



**P&Z Public Hearing** Thursday, May 9, 2024  
**City Council** Tuesday, May 14, 2024

Request by Silverback Holdings, LLC to review a major subdivision in accordance with the preliminary plat by Max Bodin, Inc., dated December 13, 2023 concerning 515, 513, 511, and 411 Hewitt Rd.

**Site Information**

**Location (Address)** 515, 513, 511, and 411 Hewitt Rd.  
**Council District** City Council District 3  
**Existing Zoning** MX-N and MX-C  
**Future Land Use** Low Density Residential  
**Existing Land Use** 2 Lots Residential  
2 Lots Wooded Vacant Land  
**Site Description** Total Acreage 9.913 (4 Existing Lots)

**Adjacent Land Use and Zoning**

<b><u>Direction</u></b>	<b><u>Land Use/Zoning</u></b>
<b>North</b>	RS-3, Residential Single-Family Homes
<b>South</b>	MX-N, The Waters Apartments and Commercial Office Park
<b>West</b>	RS-11.A, Residential Single-Family Homes & Vacant Land
<b>East</b>	RS-11.A & MX-C, Residential Single-Family Homes & Vacant Land

**Additional Information**

See RZ2007-6-4, 515 Hewitt Rd.

No new infrastructure is proposed with this subdivision. The total number of lots (4) remains the same. The total acreage is what classified this as a major instead of a minor subdivision. Council approval is by resolution (similar to a major site plan) rather than ordinance since there is no dedication of infrastructure or change in zoning classification. The owner intends to develop the northeast lot at the corner of Hewitt and Bauerle (Tract 3) for a preschool. There are no plans for the 5-acre lot on the south side of the proposed subdivision (Tract 4).



### **Recommendation**

The City Planner recommends conditional approval of SUB-2023-03-00231 based on the applicable review criteria set forth in the City of Hammond Unified Development Code Paragraph 2.3.4E (7), the zoning district divisions among the lots, and the number of structures in relation to the number of lots.

### **Conditions for Approval**

1. Zoning map amendment approval concerning Parcel 1785907, Tract 1, 2-A, 2-B; 3 from split zoning to uniform zoning.
2. Structures straddling the new lot lines will be relocated to a legally conforming receiving lot or demolished or prior to final plat approval.

### **Discussion**

1. Without rezoning approval, the subdivision should follow the established zoning district boundaries to the extent possible. Subsequent site plan approvals may also be complicated without rezoning of the lot.

### **Commission Recommendation**

**Motion by:** Motion to approve with conditions by Monica Perez; seconded by Trey St. Romain. All for, none against; motion passed.

Conditions included:

1. Zoning map amendment approval concerning Parcel 1785907, Tract 1, 2-A, 2-B; 3 from split zoning to uniform zoning.
2. Structures straddling the new lot lines will be relocated to a legally conforming receiving lot or demolished or prior to final plat approval.

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

List all current property owners:

PROPERTY OWNER: Silverback Holdings, LLC / Chuck Walker PHONE: (985) 774-6833  
ADDRESS: 195 Laurent Rd Madisonville LA 70447  
Street or PO Box City State Zip  
(List additional PARCEL ADDRESS & PROPERTY OWNER information on reverse side of application.)

APPLICANT/DEVELOPER: same  
First Name MI Last Name

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

Applicant Mailing Address: \_\_\_\_\_  
Street or PO Box City State Zip

Applicant Telephone: ( ) \_\_\_\_\_ Applicant Fax: ( ) \_\_\_\_\_

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

# of Acres: 10 # of Proposed Lots: 5

NAME OF DEVELOPMENT: \_\_\_\_\_

EXISTING ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H 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 [x] Commercial  
[ ] Industrial [ ] Other (explain) \_\_\_\_\_

