



Council Introduction	Tuesday, May 14, 2024 (referred to Zoning Commission)
Zoning Public Hearing	Thursday, August 8, 2024
Council Final	Tuesday, August 27, 2024

City Council Request (Ordinance): An ordinance of the Hammond City Council amending the Official Zoning Map from RS-11A to RS-11 in accordance with the amending map; concerning areas east of Crapanzano Rd, south of US Highway 190 W, west of Interstate 55, and north of Stein Rd.

Site Information

Location (Address)	Varies
Council District	City Council District 4
Existing Zoning	RS-11A
Future Land Use	Low Density Residential
Existing Land Use	Predominantly Residential

Adjacent Land Use and Zoning

Areas north and south are in Tangipahoa Parish and have no zoning. These areas have a residential or agricultural character. Area just to the west is industrial and includes a wholesale distribution facility. Further west is Tangipahoa Parish. To the east is I-55. Further east has many commercial businesses along West Thomas Street.

Additional Information

This rezoning request was introduced at the Hammond City Council meeting on May 14, 2024.

A rezoning from RS-11A to RS-11 would prohibit new mobile home and agricultural uses. RS-11A is the default zoning category for annexation.

Oaklane Dr, Al-Ida, and Monistere Ln have no connecting streets and unique street characteristics.

Most of the area is in a flood zone, and the Yellow Water River flows through the center.



Planner Recommendation

The City Planner recommended approval based on the review criteria set forth in the Unified Development Code:

- (1) The proposed zoning map amendment is consistent with the pertinent elements of the City of Hammond comprehensive plan and any other adopted plans;
- (2) The proposed zoning map amendment is consistent with the areas designated context;
- (3) The proposed zoning map amendment will reinforce the existing or planned character of the neighborhood;
- (4) The site is appropriate for the development allowed in the proposed district;
- (5) There are substantial reasons why the property cannot be used according to the existing zoning;
- (6) Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services are adequate for the development allowed in the proposed district; and
- (7) The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent conforming properties.

Discussion

Overall, the development pattern is predominantly single-family. Agricultural uses are only common to areas just outside Hammond and would be able to continue as non-conforming uses inside the city limit where presently operated or as of right if ever annexed into Hammond.

Commission Recommendation

Two residents were present at the Commission meeting and both were in favor of rezoning.

Motion by: Motion to approve by Trey Tycer; seconded by Kylan Douglas. Three for, none against; motion passed.



ORDINANCE NO. _____ C.S.

BE IT ORDAINED by the City Council of Hammond, Louisiana that all of the property located within the city limits of Hammond within the boundaries described below which is currently zoned RS11-A, is rezoned to RS-11:

All of the area located with the city of limits of Hammond currently zoned RS11-A within the following boundaries: Crapanzano Road (west side), US Hwy 190 West (north side), Interstate 55 (east side), and Stein Road (south side).

The above and foregoing ordinance having being duly submitted to the Hammond City Council in writing; introduced at public meeting on _____ of the Hammond City Council and discussed at a public meeting held on _____; after motion and second was submitted to the official vote of the Hammond City Council.

On motion by _____ and second by _____ the foregoing ordinance was hereby declared adopted on _____, 2024 by the following roll call vote:

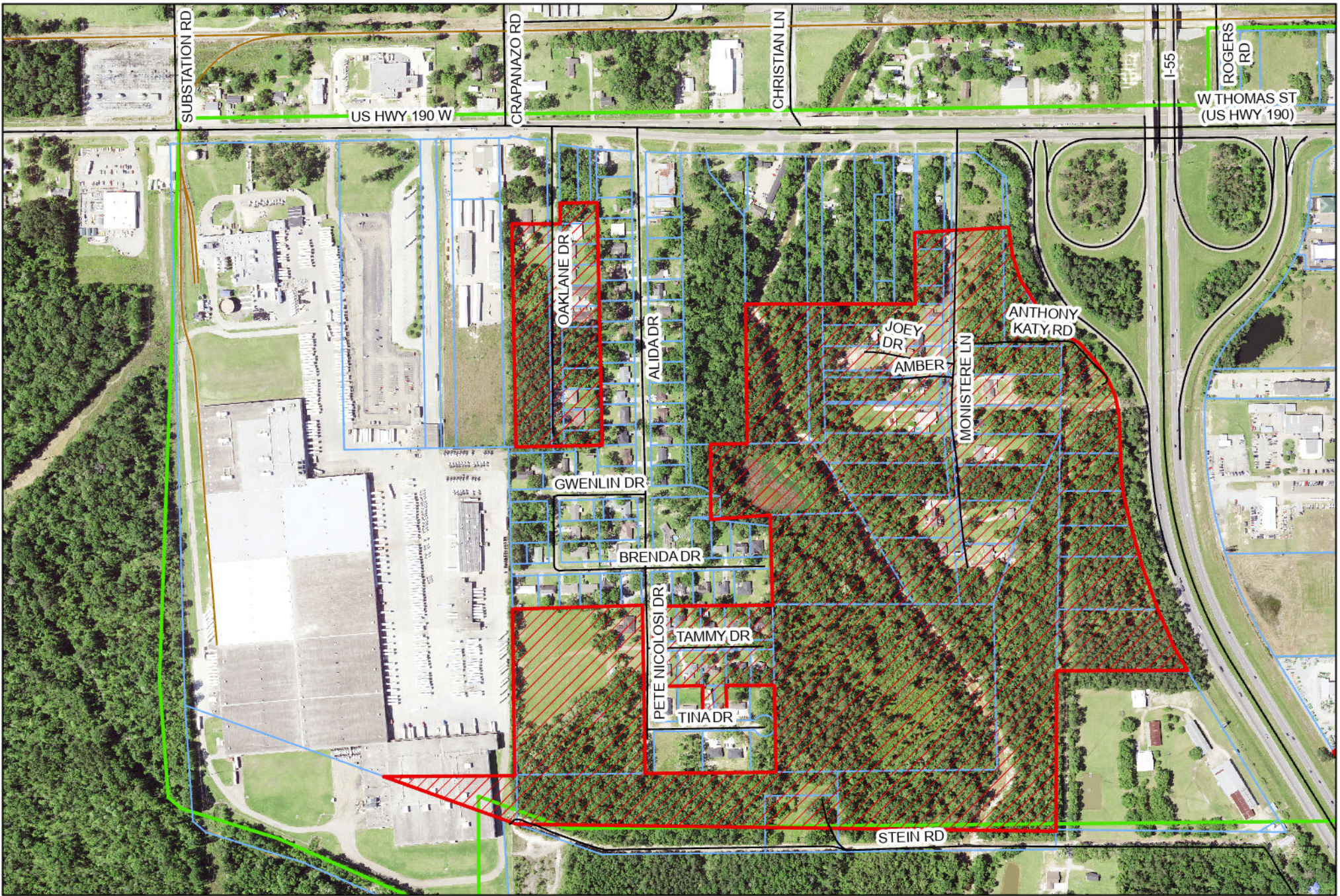
Votes: Kip Andrews (), Carlee White Gonzales (), Sam DiVittorio (), Steven Leon (), Devon Wells (). Yeas: __ Nays: __ Absent: __ Motion _____

WHEREFORE the above and foregoing ordinance was declared duly adopted on this ____ day of _____, 2024 at Hammond, Tangipahoa Parish, Louisiana.

