



Staff Report
Review a Major Subdivision
2025-04-10-SUB

Attachments: Staff Report, Zoning Map,
Aerial Map, Proposed Plat

Work Session: Thursday May 1, 2025
Public Hearing: Thursday, May 8, 2025
City Council Introduction: Tuesday, May 27, 2025
City Council Public Hearing: Tuesday, June 10, 2025

Request:

2025-04-10-SUB A request by Kyle Bratton for a Major Subdivision at 1406 South Holly Street. **(District 2)**

City Planner Recommendation:

A. When Required

No person may subdivide land except in accordance with the procedure and standards of this subdivision code.

(1) Major Subdivision

A Major Subdivision (Procedure A) is defined as a major subdivision where a Performance Bond is required because public improvements will be dedicated to the city at the completion of construction.

Major subdivision approval is required for:

- (a) Any subdivision of land not considered a minor subdivision or exempted by the provisions of Paragraph 2.3.4 A (3).
- (b) The creation of any number of lots where:
 - (1) New public or private streets are created;
 - (2) A private drive or private street provides access to more than three lots;
 - (3) Water or wastewater lines are extended;
 - (4) Drainage improvements through one or more lots must be installed; or
 - (5) A waiver of any Development Code standard is desired.

C. Specific procedures for Plat approval are listed in Article 3.

D. Preliminary Plat Review by City Planner

- (1) The City Planner may refer the preliminary plat and application to other affected or interested agencies for review and comment.
- (2) The City Planner shall recommend approval, approval with conditions, or denial of the preliminary plat and application.
- (3) The City Planner may attach conditions required to make the preliminary plat and application comply with this development code.
- (4) The City Planner shall provide notice as set out in Section 2.3.1.



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Applicant had pre-application conference and submitted the new, updated plot that was requested by the Planning and Zoning Commission.

Staff Recommends Approval

Public Hearing:

For: 4

Against: 0

Commission Recommendation:

Motion:

Recommend approval for a Major Subdivision by Kyle Bratton, concerning 1401 South Holly Street.