DESIGN ENGINEER/ARCHITECT Max PHONE ( ) 634 2134

Will [ ] PROCEDURE "A" (with bond) OR [x] 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] managing member 2/29/2024  
APPLICANT SIGNATURE DATE  
x [Signature] managing member 2/29/2024  
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 \$ 325.00  
[Fees for Minor Subd. Review:] \$50.00 + \$2.00 for each lot or building = TOTAL DUE \$ \_\_\_\_\_  
\*\*\*\*\*

AMOUNT PAID: \$ 325.00 CHECK# \_\_\_\_\_ PAID CASH  DATE PAID 3.1.24  
AMOUNT PAID: \$ \_\_\_\_\_ CHECK# \_\_\_\_\_ PAID CASH  DATE PAID / /



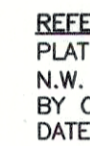
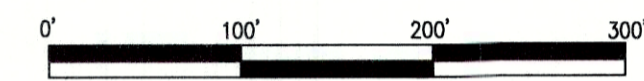
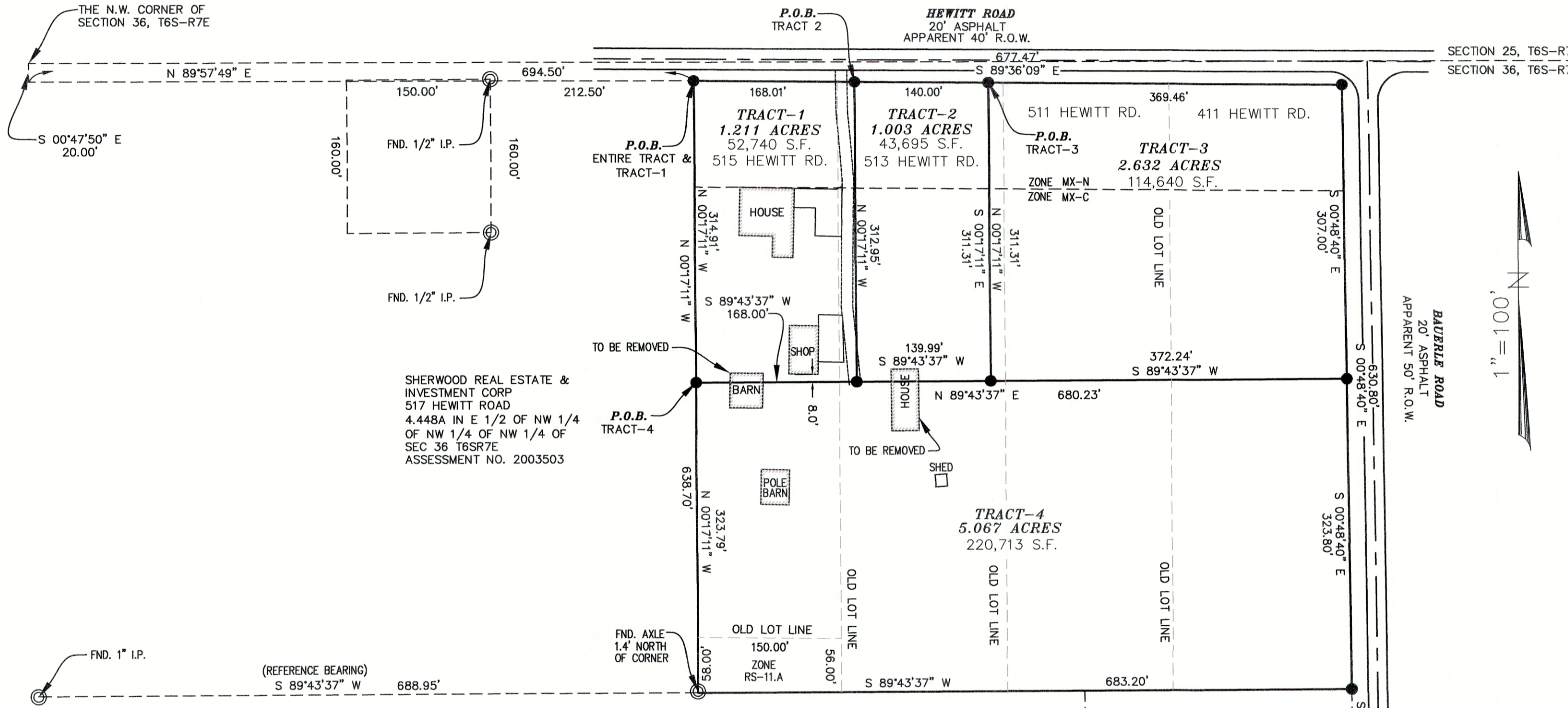
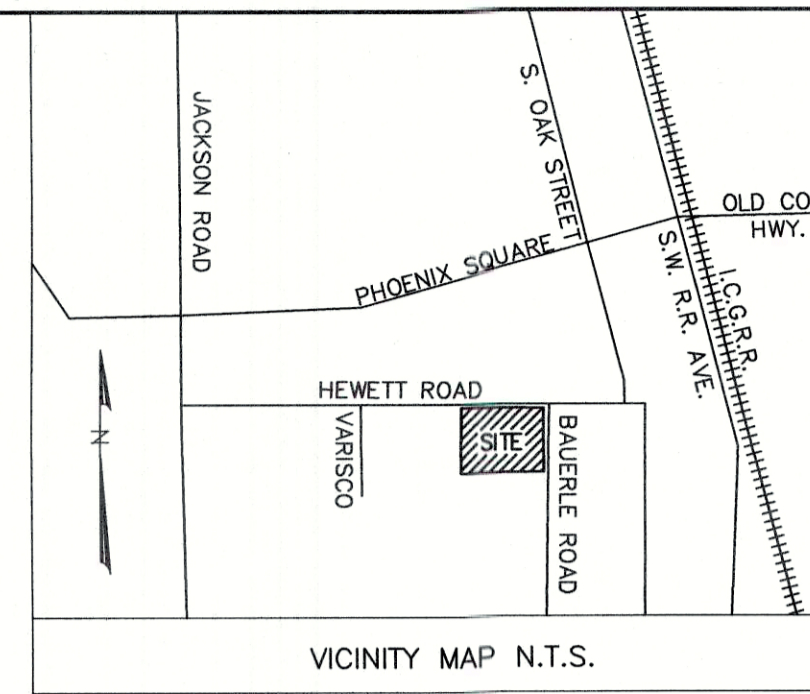
**PRELIMINARY PLAT OF SILVERBACK HOLDINGS LLC REVISION TO LOTS OF RECORD,  
LOCATED IN SECTION 36, T6S-R7E, CITY OF HAMMOND, GREENSBURG LAND  
DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.**

