



Staff Report
Rezoning
2025-09-44-Z

Attachments: Staff Report, Aerial Map, Zoning Map, Survey

Work Session: Thursday October 2, 2025
Public Hearing: Thursday, October 9, 2025
City Council Introduction: Tuesday, October 28, 2025
City Council Public Hearing: Tuesday, November 25, 2025

Request:

2025-09-44-Z A request by Tyler Olivia for Annexation of 17400 Highway 190 East into the City limits of Hammond, which will be zoned C-H and located in **District 1**.

Site Information

Location (Address): 17400 Highway 190 East
City Council: District 1
Existing Zoning: None
Future Land Use: C-H Commercial Highway
Existing Land Use: None
Site Description: 1.5750 Acres

Context

Direction

North

South

West

East

Land Use/Zoning

C-H Commercial Highway, RS-11. A Residential Single Family Residential-Agriculture, C-N Commercial Neighborhood

Outside City Limits

C-H Commercial Highway

C-H Commercial Highway

Additional Information

1.14 Annexed Land

If the City receives an annexation request, the parties requesting the annexation must provide the Planning and Zoning Commission with a property plat map, a legal description, and a proper petition from the applicants at least 30 days prior to the Planning Commission meeting at which the request will be reviewed. Zoning of annexed land shall be in accordance the provisions of LA R.S. 4725.1 in addition to any other applicable state statutes.



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B. The map provided shall be consistent with the existing zoning plat maps in form and shall include the following features:

(1) The scale of the map shall be 1 inch = 400 feet.

(2) The map shall show the property boundaries and property owners in the newly annexed territory, proper placement of these properties, a north arrow, roads and canals in the annexed area or adjacent to it, and any classifications (the map shall be to scale).

(3) The map shall be legible and dated.

C. Provision of this map shall be the responsibility of the petitioners for annexation and shall either be drawn by a professional draftsman, engineer, or land surveyor or be obtained from the Parish Clerk of Court's Office and updated.

D. All territory which may hereinafter be added to the City of Hammond shall automatically be classified as lying and being in the RS-8 Zoning District until such classification shall have been changed by a rezoning amendment as provided by this code. The property owner may request a certain zoning classification other than RS-8 in conjunction with the annexation request and in this manner be exempt from payment of rezoning fees.

E. All uses, yards, and lots area of properties in the newly annexed territory not complying with the guidelines and specifications of the RS-8 District, shall be classified as non-conforming, until such time as other more appropriate zoning classifications have been requested and approved by the Zoning Commission and City Council. Non-conforming uses, yards and lots may continue to exist in annexed territory according to the non-conforming guidelines of this Ordinance.

F. The Planning and Zoning Commission or the City Council may call for a study to be undertaken (and coordinated by the Planning and Zoning Commission) of the proposed annexation to determine proper zoning recommendations as well as other appropriate information needed by the City. If done, the Planning and Zoning Commission may recommend to the City Council appropriate zoning classifications for the new territory that may be other than RS-8. These recommendations may become part of the official zoning map, if passed by the City Council after appropriate public hearings are held by both the Planning and Zoning Commission and the City Council.

G. Any property owner in the newly annexed area or any adjacent property owner to the newly annexed territory may make one appeal of the zoning recommendations, or any part thereof, to the City Council. H. The Zoning & Planning Commission shall call a public hearing concerning the annexation and advertise such in the official journal of the City at least one time prior to making their recommendation to the City Council.

C-H Commercial Highway Corridor The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

A. Allowed Uses:

1. Attached House



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2. Row Houses
3. Apartments (multi-family dwelling)
4. Modular without chassis
5. Social Services
6. Civic Uses
7. Parks and open space
8. Minor utilities
9. Day Care
10. Country Club
11. All indoor recreation except sexually oriented business
12. All medical
13. All office
14. All overnight lodging
 - a. Bed and Breakfast
15. All passenger terminal
16. All personal services
 - a. Tanning bed facilities
 - b. Barber and beauty shops
 - c. Florists
 - d. Mortuary
 - e. Real Estate office
 - f. Banks, financial institutions
 - g. Dry Cleaning 1
7. 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.
18. All restaurant
19. All retail sales
20. Shopping Mall
21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle services
25. All vehicle sales rentals, and services
 - a. Sale of mobile or manufactured homes, trailers, and motor homes
 - b. Motor Truck terminal
26. All water-oriented sales and services
27. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 - h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000



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square feet.

