



**Staff Report**  
**Major Subdivision**  
**2026-02-8-SUB**

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

**Work Session:** Thursday, April 2, 2026  
**Public Hearing:** Thursday, April 9, 2026  
**City Council Introduction:** Tuesday, April 28, 2026  
**City Council Public Hearing:** Tuesday, May 12, 2026

**Request:**

**2026-02-8-SUB** A request by Becky Harper for a Major Subdivision at 47103 Conrad E Anderson Drive, in **District 1.**

**Site Information**

Location (Address): 47103 Conrad E Anderson Drive  
City Council: District 1  
Existing Zoning: I-L Light Industrial  
Future Land Use: Industrial  
Existing Land Use: Industrial  
Site Description: 3 Acres

**Context**

<b><u>Direction</u></b>	<b><u>Land Use/Zoning</u></b>
North	Industrial
South	Industrial
West	Outside City Limits
East	Industrial

**Additional Information**

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.

(a) Any subdivision of land not considered a minor subdivision or exempted by the provisions of Paragraph 2.3.4 A (3).



**Staff Report**  
**Major Subdivision**  
**2026-02-8-SUB**

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

(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.

**City Planner Recommendation:**

**Staff Recommends Approval**

**Public Hearing:**

For: 3

Against: 0

**Commission Recommendation:**

**Motion:**

Recommend approval for a Major Subdivision at 47103 Conrad E Anderson Drive, in **District 1**.

**For:** Monica Perez, Ron Matthews, Kylan Douglas

**Against:** None

**Abstain:** None

**Absent:** Trey Tycer, Judah Richardson

**Ordinance to Read:**

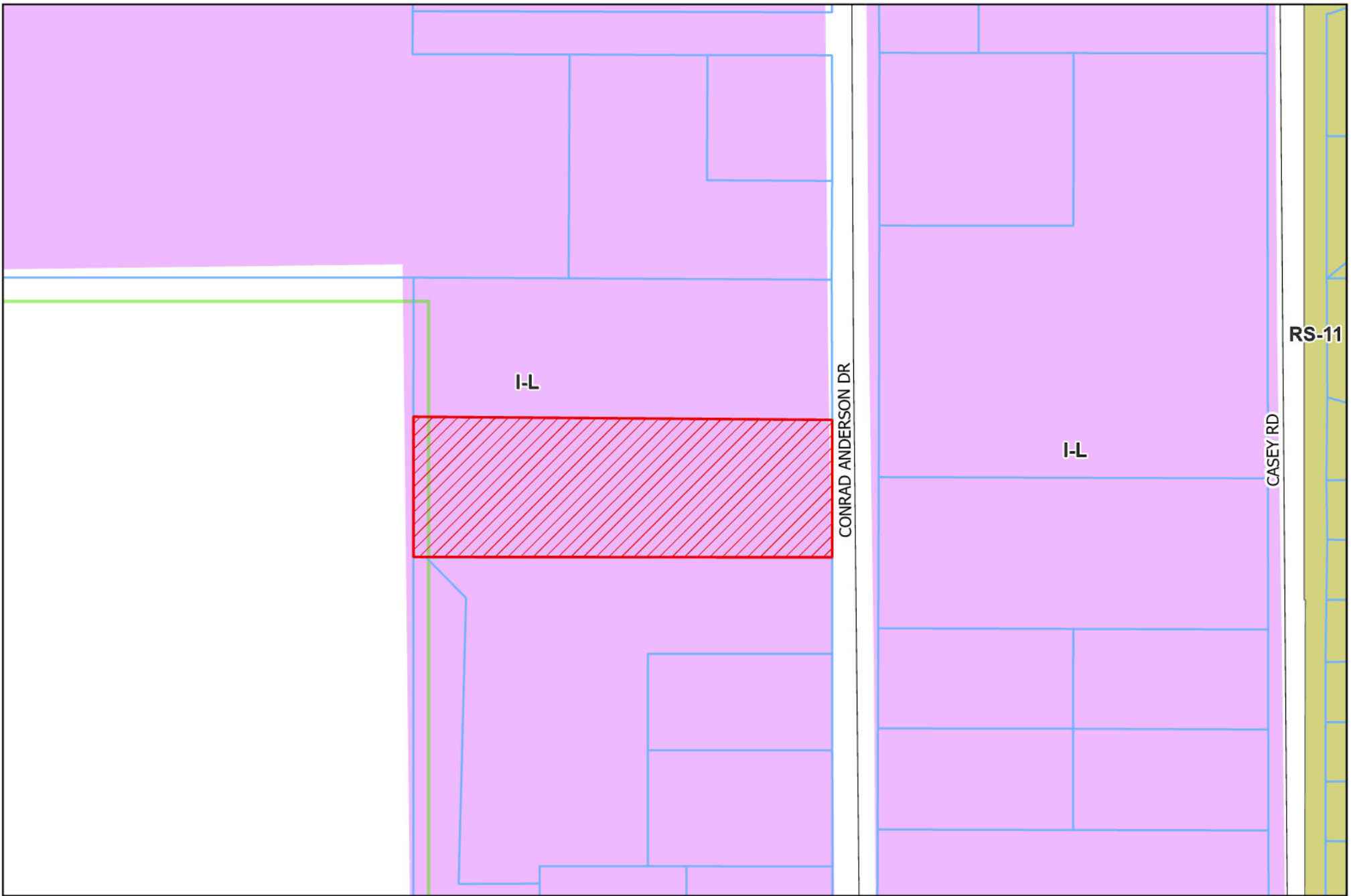
**WHEREAS**, on April 9, 2026 the Hammond Zoning Commission held a public hearing and recommended approval of Major Subdivision at 47103 Conrad E Anderson Drive, in **District 1**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on May 12, 2026 and approved the Major Subdivision at 47103 Conrad E Anderson Drive, in **District 1**.



