



Staff Report
Major Subdivision
2026-01-2-SUB

Attachments: Staff Report, Zoning Map, Aerial Map, Preliminary Plat, Letter from Spangler Engineering

Work Session: Thursday, February 5, 2026
Public Hearing: Thursday, February 12, 2026
City Council Introduction: Tuesday, February 24, 2026
City Council Public Hearing: Tuesday, March 10, 2026

Request:

2026-01-2-SUB A request by Trent Anthony for a Major Subdivision at 401 J. W. Davis Drive, in **District 3.**

Site Information

Location (Address): 401 J W Davis Drive
City Council: District 3
Existing Zoning: RM-2
Future Land Use: Medium Density Residential
Existing Land Use: Medium Density Residential
Site Description: 1.60 Acres

Context

<u>Direction</u>	<u>Land Use/Zoning</u>
North	RM-2 Multifamily Residential
South	RM-2 Multifamily Residential
West	RM-2 Multifamily Residential
East	RS-3 Single Family Residential

Additional Information

*Proposed plat shows three lots facing J. W. Davis Drive and four lots facing Haskins Alley. Seven total lots.

A Major Subdivision



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(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)

(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 401 J. W. Davis Drive, in **District 3**.

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

Against: None

Abstain: None

Absent: None

Public Hearing:

For: 4

Against: 0



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City Planner Recommendation:

Applicant met all criteria for a Major Subdivision.

Staff recommends approval.

Ordinance to Read:

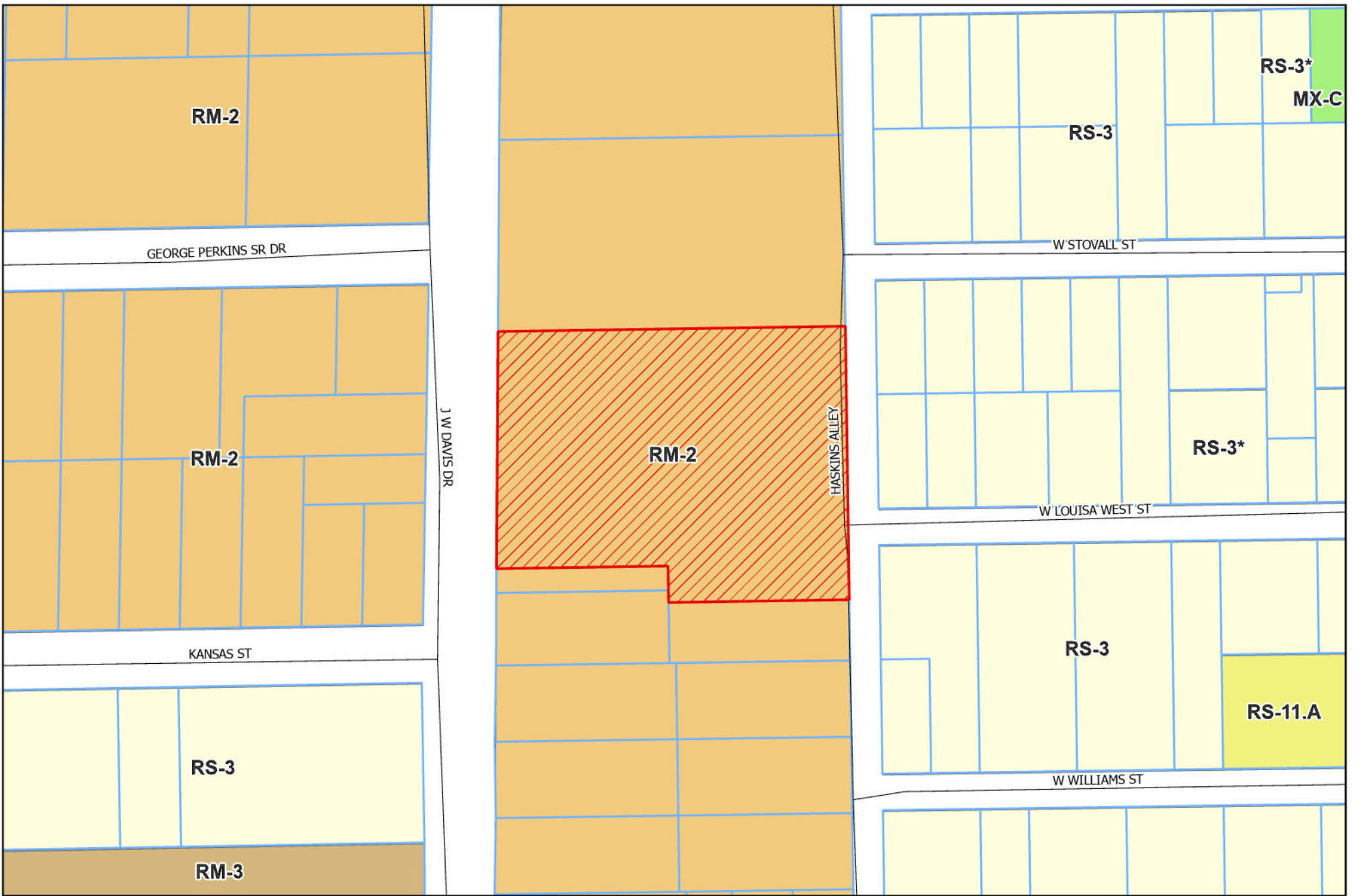
WHEREAS, on February 12, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Major Subdivision at 401 J. W. Davis Drive, in **District 3**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on March 10, 2026 and approved the Major Subdivision at 401 J. W. Davis Drive, in **District 3**.



