

ADMINISTRATIVE COMMENT

June 6, 2024

Department of Planning & Development

CASE NO.: REV24-04-002

NAME OF STREET OR ROAD: Unopened portion of Fifth Street

NAME OF SUBDIVISION: Chinchuba Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located south of Desoto Street, west of Asbury Drive, east of 6th Street between Square 36 and Square 37 in the Chinchuba Subdivision (as delineated on Map #130A), Ward 4, District 5.

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Flick Properties LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Fifth Street, in order to assimilate the property into their adjacent property. However, there is a large drainage feature located in this unopened right-of-way. Although this area is not in the Parish maintenance system, the water runoff of several Parish Maintained Roads drains into this area. In addition, Atmos Energy has confirmed they existing facilities located within the portion of Fifth Street proposed for revocation.

Recommendation:

Staff is not opposed to the revocation of this unopened portion of Fifth Street. However, if the Planning Commission wishes to recommend approval, it should be made with the following stipulations:

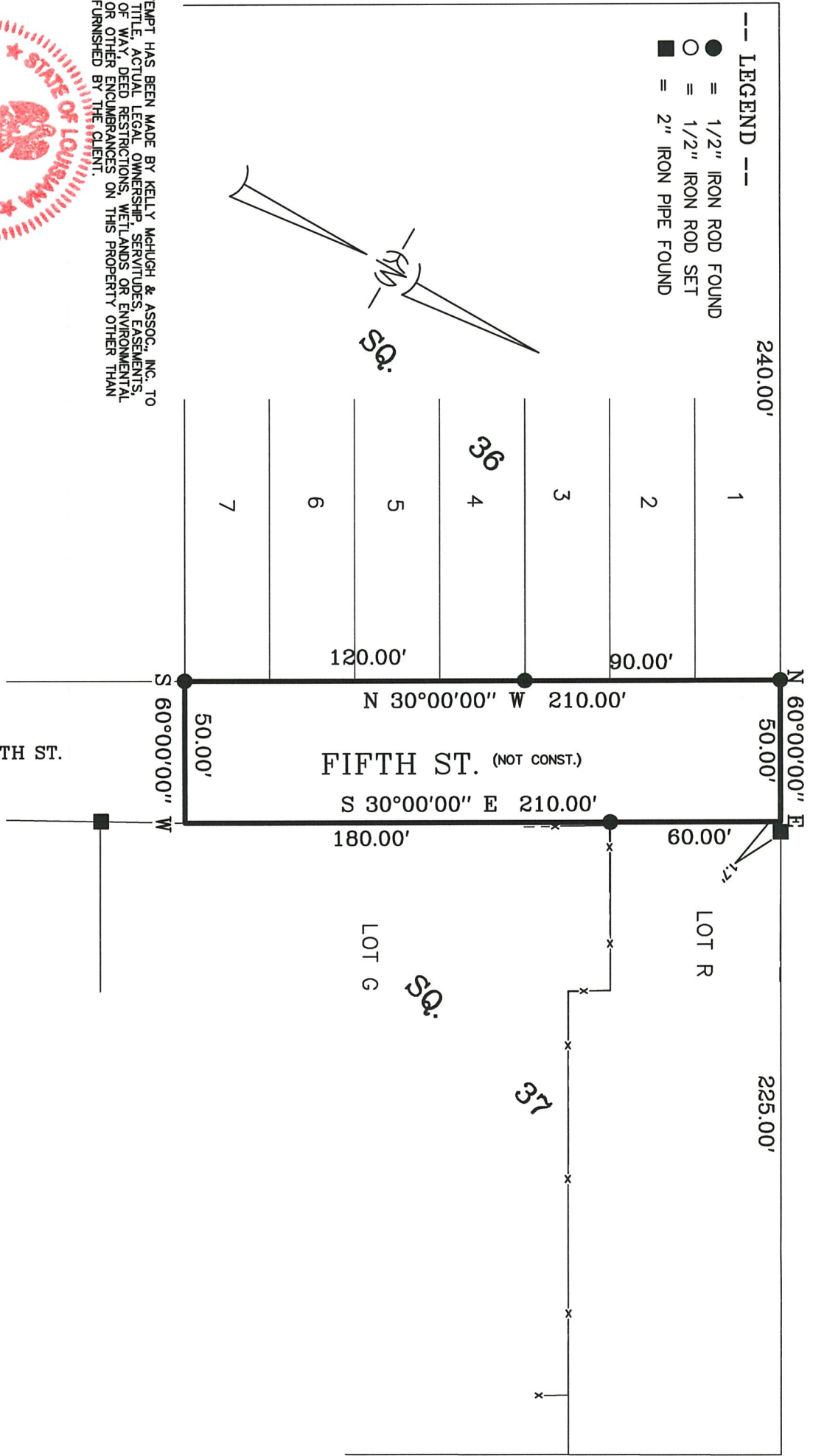
- The applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.
- A formal dedication or establishment of a drainage and access easement on the unopened portion of Fifth Street prior to final cash sale.
- A formal servitude granted in favor of Atmos Energy and prior to final Cash Sale.
- A revised survey showing location of access easement and servitude.

SIXTH ST.

DESOTO STREET (ASPHALT)

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 2" IRON PIPE FOUND



NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



Kelly J. McHugh, REG. NO. 4443
 1-26-24

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

ASBURY DRIVE (AKA U.S. HWY 3228 FORMERLY U.S. HWY 190)

PROPOSED STREET REVOCATION

PREPARED FOR: FLICK PROPERTIES, LLC

PORTION OF FIFTH STREET, CHINCHUBA SUBDIVISION
 SECT. 34, T-7-S, R-11-E, G.L.D.,
 ST. TAMMANY PARISH, LOUISIANA

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50'	DATE: 11-30-23
DRAWN: DRJ	JOB NO.: 23-122
REVISED:	