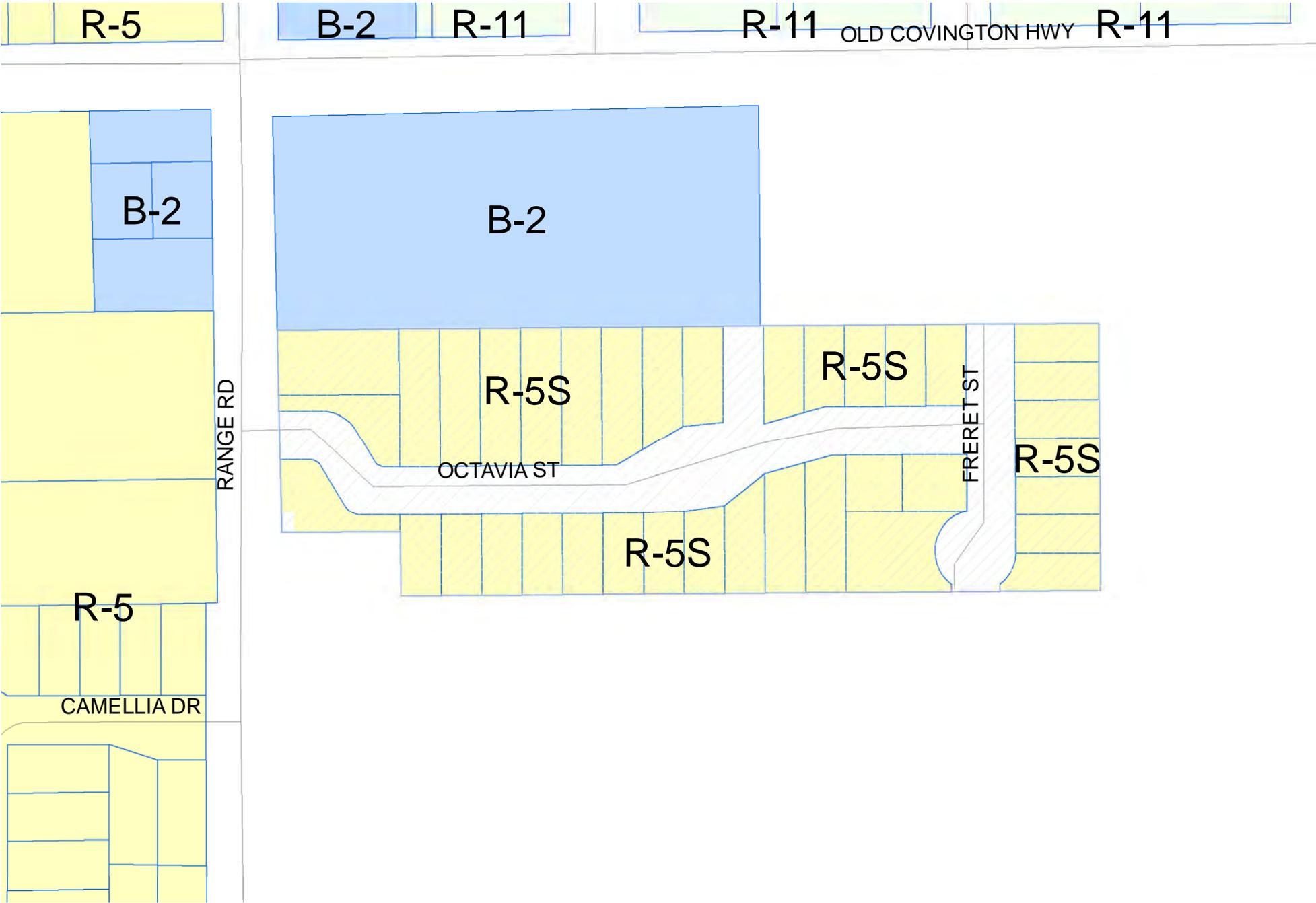
x \_\_\_\_\_    DATE \_\_\_\_\_  
CITY PLANNER

\*\*\*\*\* 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 + \$3.00 for each lot or building = TOTAL DUE \$ \_\_\_\_\_  
\*\*\*\*\*