401 J W Davis Dr
2026-01-2-SUB

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



401 J W Davis Dr
2026-01-2-SUB

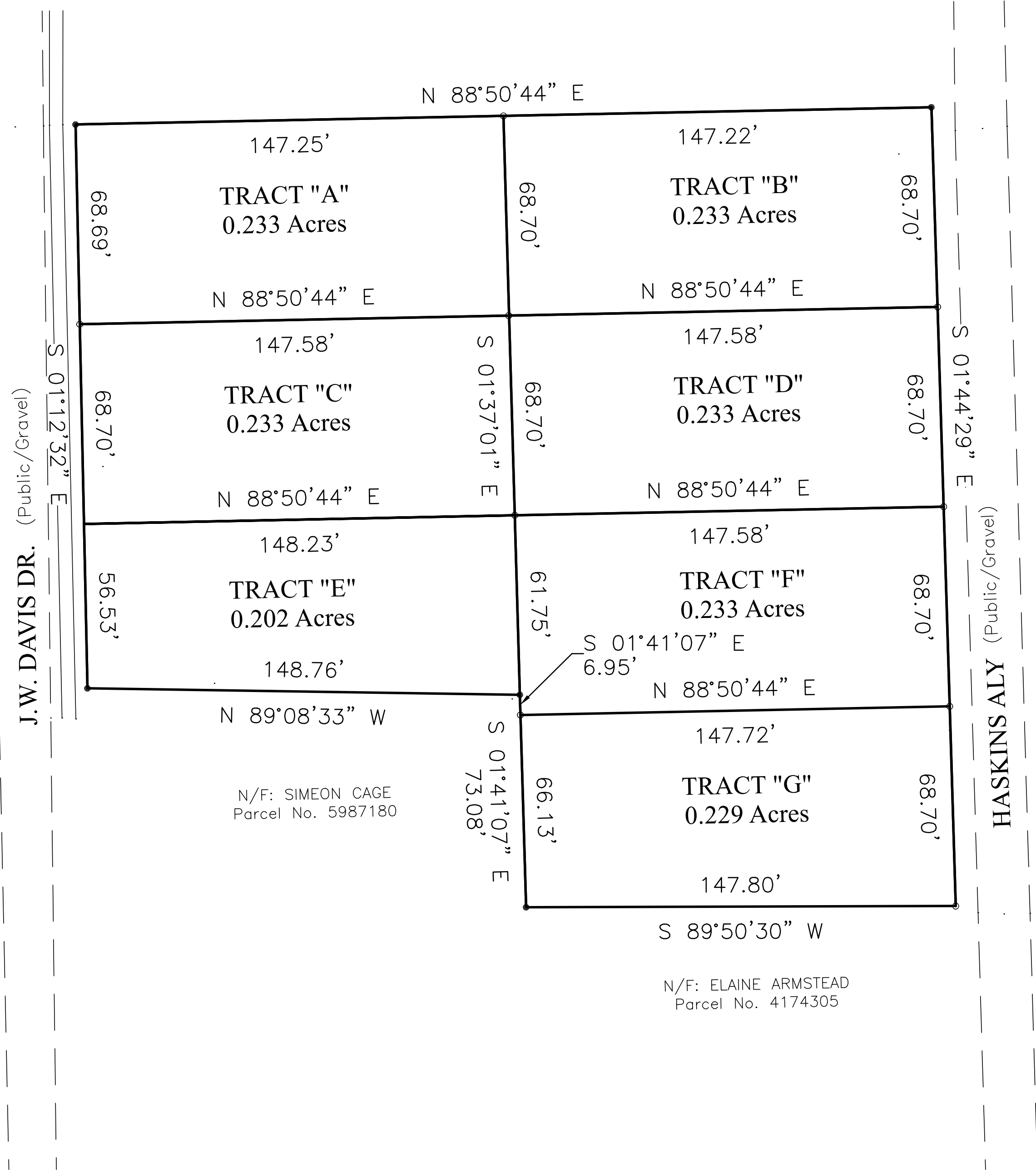
- Streets
- City Lots
- City Limits
- ▨ Case Parcel



N/F: JAMES REDUS
PARCEL# 1296418



VICINITY MAP
1" = 2000'



J.W. DAVIS DR. (Public/Gravel)

HASKINS ALY (Public/Gravel)

N/F: SIMEON CAGE
Parcel No. 5987180

N/F: ELAINE ARMSTEAD
Parcel No. 4174305

GENERAL NOTES:
NO ATTEMPT HAS BEEN MADE BY LAND SURVEYING SERVICES, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

SUBSURFACE UTILITIES WERE NOT REQUESTED AND ARE NOT PROVIDED AS PART OF THIS SURVEY. LAND SURVEYING SERVICES, LLC ADVISES THAT THE OWNERS OR CONTRACTORS PERFORMING EXCAVATION WORK TO CALL LA 811 PRIOR TO DIGGING.

