



**Staff Report**  
**Review a Rezoning**  
**2025-07-37-Z**

**Attachments:** Staff Report, Aerial Map,  
Zoning Map, Occupancy Plans

**Work Session:** Thursday September 4, 2025  
**Public Hearing:** Thursday, September 11, 2025  
**City Council Introduction:** Tuesday, September 23, 2025  
**City Council Public Hearing:** Tuesday, October 14, 2025

**Request:**

A request by Chad Havell to Rezone 610 West Morris Avenue from RM-2 to MX-N to make his existing building into an office building, located in **District 2**. This property is also in the Thomas-Morris Overlay, which encourages economic development, as well as the Hyer-Cate Overlay.

**Site Information**

Location (Address): 610 West Morris Avenue  
City Council: District 2  
Existing Zoning: RM-2  
Future Land Use: Medium Density Residential  
Existing Land Use: Medium Density Residential  
Site Description: 75 X 100 Acre Lot

**Context**

<b><u>Direction</u></b>	<b><u>Land Use/Zoning</u></b>
North	RM-2, Multifamily Residential
South	MX-N, Mixed Use Neighborhood
West	RM-2, Multifamily Residential
East	RM-2, Multifamily Residential

**Additional Information**

**Current Zoning: RM-2**

The **RM-2** District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

**A. Allowed Uses**

1. Detached Single-Family Dwelling (including modular without chassis)
2. Attached House



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3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House
8. Cemeteries and/or Memorial Gardens

**B. Conditional Uses**

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities

**C. Accessory Uses**

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

**Requested Zoning: MX-N**

The **MX-N** District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

**A. Allowed Uses**

1. Detached Living (Single-Family Dwelling)
2. Modular without chassis
3. Attached House
4. Row Houses
5. Apartments (multi-family dwelling)
6. Group living
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities



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11. Day Care
  12. Country Club
  13. All indoor recreation except sexually oriented business
  14. All medical
  15. All office
  16. Overnight lodging a. Bed and Breakfast
  17. Services
    - a. All personal services
    - b. Tanning bed facilities
    - c. Barber and beauty shops
    - d. Florists
    - e. Mortuary
    - f. Real Estate office
    - g. Banks, financial institutions
    - h. Dry Cleaning
  18. Animal Care
    - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
  19. All restaurant
  20. All retail sales
  21. Art Studio/gallery, no including tattoo parlors
  22. Convenience store without gas
  23. Convenience store with gas
  24. All vehicle sales and services
  25. All water-oriented sales and services
  26. All research and development
  27. All vehicle services
  28. Off street parking
  29. Reception/Banquet Hall
  30. Cemeteries and/or Memorial Gardens
  31. Group Care Facility
- B. Conditional Uses
1. Tattoo parlor
  2. Major utilities
  3. Commercial parking lots and garages
  4. All outdoor recreation
  5. Sweet Shop
  6. Group Living Facility
- C. Accessory Uses
1. Gardens for non-commercial purposes
  2. Storage garages and parking lots for use solely by occupants and guests of the premises.
  3. Tennis courts, swimming pools
  4. Radio and television towers incidental to a permitted use
  5. Incidental storage not to exceed 40 percent of the floor area
  6. Home occupations



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**City Planner Recommendation:**

**Staff recommends approval.**

**Public Hearing:**

For: 4

Against: 0

**Commission Recommendation:**

**Motion:**

Recommend approval for rezoning at 610 West Morris Avenue from RM-2 to MX-N.