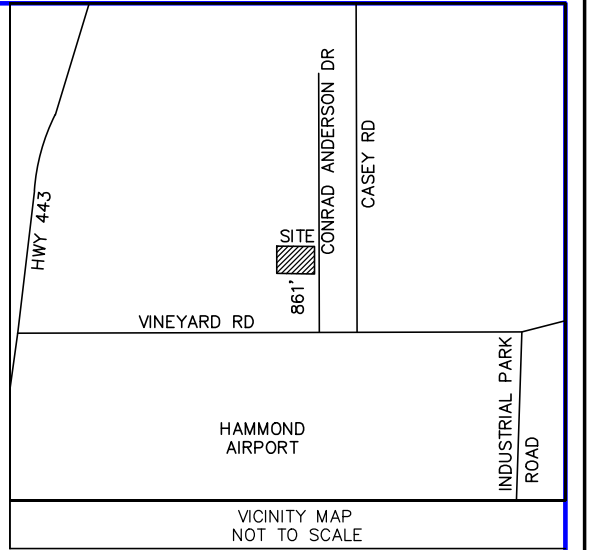
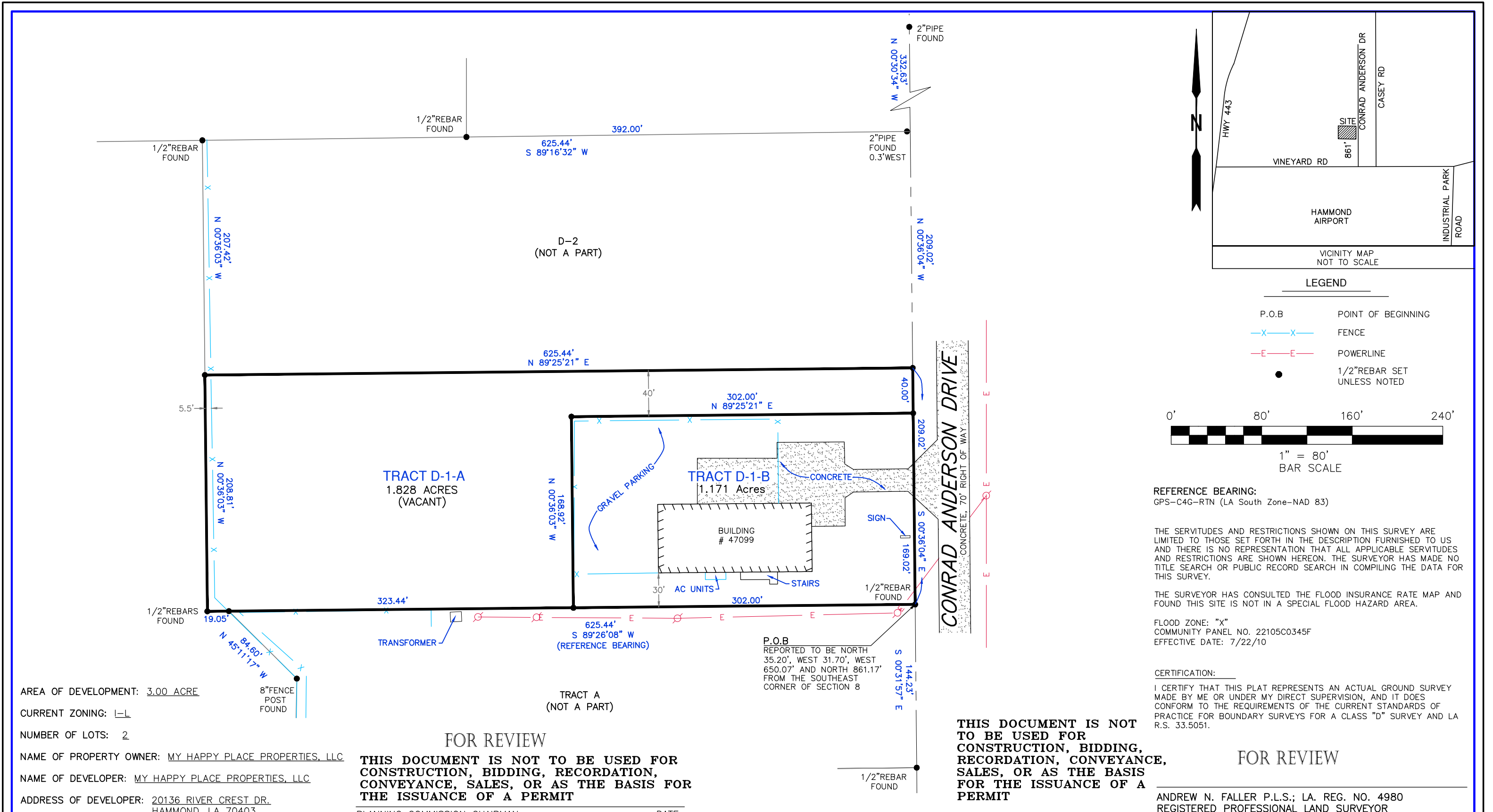
# Conrad Anderson Drive 2026-03-12-SP