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

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

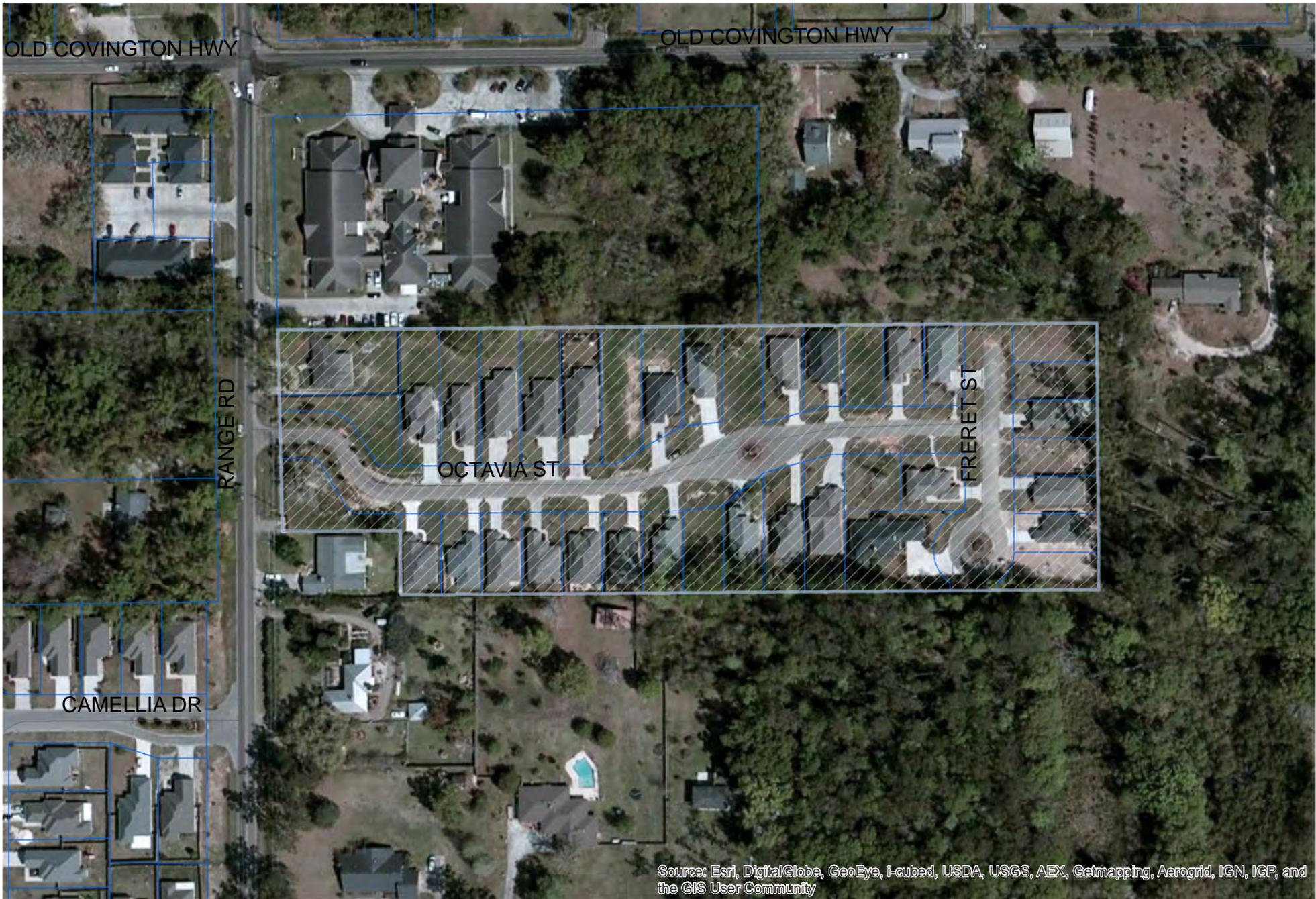
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This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

43490 S. Range Road  
 Garden District - Major Subdivision SDF2013-8-2

- Legend**
-  Case Parcel
  -  City Tax Parcels



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community



This Parcel Map is a model of the area requested. IT IS NOT A LEGAL SURVEY.

**43490 S. Range Road**  
**Garden District - Major Subdivision SDF2013-8-2**

Legend	
	Case Parcel
	City Tax Parcels