28. All research and development
29. All self-storage
30. Off street parking
31. Tattoo Parlor
32. Reception/Banquet Hall
33. Cemeteries and/or Memorial Gardens

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
7. Sale of alcohol in conjunction with a full-service restaurant

D. Conditional Uses

1. Major utilities
2. Commercial parking lots and garages
3. All outdoor recreation
4. Sweet Shop
5. Group Care Facility
6. Homeless Shelter

Commission Recommendation:

Motion:

Recommend approval for Annexation of 17400 Highway 190 East into the City limits of Hammond, which will be zoned C-H and located in **District 1**.

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

Against: None

Abstain: None

Absent: None

Public Hearing:

For: 5

Against: 0

Motioned approved



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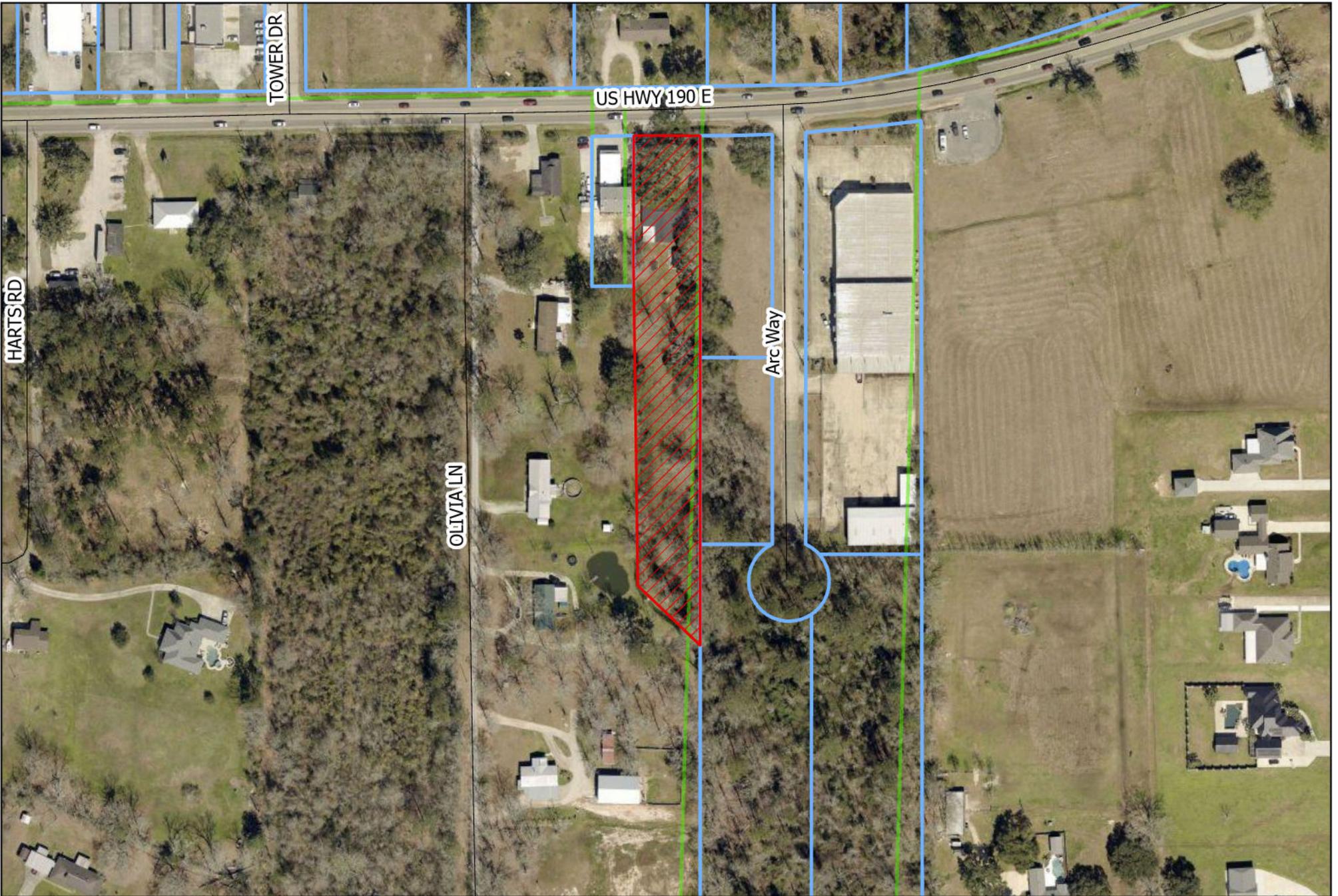
City Planner Recommendation:

