



Staff Report
Major Subdivision
2025-10-51-SUB

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

Work Session: Thursday, November 6, 2025
Public Hearing: Thursday, November 13, 2025
City Council Introduction: Tuesday, January 13, 2026
City Council Public Hearing: Tuesday, January 27, 2026

Request:

2025-10-51-SUB_A request by Chad Stevens for a Major Subdivision at 610 Hewitt Road, located in **District 3**.

Site Information

Location (Address): 610 Hewitt Road
City Council: District 3
Existing Zoning: RM-2 and RS-3
Future Land Use: Medium Density Residential
Existing Land Use: Medium Density Residential
Site Description: 13.79 Acres

Context

Direction

North
South

West
East

Land Use/Zoning

RM-2, Multifamily Residential
MX-N, Mixed Use Neighborhood and RS-11. A, Single Family Residential-
Agriculture
RM-2, Multifamily Residential
RM-2, Multifamily Residential

Additional Information

The lot is currently split zoned, with the North portion being RM-2, and the South portion being RS-3.

A Major Subdivision

(Procedure B) is defined as a major subdivision where a Performance Bond is not required because public improvements will not be dedicated to the city at the completion of construction.



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- (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.

Commission Recommendation:

Motion:

Recommend approval for a Major Subdivision at 610 Hewitt Road, located in **District 3**.

For: Ron Matthews, Judah Richardson, Kylan Douglas, Monica Perez, Trey Tycer

Against: None

Abstain: None

Absent: None

Public Hearing:

For: 5

Against: 0

City Planner Recommendation:

Applicant met all criteria for a Major Subdivision.

Staff recommends approval.



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Ordinance to Read:

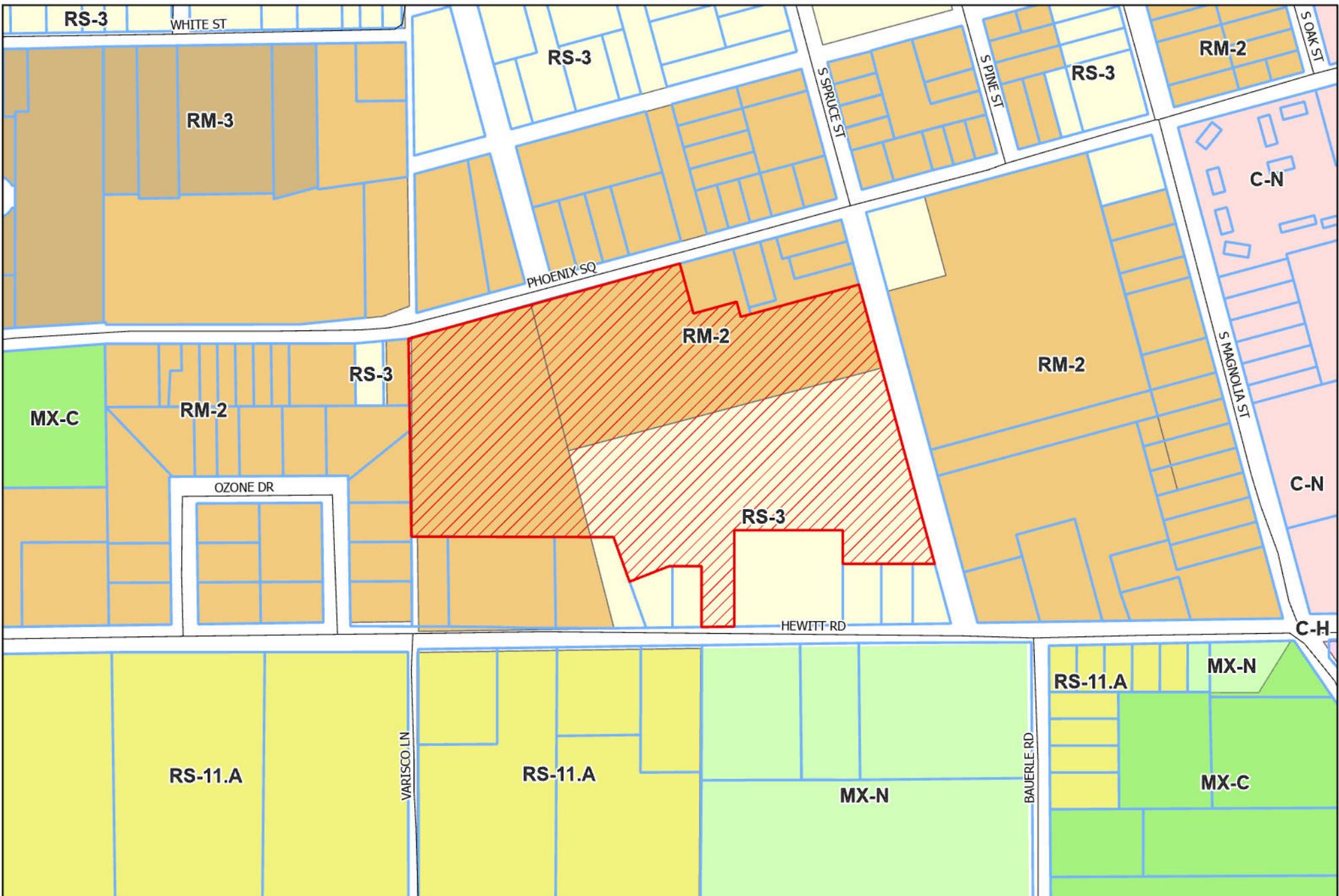
WHEREAS, on December 11, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for a Major Subdivision at 610 Hewitt Road, located in **District 3**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 27, 2026 and approved the Major Subdivision at 610 Hewitt Road, located in **District 3**.



