



Staff Report
Review a Rezoning Request
2024-12-34-Z

Attachments: Staff Report, Zoning Map, Aerial Map, Site Plan

Work Session: Thursday February 6, 2025
Public Hearing: Thursday, February 13, 2025
City Council Introduction: Tuesday, February 25, 2025
City Council Public Hearing: Tuesday, March 11, 2025

Request:

A request by Spencer Rossi to rezone 207 W Morris Ave from MX-C to MX-CBD. This rezoning would better conform with the Downtown Hammond surrounding properties. The property is located in Council District 2, the Hammond Historic District, the Thomas/Morris Street Economic Development Overlay District, and the Hammond Downtown Development District.

Site Information:

Location (Address): 207 W. Morris Avenue, Hammond, La 70403
Council District: City Council District 2
Existing Zoning: MX-C
Future Land Use: Mixed Use
Existing Land Use: Vacant Lot
Site Description: Total Acreage: 0.184 (80'x100')

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Use/Zoning:</u>
North	MX-C
South	MX-C
West	MX-C
East	MX-C

Additional Information:

Zoning Change from MX-C to MX-CBD

City Planner Recommendation:

Approval of zoning change based on the following criteria:

F. Review Criteria

The City Council shall consider the following criteria in approving or denying a zoning map amendment:

- (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 area's 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.



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This property falls within the Thomas/Morris Street Economic Development Overlay District and is subject to the Hammond Historic District regulations. The applicant met with the Planning Coordinator and the Historic District Coordinator prior to applying for the rezoning. The Future Land Use Map in the Comprehensive Plan indicates the area as Mixed Use. The basic difference in the two zoning districts is that the MX-C is more automobile oriented. MX-CBD supports the downtown's role as a primary regional hub that includes cultural, educational, visitor accommodations, and entertainment. The proposed zoning for this area is MX-CBD because the allowable uses, such as overnight lodging, are more appropriate for the specific area than the current MX-C Commercial Mixed-Use zoning. The map amendment will reinforce the character of the neighborhood. MX-CBD promotes vertical mixed use and active ground floor uses and is more orientated to pedestrian activities, such as walking, shopping, and public gathering spaces. Public infrastructure and services are sufficient for the area. The zoning map amendment will not substantially or permanently injure the appropriate use of adjacent properties as twenty 20 of the 27 uses are allowed in both the MX-CBD and MX-C.

Public Hearing:

For: 3

Against: 0

Commission Recommendation:

Motion:

Recommend approval request for Rezoning by Spencer Rossi to rezone MX-C to MX-CBD, concerning 207 W. Morris Avenue. **(District 2)**

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

Against: None

Abstain: None

Absent: Ron Matthews, Trey Tycer

Ordinance to Read:

WHEREAS, on February 13, 2025 the Hammond Zoning Commission held a public hearing and recommended approval of a rezoning request by Spencer Rossi to rezone MX-C to MX-CBD, concerning 207 W. Morris Avenue. **(District 2)**

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on March 11, 2025 and approved the rezoning of 207 W. Morris Avenue from MX-C to MX-CBD.



W THOMAS ST (US HWY 190)

W MORRIS AVE (US HWY 190)

S RAILROAD AVE (US HWY 51)

S OAK ST

S MAGNOLIA ST

EDWIN NELL WAY

S PINE ST

N PINE ST



207 W Morris Ave
2024-12-34-Z

- Streets
- Case Parcel
- City Lots
- City Limits



207 W Morris Ave
2024-12-34-Z

-  Streets
-  Case Parcel
-  City Lots
-  City Limits

WEST MORRIS STREET

P.O.B.

THE N.W. CORNER OF BLOCK 70 OF THE HYER SURVEY TO THE CITY OF HAMMOND. FND. 5/8" I.R.

FND. 1" I.P.

FND. 5/8" I.R.

CONC. SIDEWALK

N 75°30'00" E (REFERENCE BEARING)

80.00'

N 75°30'00" E

80.00'

CONC. SIDEWALK

CONC. SIDEWALK

100.00'

N 14°25'39" W

EXISTING GRAVEL PARKING AREA

1-STORY WOODFRAME ON PIERS

100.00'

S 15°02'52" E

0.185 ACRES

0.184 ACRES

GARAGE

CH. LK. FENCE

S 75°30'00" W

81.08'

CH. LK. FENCE

S 75°30'00" W

80.00'

FND. 5/8" I.R.

FND. 1" I.P.

SOUTH MAGNOLIA STREET

CONCRETE DRIVEWAY

FND. 1/2" I.P. 0.20' SOUTH FROM CORNER