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

Against: None

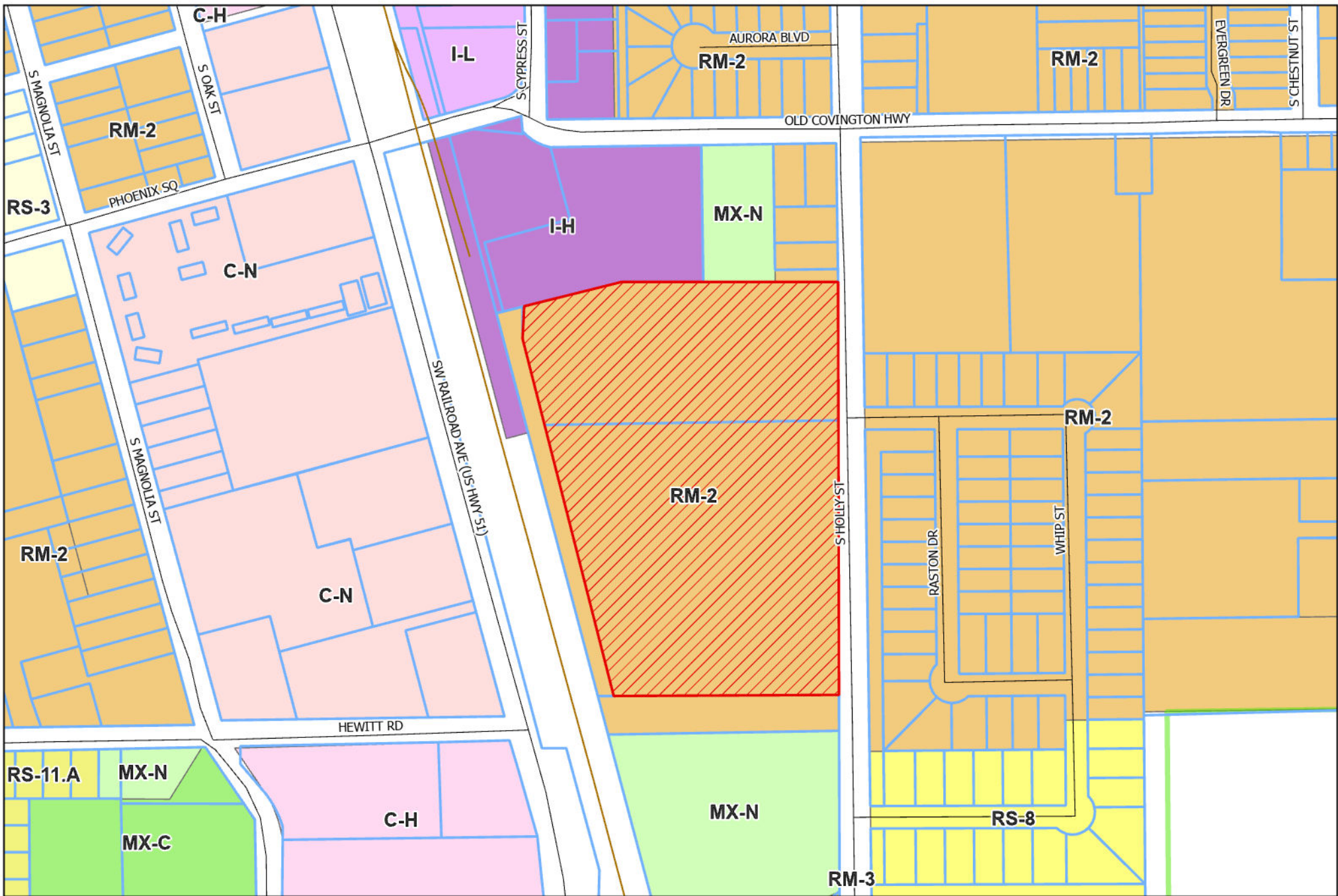
Abstain: None

Absent: Trey Tycer

Ordinance to Read:

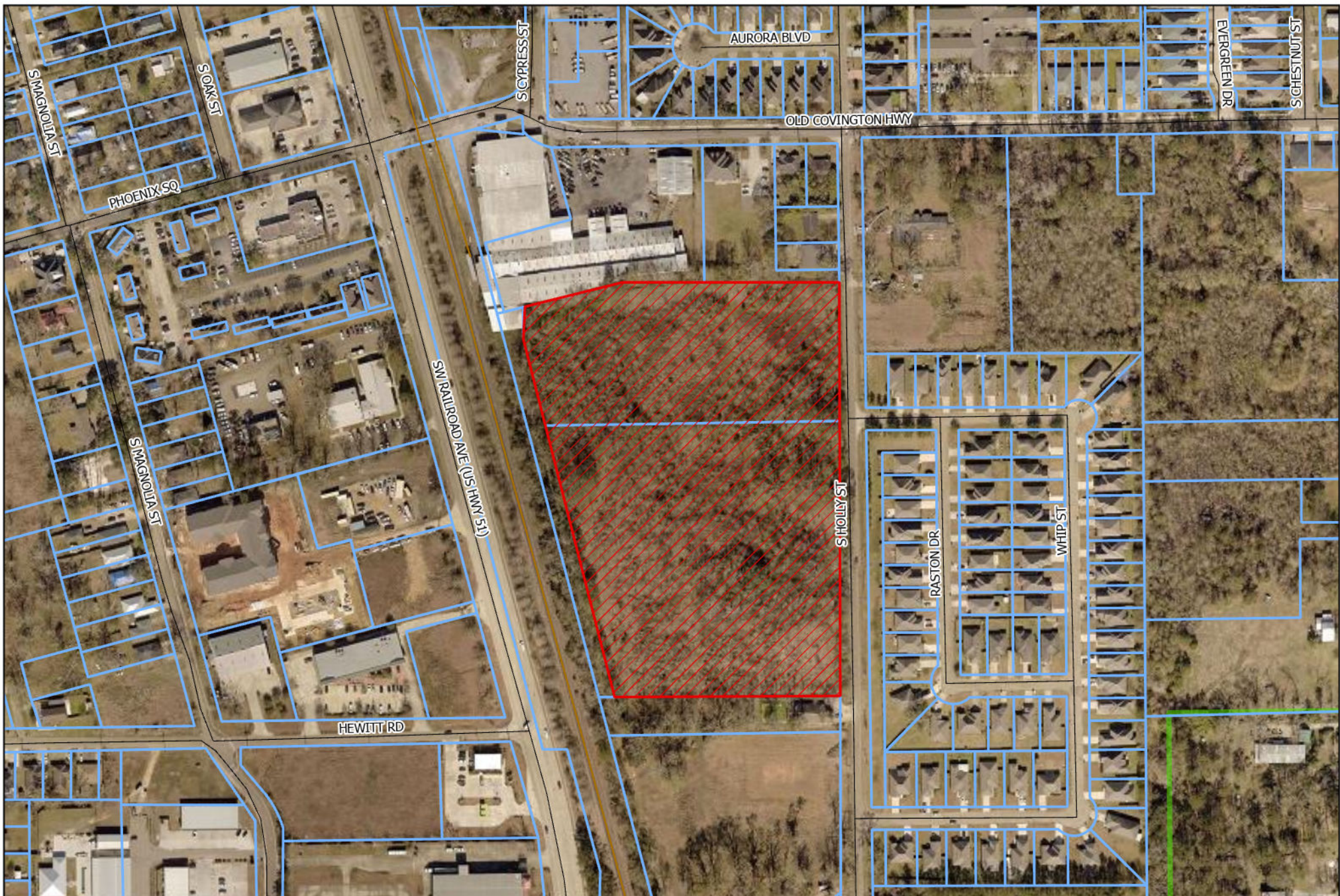
WHEREAS, on May 8, 2025 the Hammond Zoning Commission held a public hearing and recommended approval of Major Subdivision by Kyle Bratton, concerning 1401 South Holly Street.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on June 10, 2025, and approved the Major Subdivision by Kyle Bratton, concerning 1401 South Holly Street.



1406 S Holly
2025-04-10-SUB

- Streets
- Case Parcel
- City Lots
- City Limits

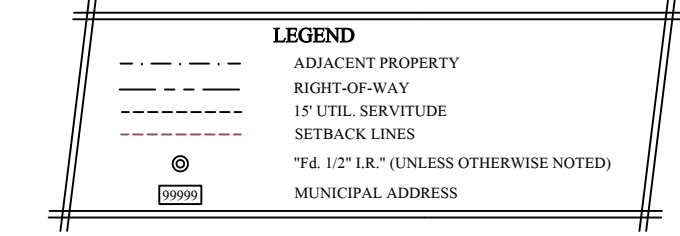


1406 S Holly
2025-04-10-SUB

- Streets
-  Case Parcel
-  City Lots
-  City Limits

SITE DATA:
1. TOTAL LOTS: 59, & TRACTS GS-1, GS-2, & GS-3
2. TOTAL ACREAGE: 12.295 ACRES
3. ZONING DISTRICT: RM-2 (MULTI-FAMILY RESIDENTIAL)
4. DEVELOPER: COBALT CONSTRUCTION, LLC
39599 SW I-55 SERVICE ROAD
PONCHATOULA, LA 70454
5. NO FENCES, SHEDS, MOVABLE OR IMMOVABLE APPURTENANCES SHALL BE PLACED IN DESIGNATED DRAINAGE SERVITUDES. RELOCATION OF SAID OBSTRUCTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER AND THE PROPERTY OWNER SHALL BEAR ALL COSTS ASSOCIATED WITH THE RELOCATION.