Councilman, Kip Andrews
President, Hammond City Council

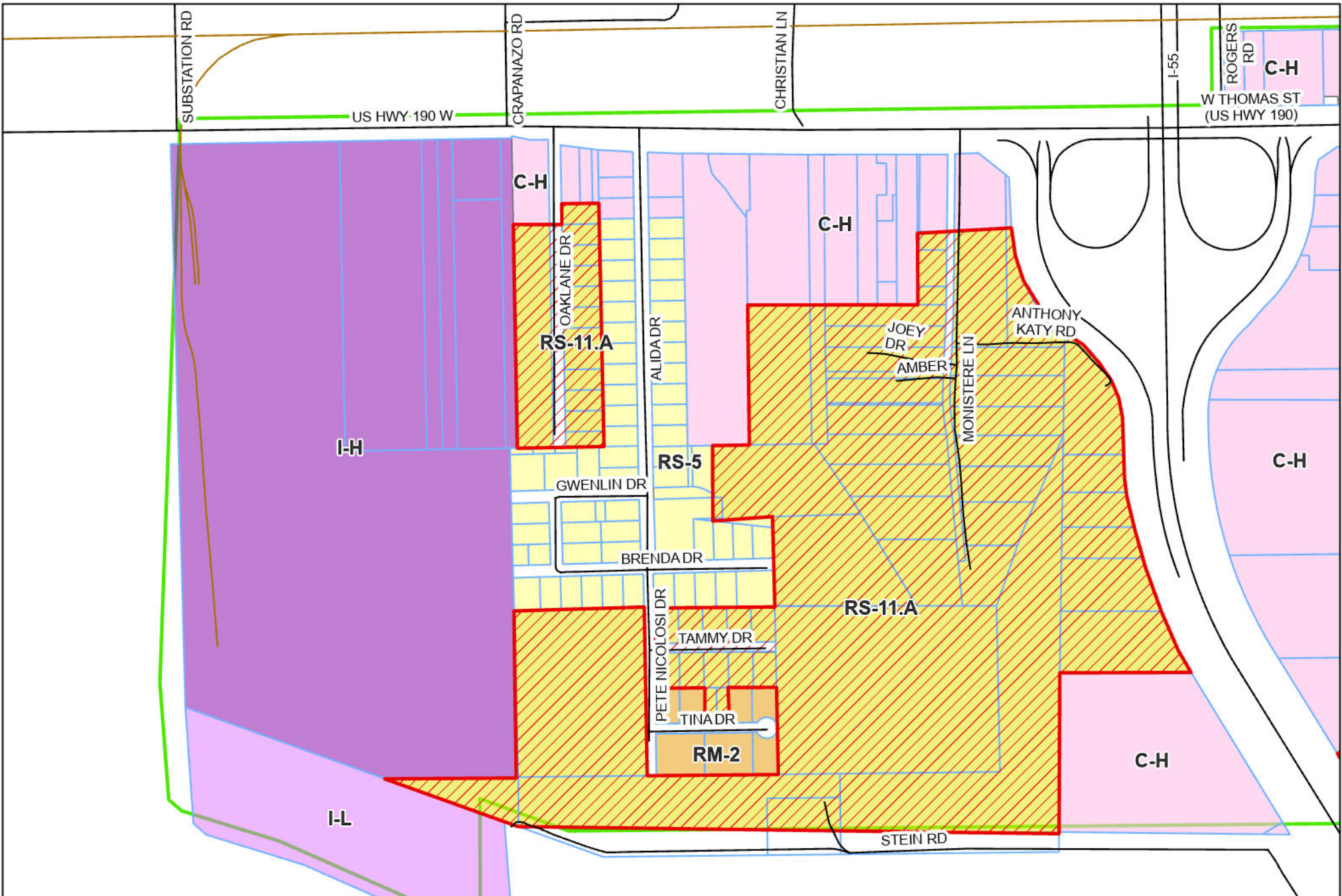
Honorable Pete Panepinto
Mayor, City of Hammond

Lisa Cockerham, Clerk
Hammond City Council



RS-11.A to RS-11
2024-06-3-Z

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



RS-11.A to RS-11
2024-06-3-Z

- Road Centerlines
- Case Parcel
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