- Streets
- City Lots
- City Limits
- ▨ Case Parcel

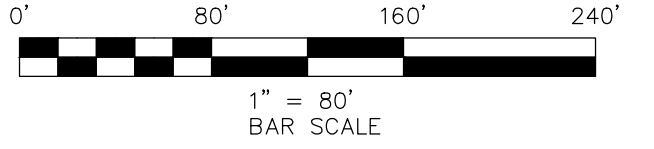


# Conrad Anderson Drive 2026-02-8-SUB

- Streets
- City Lots
- City Limits
- ▨ Case Parcel



- LEGEND**
- P.O.B POINT OF BEGINNING
  - X-X- FENCE
  - E-E- POWERLINE
  - 1/2"REBAR SET UNLESS NOTED



REFERENCE BEARING:  
GPS-C4G-RTN (LA South Zone-NAD 83)

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE SURVEYOR HAS CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE: "X"  
COMMUNITY PANEL NO. 22105C0345F  
EFFECTIVE DATE: 7/22/10

**CERTIFICATION:**

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "D" SURVEY AND LA R.S. 33:5051.

AREA OF DEVELOPMENT: 3.00 ACRE  
CURRENT ZONING: I-L  
NUMBER OF LOTS: 2  
NAME OF PROPERTY OWNER: MY HAPPY PLACE PROPERTIES, LLC  
NAME OF DEVELOPER: MY HAPPY PLACE PROPERTIES, LLC  
ADDRESS OF DEVELOPER: 20136 RIVER CREST DR.  
HAMMOND, LA 70403

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

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

ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980  
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT PREPARED FOR :  
BECKY HARPER  
**ANDREW FALLER SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 4065 PHONE (985) 415-3727  
HAMMOND, LOUISIANA 70404 EMAIL: ANDREW FALLER@GMAIL.COM

PLANNING COMMISSION CHAIRMAN	DATE
BUILDING OFFICIAL/CITY PLANNER	DATE
DISTRICT COUNCILMAN	DATE
OWNER: MY HAPPY PLACE PROPERTIES LLC	DATE

- REFERENCES:
- 1) SURVEY BY JOHN BONNEAU DATED 7/23/07
  - 2) SURVEY BY DADING, MARQUES & ASSOCIATES DATED 7/20/06
  - 3) SURVEY BY DADING, MARQUES & ASSOCIATES DATED 8/22/07
  - 4) SURVEY BY RGB DATED 1/21/2000

DATE	2/07/26
SCALE	1" = 80'
JOB #	2326
REVISIONS	DATE

**SUBDIVISION OF TRACT D-1 INTO TRACTS D-1-A & D-1-B**  
**HAMMOND INDUSTRIAL PARK**  
CITY OF HAMMOND  
SECTION 8, TOWNSHIP 6 SOUTH-RANGE 8 EAST  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH, LOUISIANA

SHEET 1 OF 1