610 Hewitt Rd
2025-08-38-SUB

- Streets
-  Case Parcel
-  City Lots



610 Hewitt Rd
2025-08-38-SUB

- Streets
- Case Parcel
- City Lots



STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF TANGIPAHOA PARISH.

DRIVEWAY NOTE:

- LEGEND:**
- P— PROPERTY LINE
 - - - ADJ. PROPERTY LINE
 - - - UTILITY SERVIDUTE
 - - - OVERHEAD UTILITIES
 - - - BUILDING SETBACK
 - - - WATER LINE
 - - - PROPOSED LOT LINE
 - - - CENTERLINE OF ROAD
 - - - SEWER LINE
 - - - DRAINAGE CULVERT
 - - - PROPOSED SEWER LINE
 - - - PROPOSED WATER LINE

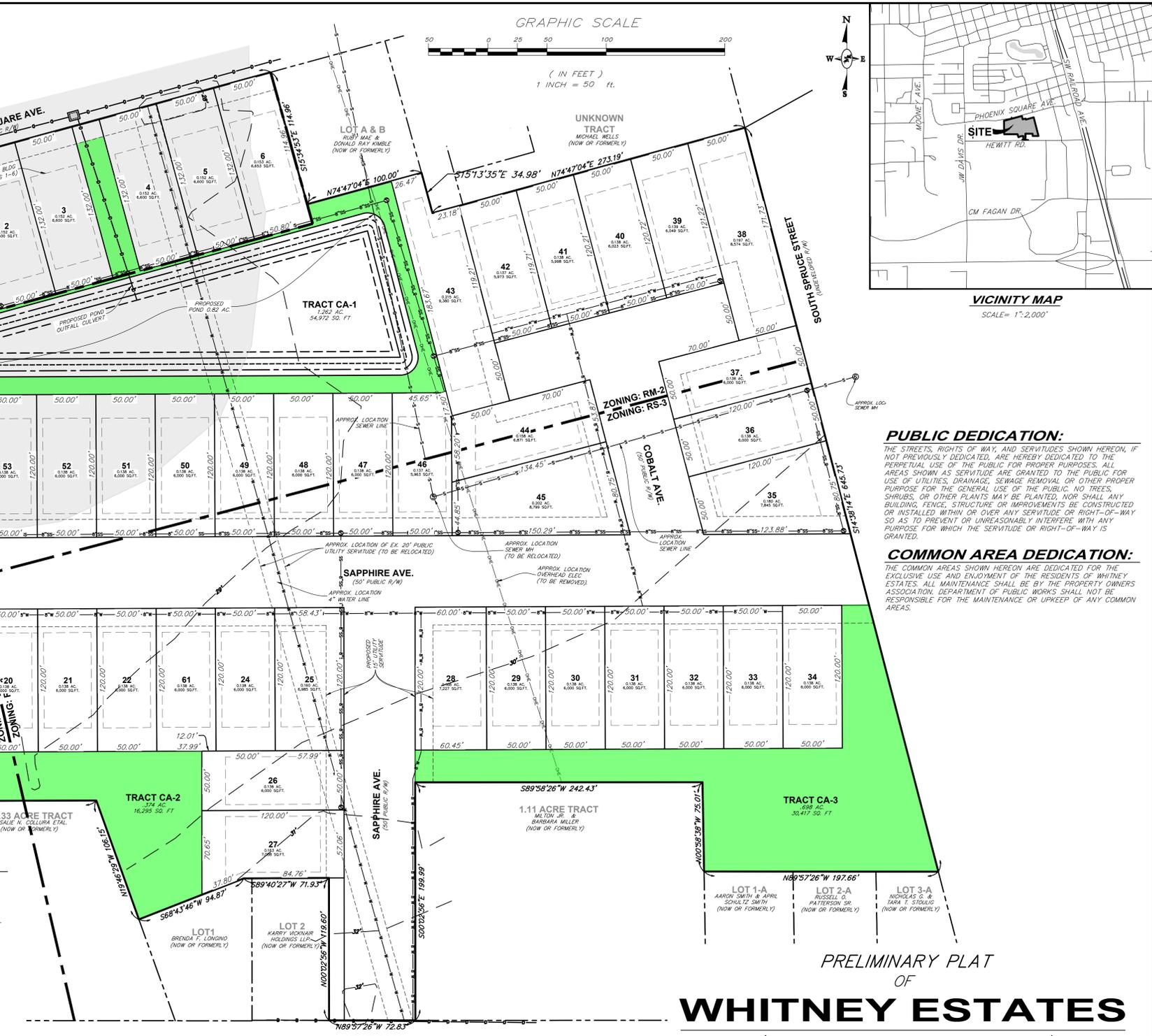
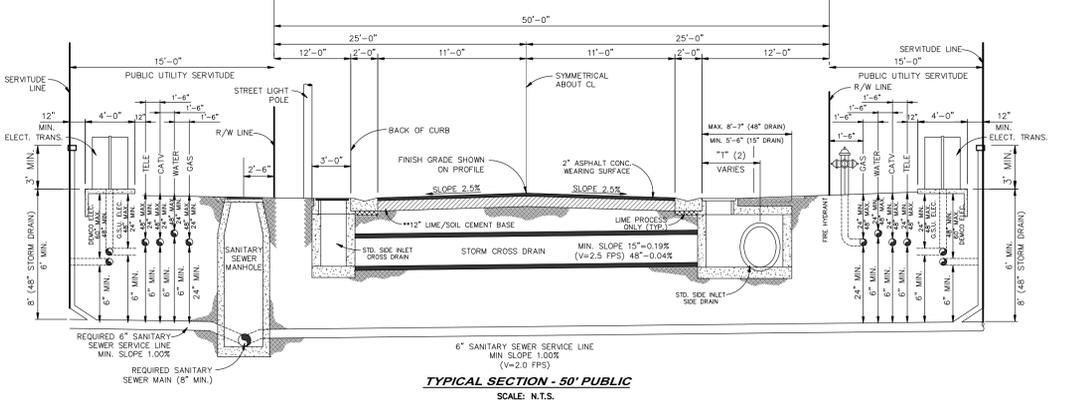
ZONING NOTES:

ZONED: RM-2 & RS-3
SETBACKS:
(RM-2) FRONT: 20'
SIDE: 5'
REAR: 20'
CORNER SIDE: 10'
LOTS 1-6 SHALL HAVE A 32' FRONT SETBACK.

(RS-3) FRONT: 15'
SIDE: 10'
REAR: 15'
CORNER SIDE: 15'

EXISTING LAND USE: UNDEVELOPED
FUTURE LAND USE: LOW DENSITY RESIDENTIAL
SEWER: CITY OF HAMMOND
WATER: CITY OF HAMMOND
ELECTRIC CO.: ENTERGY
GAS CO.: CITY OF HAMMOND
TOTAL ACREAGE: 13.87 AC.
NUMBER OF LOTS: 59
100 YR BFE: 29.0'
RECORD INUNDATION: N/A

- GENERAL NOTES:**
- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" & "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR TANGIPAHOA PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22105C0430F, DATED JULY 22, 2010. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
 - DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
 - NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
 - THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.



PRELIMINARY PLAT OF
WHITNEY ESTATES

(SINGLE-FAMILY RESIDENTIAL DEVELOPMENT)
(PHASE 1) LOTS 1 THRU 6
(PHASE 2) 7 THRU 59 (INCLUSIVE),
TRACT CA-1, CA-2, & CA-3
BEING A SUBDIVISION OF PARCEL A
A PORTION OF BLOCKS 33, 34 AND 39
LOCATED IN

SECTION 25, T6S-R7E,
GREENSBURG LAND DISTRICT,
THE CITY OF HAMMOND
TANGIPAHOA PARISH,
STATE OF LOUISIANA,
FOR



COBALT CONSTRUCTION AND DEVELOPMENT, LLC

MR ENGINEERING & SURVEYING, LLC
3945 Infield Avenue, Baton Rouge, LA 70809 225-490-9892

Louisiana 811
ONE CALL - CALL BEFORE YOU DIG
FOR INFORMATION ON HOW TO USE THE ONE CALL SYSTEM, VISIT www.louisiana811.com OR CALL 1-800-272-3020. THE CONTRACTOR SHALL CALL PRIOR TO WORK COMMENCEMENT TO HAVE UTILITIES LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MARKERS THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES THROUGHOUT THE PROJECT.

WHITNEY ESTATES
PHOENIX SQUARE AVE.
HAMMOND
TANGIPAHOA PARISH
PRELIMINARY PLAT

DESIGNED	TRB	08/2025
CHECKED	MLR	1 OF 1
DETAILED	TRB	
CHECKED	MLR	

REVISION DATE	REVISION DESCRIPTION	BY

G:\USERS\GAD\WORKSPACE\PROJECTS\DRP\DRP\PROJECTS\WHITNEY ESTATES (HAMMOND)\VIMS\WHITNEY ESTATES PRELIMINARY PLAT.DWG REC-02-2025.DWG