ACCORDING TO F.I.R.M. 22105C 0275F, DATED 07-22-2010, SURVEYED TRACT RESIDE IN ZONE "X".

ADJOINING PROPERTY OWNERS SOURCED FROM TANGIPAHOA PARISH TAX ASSESSORS PARCEL DATA

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

LAND SURVEYING SERVICES, LLC
39227 Rosaryville Rd.
Ponchatoula, LA 70454
(985) 981-6615

MAP SHOWING MINOR PARTITION OF A 1.60 ACRE TRACT INTO TRACTS A,B,C,D,E,F,&G FOR **GWENDOLYN DAVIS REDUS** SECTION 26, T-6-S, R-7-E, G.L.D., ST. HELENA MERIDIAN, TANGIPAHOA PARISH, LA.

DWG. DATE: JAN. 6, 2026
FIELD WORK: JAN. 5, 2026
DRAWING NO: 26-0105

DRAWING SCALE: 1"= 30'
BASIS OF BEARINGS: LEICA SMARNT NORTH AMERICA LA SPC SOUTH(1702)
CONTROLLING STATION: HAMMOND, LA (LAWK) 2275
COVERGANCE ANGLE: -00°31'41"
SCALE FACTOR: 0.999993656

REVISION: _____ DATE _____

DEREK S. WHEAT

PRELIMINARY

DATE LICENSE NO. 5213

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

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORMS TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

LEGEND

—	PROPERTY LINE
●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET
(S)	DENOTES SURVEYED
(R)	DENOTES RECORD
---	SERVITUDE

TOTAL ACRES: 1.60
TOTAL NO. OF LOTS: 7
ZONING: RM-2 (RESIDENTIAL MULTI-FAMILY)

SETBACKS:
Minimum Front: 20'
Minimum Side: 5'
Minimum Rear: 20'

REFERENCE MATERIALS:
MAP OF 1.6 ACRE TRACT BY: ROBERT BARRILLEAUX PLS
DATED: JUNE 25TH 1999. BOOK 1203 - PAGE 576

APPROVED:
CITY OF HAMMOND

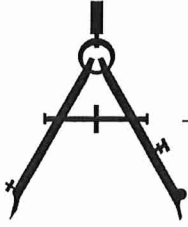
PRELIMINARY

COMMUNITY DEVELOPMENT REPRESENTATIVE _____ DATE _____

APPROVED:
LAND OWNER REPRESENTATIVE

PRELIMINARY

OWNER _____ DATE _____



Spangler Engineering, LLC

CONSULTING CIVIL ENGINEERS

T. C. Spangler, Jr., P.E.
Jay C. Pittman, P.E.
Mitchell D. Roniger, P.E.
Alex E. Hatcher, P.E.

January 14, 2026

Ms. Courtney Threeton, Planning Coordinator
City of Hammond
219 E. Robert St.
Hammond, LA 70401

RE: Project # 2026-01-2-SUB
401 J W Davis Dr.
Hammond, LA 70401

Dear Courtney:

We have reviewed the above-referenced PRELIMINARY plans dated 01/06/2026 for general compliance with city land use, drainage, and utility standards and offer the following comments:

GENERAL:

1. Provide right-of-way widths of the roads adjoining the project.
2. Show location and address of existing buildings.
3. Provide general notes: electric provider, school district, gas company, water district, sewer district, fire district.
4. Engineer's/Surveyor's Certification, Signature, and Seal must be shown on all preliminary plats submitted for review.

DRAINAGE:

1. Provide elevation contours.
2. Show existing and proposed drainage culverts/ditches/canals/streams within and immediately adjacent to development.

STREETS:

1. No exception taken.

WATER/SEWER:

1. Provide sewerage disposal statement for proposed development.
2. Show existing and proposed utilities such as water, gas, electric, sewer, etc.
3. Add note concerning all lots being created must have a sewer wye, the cost of which must be borne by the property owner or subdivider if no sewer wye exists.

Based on the above comments, we DO NOT recommend approval. If there are any comments or questions, please contact me.

Sincerely,

Mitchell D. Roniger, P.E.

cc: Mayor Pete Panepinto
Derek Wheat, P.L.S.