Applicant met all criteria for a rezoning.
Staff recommends approval.

Ordinance to Read:

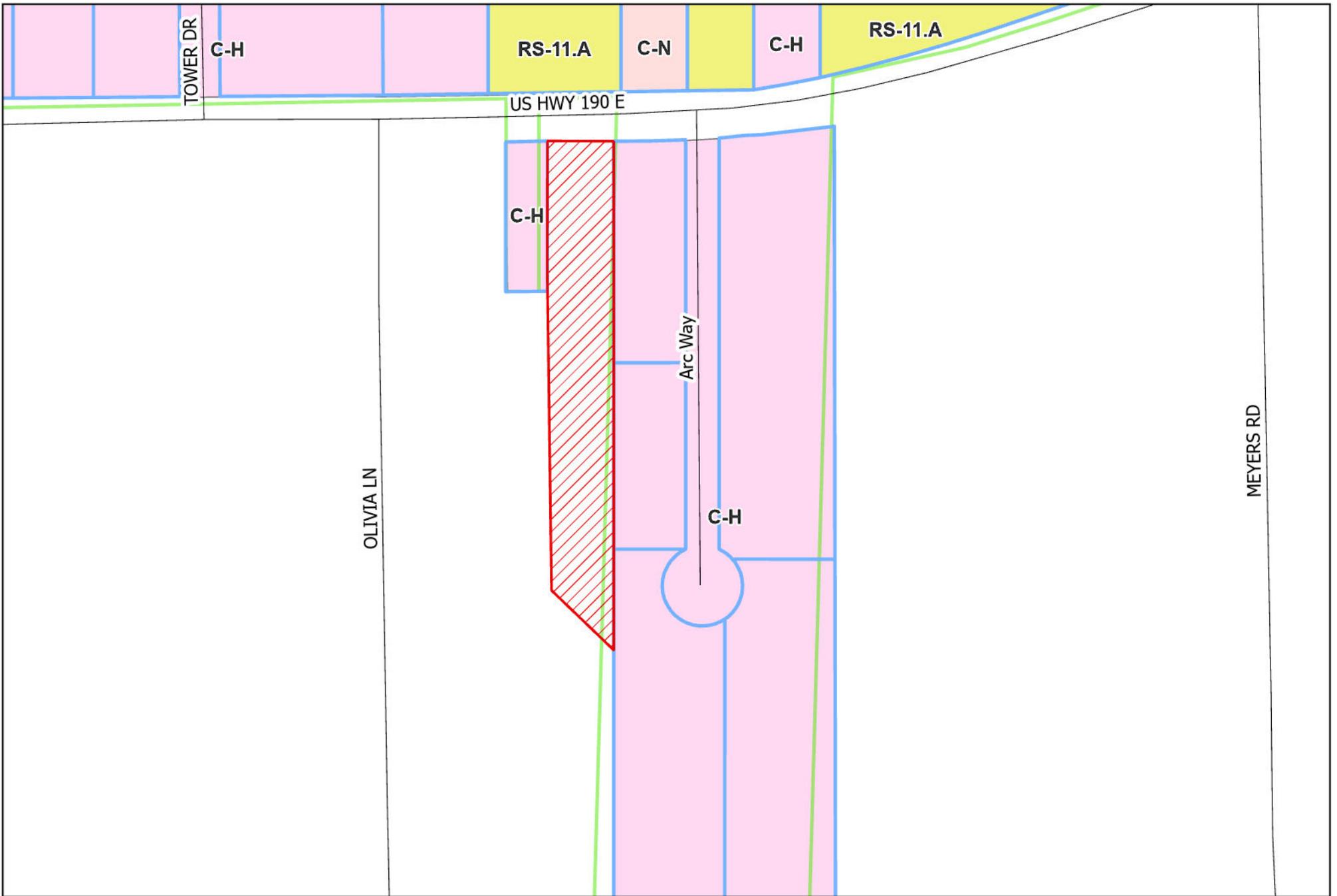
WHEREAS, on October 9, 2025 the Hammond Zoning Commission held a public hearing and recommended approval of for Annexation of 17400 Highway 190 East into the City limits of Hammond, which will be zoned C-H and located in **District 1**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on November 25, 2025 and approved the Annexation of 17400 Highway 190 East into the City limits of Hammond, which will be zoned C-H and located in **District 1**.