**DESCRIPTION TRACT-1**  
A 1.211 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 168.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 312.95 FEET; THENCE N 89°43'37" W A DISTANCE OF 168.00 FEET; THENCE N 00°17'11" W A DISTANCE OF 314.91 FEET; 1.211 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.

**DESCRIPTION TRACT-2**  
A 1.003 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 168.01' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 140.00 FEET; THENCE S 00°17'11" E A DISTANCE OF 312.13 FEET; THENCE N 89°43'37" W A DISTANCE OF 140.00 FEET; THENCE N 00°17'11" W A DISTANCE OF 312.95 FEET; 1.003 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.

**DESCRIPTION TRACT-3**  
A 2.362 ACRE PARCEL OF LAND IN SECTION 36, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 308.01' S 89°36'09" W, TO THE POINT OF BEGINNING; THENCE S 89°36'09" E A DISTANCE OF 369.46 FEET; THENCE S 00°48'40" E A DISTANCE OF 307.00 FEET; THENCE N 89°43'37" W A DISTANCE OF 372.24 FEET; THENCE N 00°17'11" W A DISTANCE OF 311.31 FEET; 2.362 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 36, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.

**DESCRIPTION TRACT-4**  
A 5.067 ACRE PARCEL OF LAND IN SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SECTION 36, T6S-R7E, THENCE PROCEED S 00°47'50" E A DISTANCE OF 20.00' THENCE N 89°57'49" E A DISTANCE OF 694.50' AND 314.91' S 00°17'11" E, TO THE POINT OF BEGINNING; THENCE S 89°43'37" E A DISTANCE OF 680.23 FEET; THENCE S 00°48'40" E A DISTANCE OF 323.80 FEET; THENCE N 89°43'37" W A DISTANCE OF 683.20 FEET; THENCE N 00°17'11" W A DISTANCE OF 323.79 FEET; 5.067 ACRES, ALL LOCATED IN THE CITY OF HAMMOND, SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR, DATED 12-13-2023.



1" = 100'

**REFERENCE PLAT #1**  
PLAT OF N.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 BY O.C. HOLLISTER DATED 4-13-1976

**REFERENCE PLAT #2**  
PLAT OF 25.64 & 4.05 ACRES BY LESTER A. MCCLIN JR. DATED 5-8-2020

**BEARING REFERENCE**  
S 89°43'37" W AS PER REFERENCE PLAT #2

**REFERENCE DOCUMENTS**

1. C.O.B. 1586 PG. 690
2. C.O.B. 956 PG. 539
3. C.O.B. 575 PG. 362
4. C.O.B. 368 PG. 638

**CITY OF HAMMOND NOTES**  
ZONE MX-C & MX-N  
BUILDING SETBACKS  
FRONT/REAR 0'  
SIDE STREET 0'  
SIDE INTERIOR 0'  
ADJUTING RS 15'  
DISTRICTS (MIN)

**LEGEND:**  
● = 1/2" I.R. SET  
⊙ = MONUMENT FOUND

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY AND REVISION OF A 9.913 ACRE TRACT OF LAND, CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 36, T6S-R7E, CITY OF HAMMOND GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

**DECEMBER 13, 2023**  
**CERTIFICATION:** THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF SILVERBACK HOLDINGS LLC.

APPROVED CITY OF HAMMOND	
CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
COUNCIL PRESIDENT	DATE
OWNER SILVERBACK HOLDINGS LLC CHARLES WALKER, JR AGENT	DATE

**NOTES**  
OWNER NAME  
SILVERBACK HOLDINGS LLC  
LOCATION  
HAMMOND, LA  
TOTAL ACREAGE  
9.913 ACRES  
TOTAL LOTS  
4 EXISTING LOTS  
4 NEW LOTS

WATERS OF HAMMOND LLC  
17.06A BEING TR C-3 OF SURVEY IN SEC 36 T6S-R7E ASSESSMENT NO. 6550288

WATERS OFFICE PARK LLC  
1.80A BEING TR C-1 OF SURVEY IN SEC 36 T6S-R7E ASSESSMENT NO. 6564092

**PRELIMINARY**  
 MAX J. BODIN, P.L.S.  
 LA. REG. NO. NO. 5237  
 DATE: 12/13/23

#	DATE	REVISION	BY	 Land Surveying & Consulting Engineers 44052 W. Pleasant Ridge Rd. Hammond, LA 70403 Phone: 225-368-7698	DESIGNED: M.J.B.	DATE: 12-13-23	<b>SILVERBACK HOLDING LLC</b> SECTION 36, T6S-R7E	PROJECT NO. 23160
					DRAWN: C.D.B.	SCALE: 1"=100'		SHEET NO. 1 OF 1
					CHECKED: M.J.B.			
					APPROVED: M.J.B.			