GENERAL NOTES:
1. THIS SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND WAS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT; NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF PROPERTY.
2. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM.
3. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND OR RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE FURNISHED BY THE CLIENT.
4. NO IMPROVEMENTS LOCATED.
5. ALL LOT CORNERS ARE "SET 1/2" L.P." UNLESS OTHERWISE NOTED



FLOOD CERTIFICATION:
ACCORDING TO FEMA F.I.R.M. PANEL ID 22105C0430F EFFECTIVE DATE 07/22/2010, THIS PROPERTY LIES IN FLOOD ZONE "X"

REFERENCES:
1. FINAL PLAT OF COVINGTON GARDENS, PHASE 2
LOCATED IN SECTION 25, T6S-R7E, PARISH OF TANGIPAHOA, LA
BY DENNIS L. GOWIN, P.L.S., DATED 8-24-2006; REV. 9-14-2006

BASE BEARING:
GPS-C4GNET-RTN (LA SOUTH ZONE - NAD83)

POINT OF BEGINNING:
THE POINT OF BEGINNING IS 30' WEST OF THE INTERSECTION OF THE WEST RIGHT OF WAY OF SOUTH HOLLY STREET AND THE NORTH LINE OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, T6S-R7E, (REF. #1)

SET BACKS:
FRONT - 20 FEET
REAR - 20 FEET
SIDE - 5 FEET
SIDE STREET - 10 FEET

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90.00'	12.24'	S 86°23'57" E	12.23'
C2	90.00'	47.44'	S 67°24'14" E	46.89'
C3	90.00'	51.38'	S 35°57'05" E	50.68'
C4	90.00'	8.30'	S 16°57'21" E	8.30'
C5	90.00'	27.03'	S 05°42'34" E	26.93'
C6	90.00'	45.00'	S 17°13'08" W	44.53'
C7	90.00'	45.00'	S 45°52'00" W	44.53'
C8	90.00'	24.78'	S 68°04'44" W	24.70'
C9	308.07'	20.55'	S 77°52'39" W	20.54'
C10	308.07'	45.00'	S 83°58'22" W	44.96'
C11	308.07'	9.91'	S 89°04'43" W	9.91'
C12	30.00'	39.78'	S 52°18'16" E	36.93'
C13	30.00'	47.27'	S 30°49'30" W	42.53'
C14	248.07'	60.75'	S 82°58'55" W	60.60'
C15	210.00'	79.84'	S 03°25'19" E	79.36'
C16	210.00'	88.23'	S 19°30'22" W	87.59'
C17	210.00'	138.29'	S 50°24'50" W	135.61'