17400 Hwy 190 East
2025-09-44-Z

- Streets
- Case Parcel
- City Limits



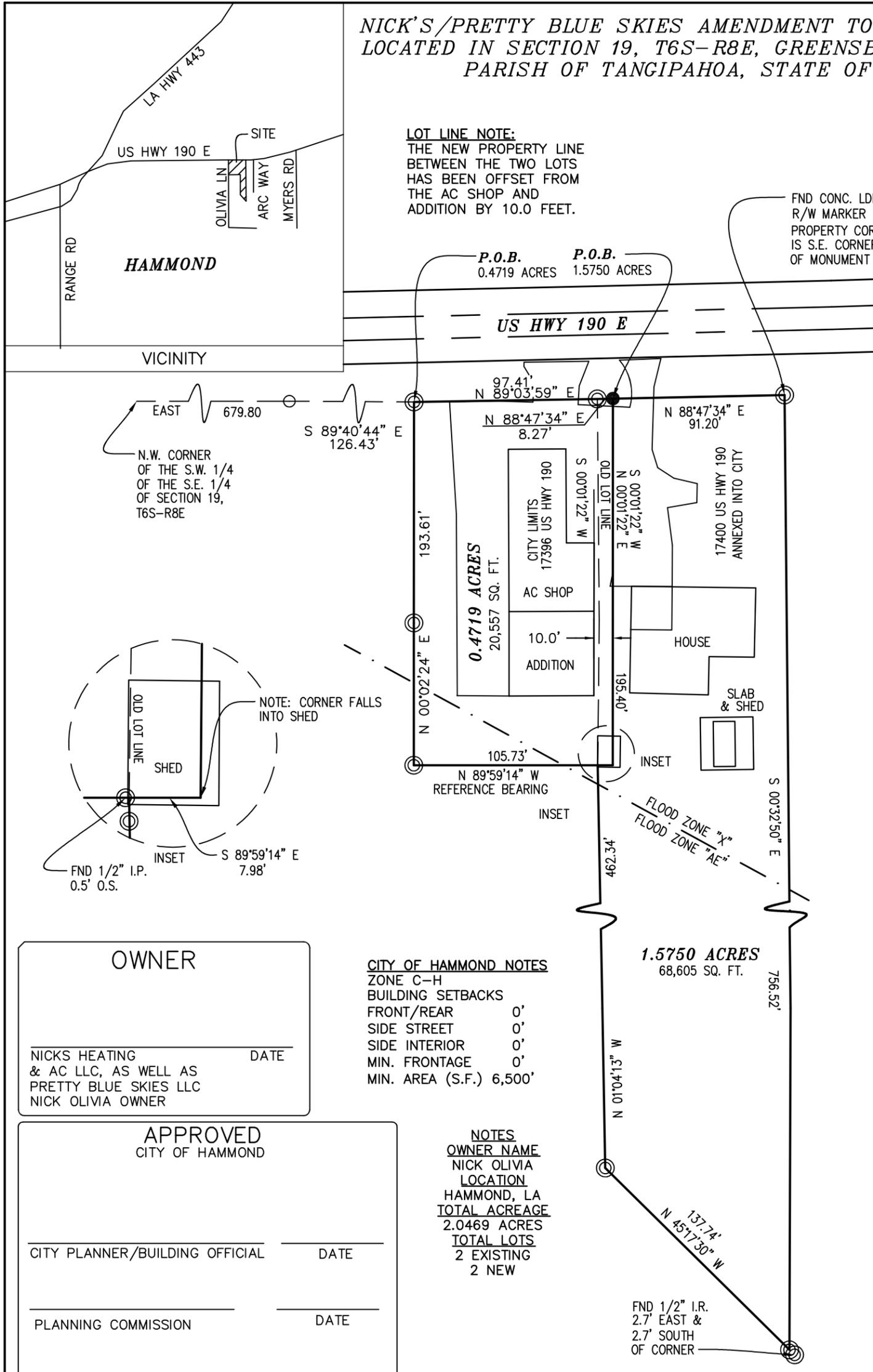
17400 Hwy 190 East
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-  Streets
-  Case Parcel
-  City Limits