23160/SILVERBACK



# Site Location: Hewitt Road





# Site Location: Hewitt Road





North of Site:



South of Site:





West of Site:





East of Site:



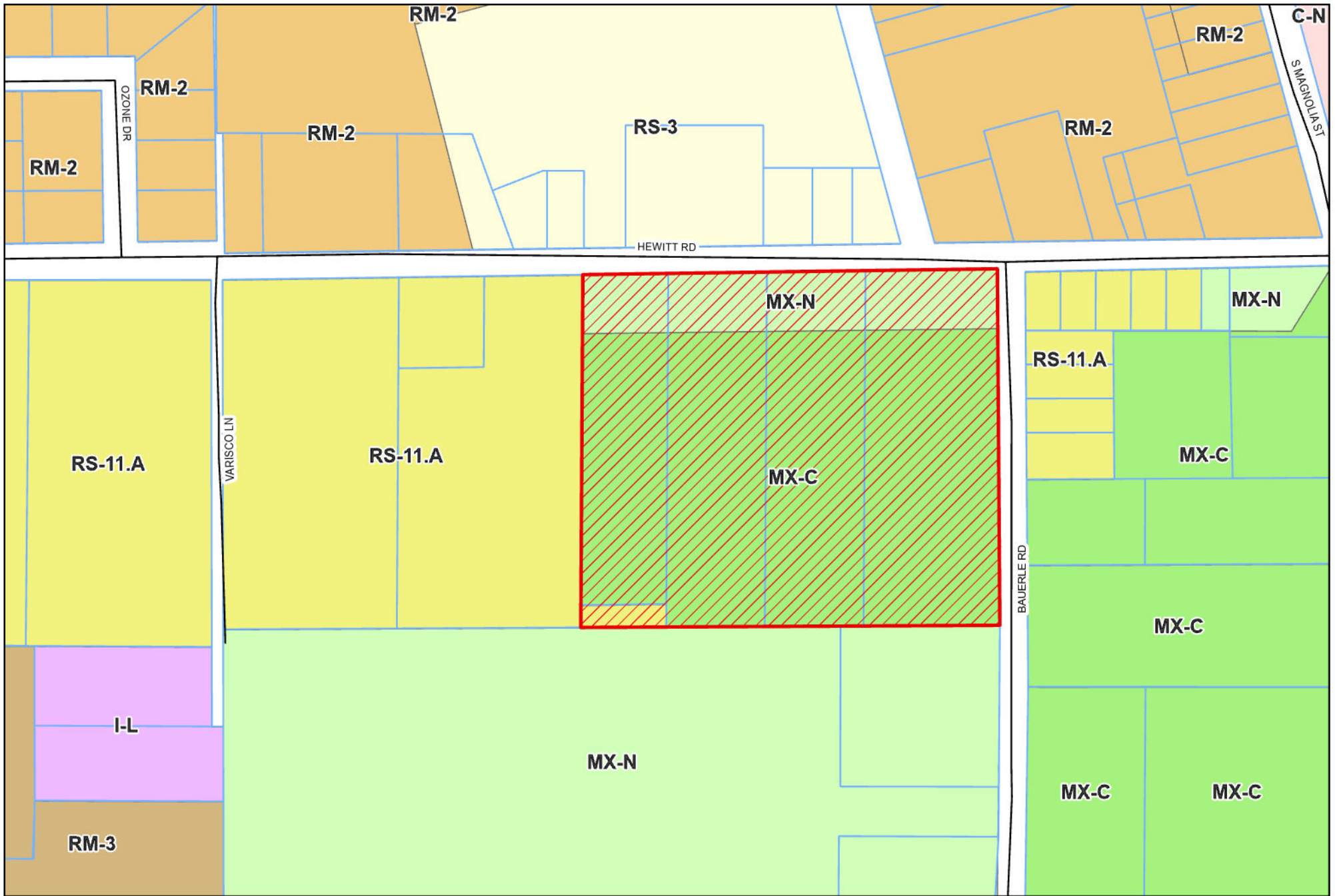




511 Hewitt Rd  
SUB-2024-03-00231

- Legend**
- Road Centerlines
  - ▨ Case Parcel
  - ▭ City Lots
  - ▭ City Limits





511 Hewitt Rd  
SUB-2024-03-00231

**Legend**

- Road Centerlines
- Case Parcel
- City Lots
- City Limits