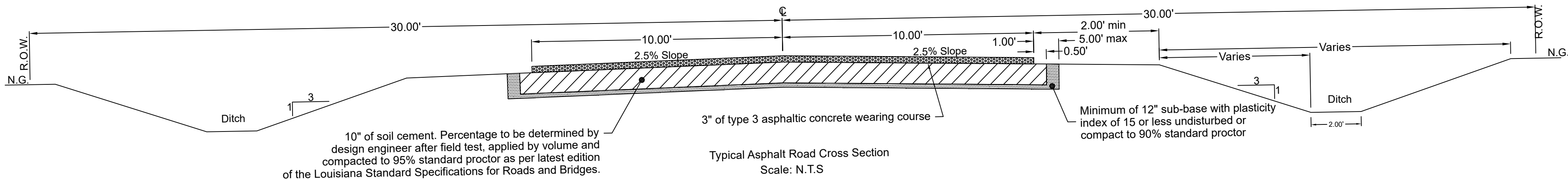
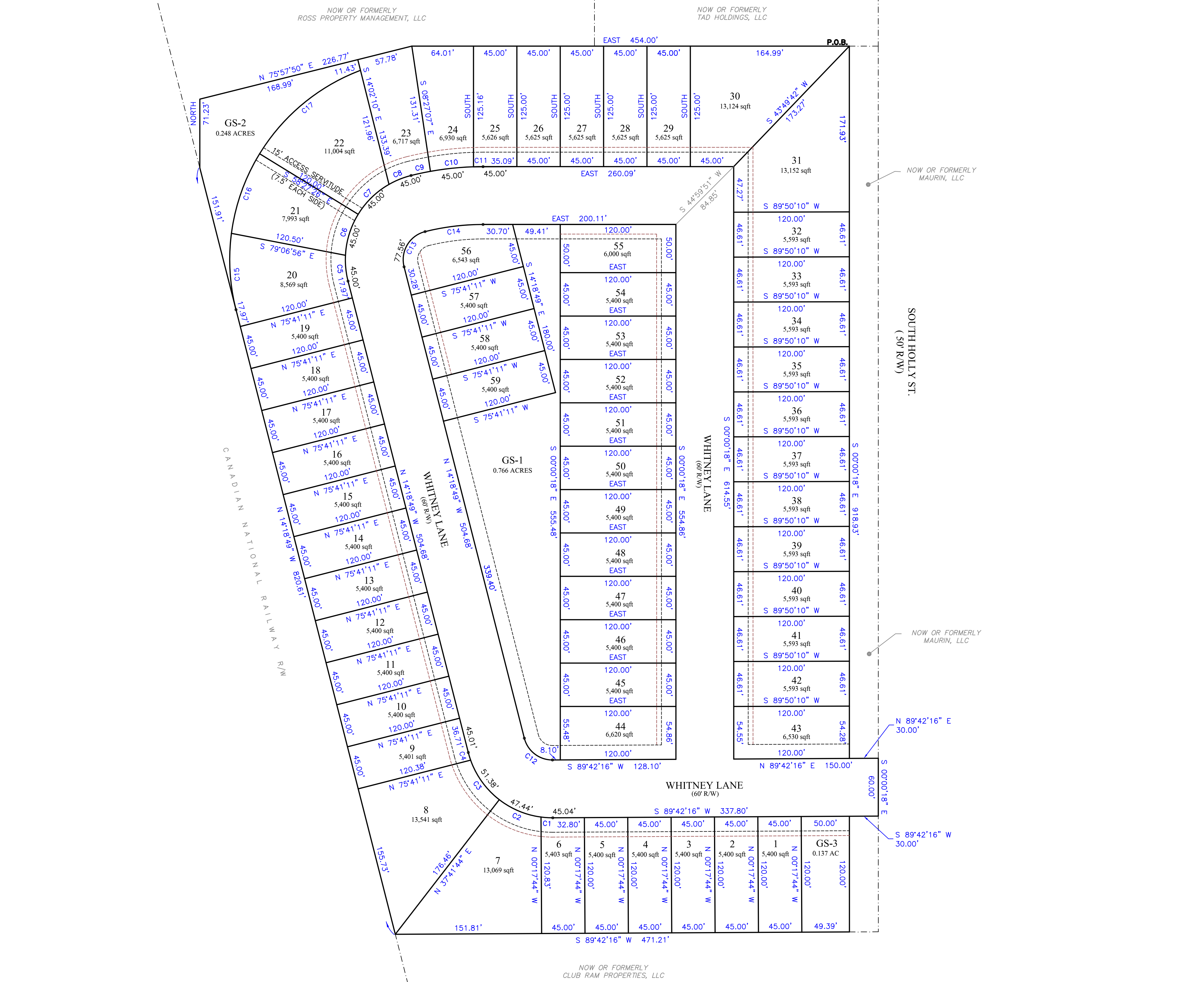
APPROVED:

PLANNING COMMISSION	DATE
DESIGN ENGINEER	DATE
REVIEW ENGINEER	DATE
RECORDING INFORMATION	COB PAGE

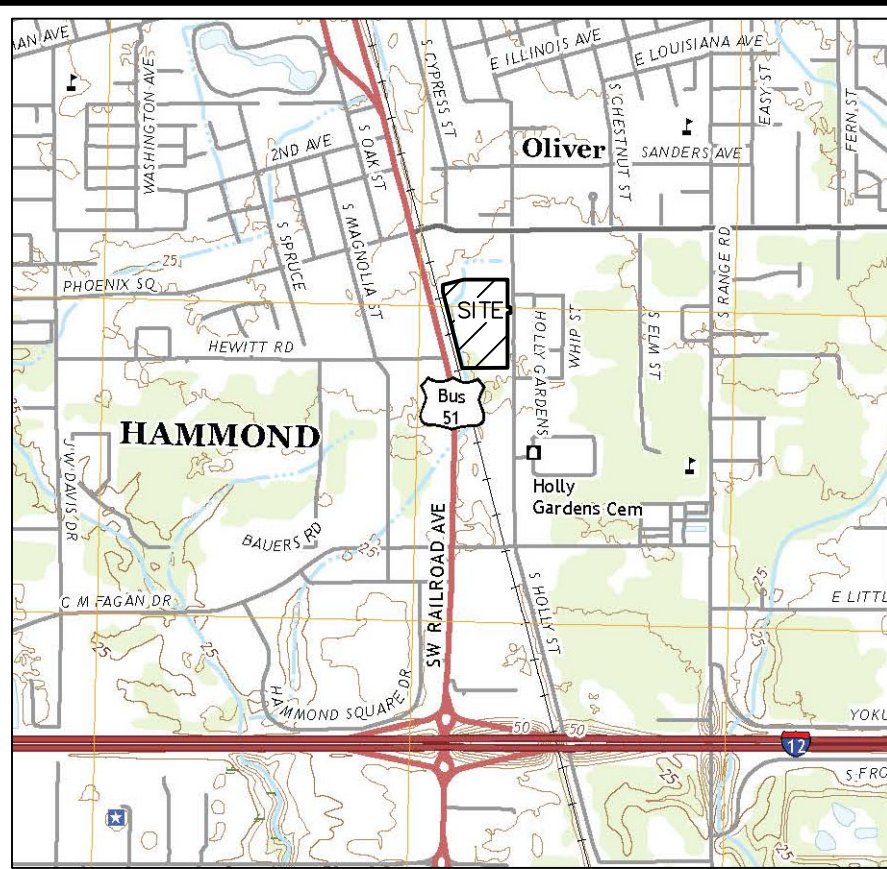
DEDICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.
THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE 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 DATE

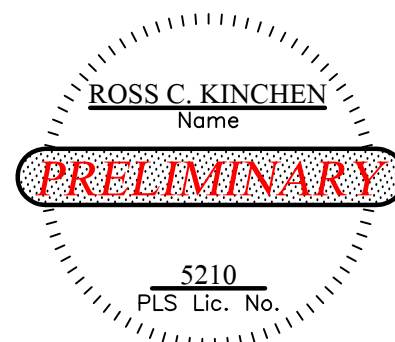
AMENDMENT TO COVINGTON GARDENS, PHASE II
PRELIMINARY PLAT OF COLE'S CROSSING
LOCATED IN SECTION 25 OF T6S-R7E - EAST OF ST. HELENA MERIDIAN - GREENSBURG LAND DISTRICT
PARISH OF TANGIPAHOA - STATE OF LOUISIANA
SURVEY MADE AT THE REQUEST OF COBALT CONSTRUCTION, LLC



CERTIFICATION:
THIS MAP IS MADE IN ACCORDANCE WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES AND LAWS AT THE TIME OF THIS SURVEY.
THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A CLASS "C" BOUNDARY SURVEY. THE CERTIFICATE HEREON IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THIS REQUIRED SUBDIVISION OF PROPERTY ONLY. IT DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER.



VICINITY MAP



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

PRELIMINARY
ROSS C. KINCEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5210
DATE: MARCH 25, 2025
FILE: 2025.0029