NICK'S/PRETTY BLUE SKIES AMENDMENT TO LOTS OF RECORD II
 LOCATED IN SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT,
 PARISH OF TANGIPAHOA, STATE OF LOUISIANA,

LOT LINE NOTE:
 THE NEW PROPERTY LINE
 BETWEEN THE TWO LOTS
 HAS BEEN OFFSET FROM
 THE AC SHOP AND
 ADDITION BY 10.0 FEET.

FND CONC. LDH
 R/W MARKER
 PROPERTY CORNER
 IS S.E. CORNER
 OF MONUMENT



LEGEND:

- = 1/2 I.R. SET
- ⊙ = 1/2 I.R. FOUND UNLESS NOTED

REFERENCE PLAT #1
 SURVEY OF 0.735 AC,
 0.265 AC, & 1.609 AC
 BY MAX J. BODIN
 OF MAX BODIN, INC.
 DATED 1-4-2023

REFERENCE PLAT #2
 NICKS/PRETTY BLUE SKIES
 AMENDMENT TO LOTS OF
 RECORD
 BY MAX J. BODIN
 OF MAX BODIN, INC.
 DATED 12-17-2024

REFERENCE BEARING
 N 89°59'14" W AS PER
 REFERENCE PLATS

FLOOD NOTES
 FLOOD ZONE "X"
 (NOT FLOOD PRONE)
 FLOOD ZONE "AE"
 (FLOOD PRONE)
 COMMUNITY NO. 220208
 MAP NO. 22105C0430F
 DATED: 7-22-2010

OWNER

NICKS HEATING & AC LLC, AS WELL AS PRETTY BLUE SKIES LLC
 NICK OLIVIA OWNER

CITY OF HAMMOND NOTES
 ZONE C-H
 BUILDING SETBACKS
 FRONT/REAR 0'
 SIDE STREET 0'
 SIDE INTERIOR 0'
 MIN. FRONTAGE 0'
 MIN. AREA (S.F.) 6,500'

NOTES
 OWNER NAME
 NICK OLIVIA
 LOCATION
 HAMMOND, LA
 TOTAL ACREAGE
 2.0469 ACRES
 TOTAL LOTS
 2 EXISTING
 2 NEW

APPROVED
 CITY OF HAMMOND

CITY PLANNER/BUILDING OFFICIAL	DATE
PLANNING COMMISSION	DATE
COUNCIL PRESIDENT	DATE

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 2.0469 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

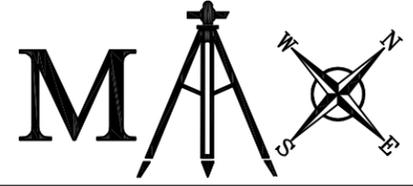
AUGUST 27, 2025
CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

THIS PLAT SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF MALLORY OLIVIA

SURVEY FOR:
 NICKS HEATING AND AC, LLC
 17396 US HWY 190 E
 HAMMOND, LOUISIANA

PRELIMINARY
 FOR REVIEW ONLY

MAX J. BODIN, P.L.S. DATE
 LA. REG. NO. 5237



Max Bodin, Inc.

Land Surveying & Consulting Engineers
 44052 W. Pleasant Ridge Rd. Hammond, LA 70403
 Phone: 225-368-7698