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

**Against:** None

**Abstain:** None

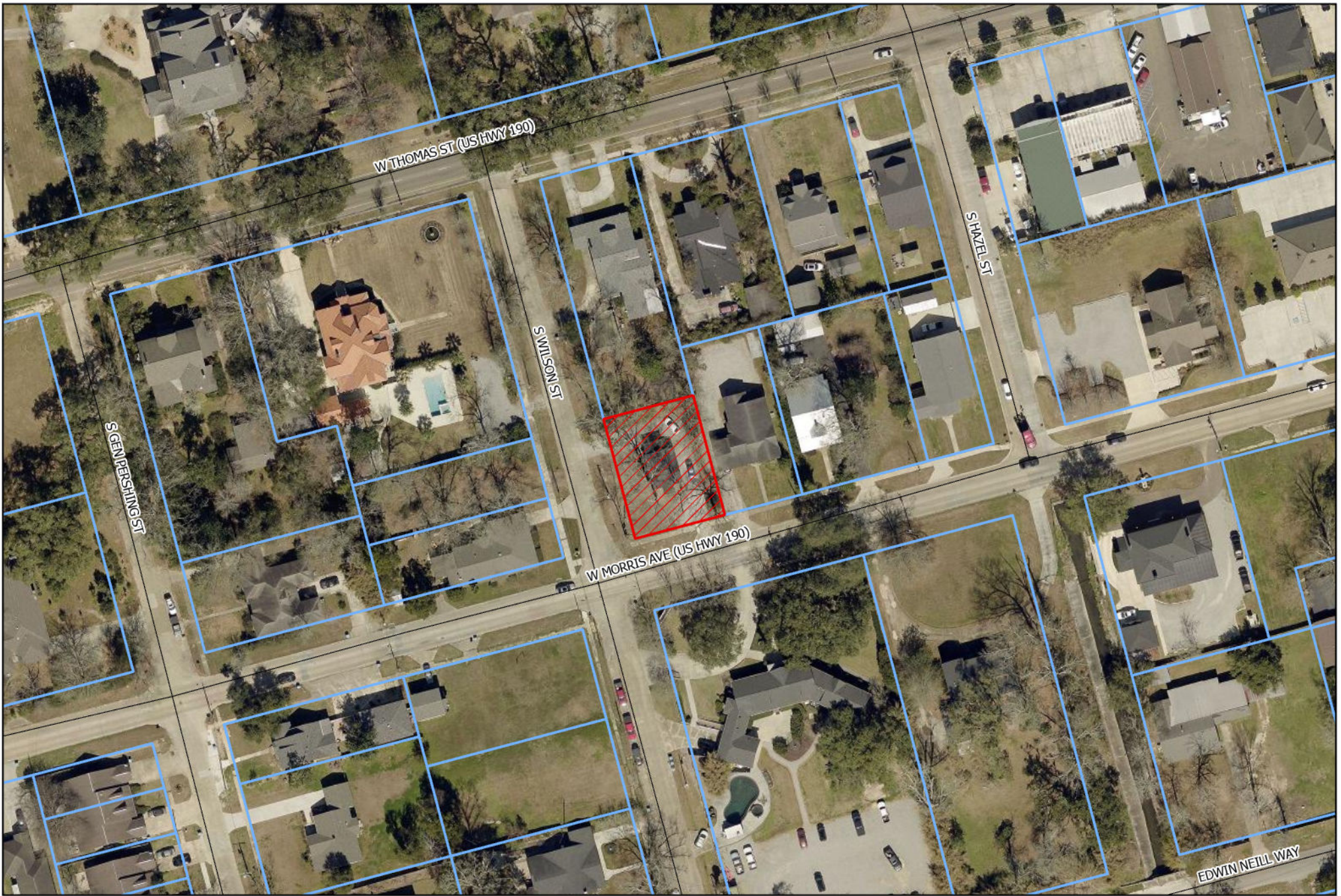
**Absent:** None

**Ordinance to Read:**


**WHEREAS**, on September 11, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for rezoning 610 West Morris Avenue from RM-2- to MX-N.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 14, 2025 and approved the rezoning of 610 West Morris Avenue from RM-2 to MX-N.





610 W Morris Ave  
2025-07-37-Z

- Streets
-  Case Parcel
-  City Lots





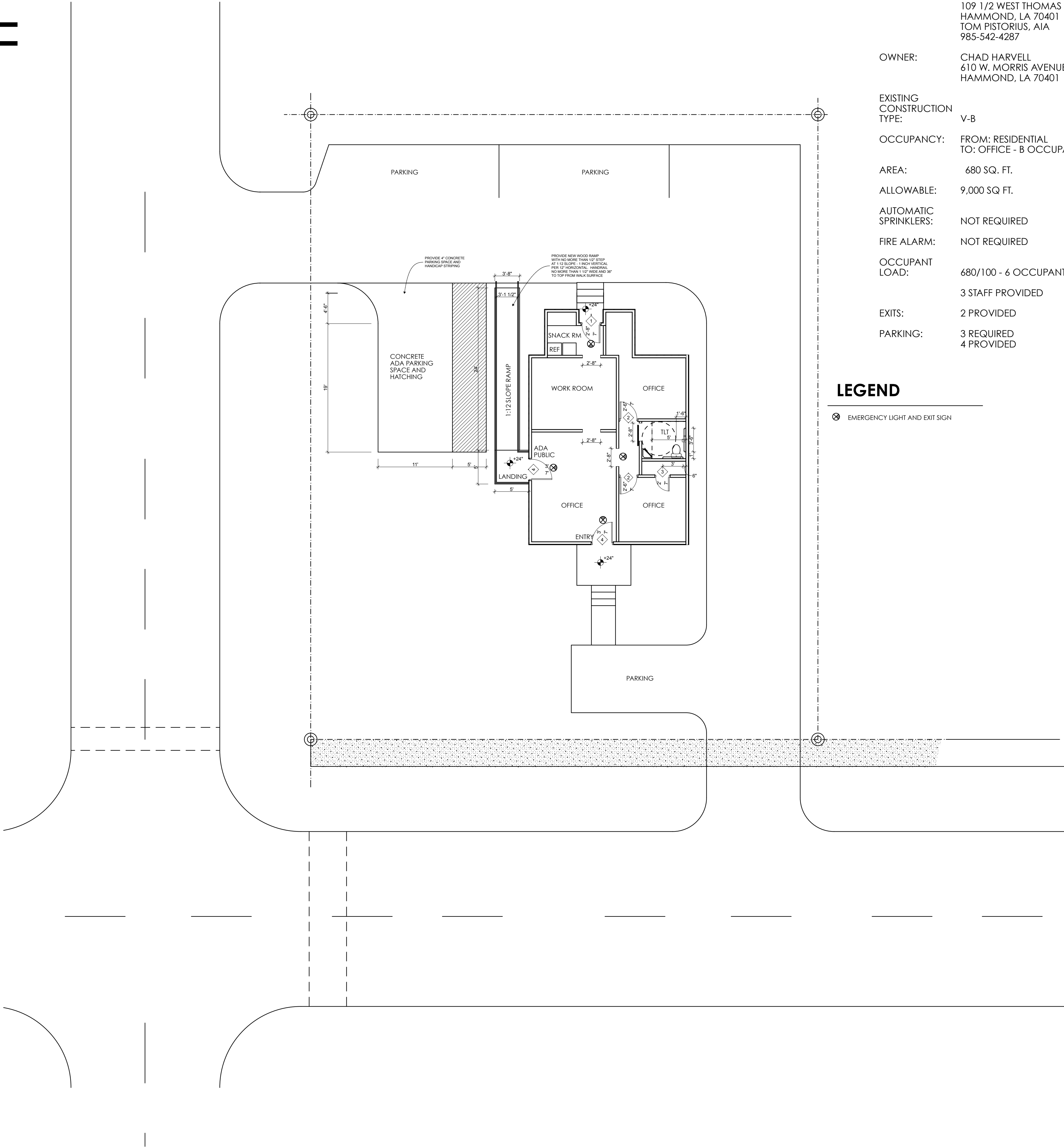
610 W Morris Ave  
2025-07-37-Z

- Streets
- Case Parcel
- City Lots

# Office CHANGE OF OCCUPANCY



VICINITY MAP



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Office  
Change of Occupancy  
680 MORRIS AVENUE  
HAMMOND, LA 70401

project number  
**pa\_2525**  
date of issue  
**05.19.2025**  
project phase  
**Change of Occupancy**  
revision no.      revision date

drawn by

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