



**Staff Report
Rezoning
2025-11-58-Z**

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

Work Session: Thursday, December 4, 2025
Public Hearing: Thursday, December 11, 2025
City Council Introduction: Tuesday, January 13, 2026
City Council Public Hearing: Tuesday, January 27, 2025

Request:

2025-11-58-Z A request by Joe Lombardo to Rezone 800, 801, 803, 807, and 809 South Oak Street from RS-3 and RM-2 to C-N to match the East side of 800 South Oak, for an expansion of a Behavioral Health Center, located in **District 2**. Applicant plans to expand the building to add outpatient services, along with 24 more beds.

Site Information

Location (Address): Block 8 and 9 of Barber Addition
City Council: District 2
Existing Zoning: RM-2 and RS-3
Future Land Use: Medium Density Residential
Existing Land Use: Medium Density Residential
Site Description: 2.59 Acres and 2.59 Acres

Context

Direction

Land Use/Zoning

| | |
|-------|--|
| North | RS-3, Single Family Residential, RM-3, Multifamily Residential |
| South | RM-2, Multi-Family Residential, RS-3, Single Family Residential, RM-3, Multifamily Residential |
| West | RS-3, Single Family Residential |
| East | C-N, Commercial Neighborhood |

Additional Information

Current Zoning: RM-2 and RS-3

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.



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A. Allowed Uses

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

The **RS-3** District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

A. Allowed Uses

1. Detached Single-Family Dwelling (including modular without chassis)
2. Gardens, growing of crops (noncommercial)
3. Parks and Open Space
4. Minor utilities
5. Civic Uses
6. Guest House
7. Cemeteries and/or Memorial Gardens

B. Conditional Uses

1. Day Care Facility

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens



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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.

Requested Zoning: C-N

The **C-N** Neighborhood Commercial District is a non-industrial commercial area more restrictive than other Commercial districts and allowing multi-family residential uses. The C-N district allows buildings up to three stories in height.

A. Permitted Uses

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



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22. Convenience store without gas
23. All Vehicle Sales and rentals
24. Reception/Banquet Hall
25. Cemeteries and/or Memorial Gardens
26. 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

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

Commission Recommendation:

Motion:

Recommend approval for Rezoning of 800, 801, 803, 807, and 809 South Oak Street from RS-3 and RM-2 to C-N to match the East side of 800 South Oak, for an expansion of a Behavioral Health Center, located in **District 2**.

For: Ron Matthews, Monica Perez, Kylan Douglas, Trey Tycer, Judah Richardson
Against: None
Abstain: None
Absent: None

Public Hearing:

For: 5
Against: 0
Motion approved



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City Planner Recommendation:

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

Ordinance to Read:

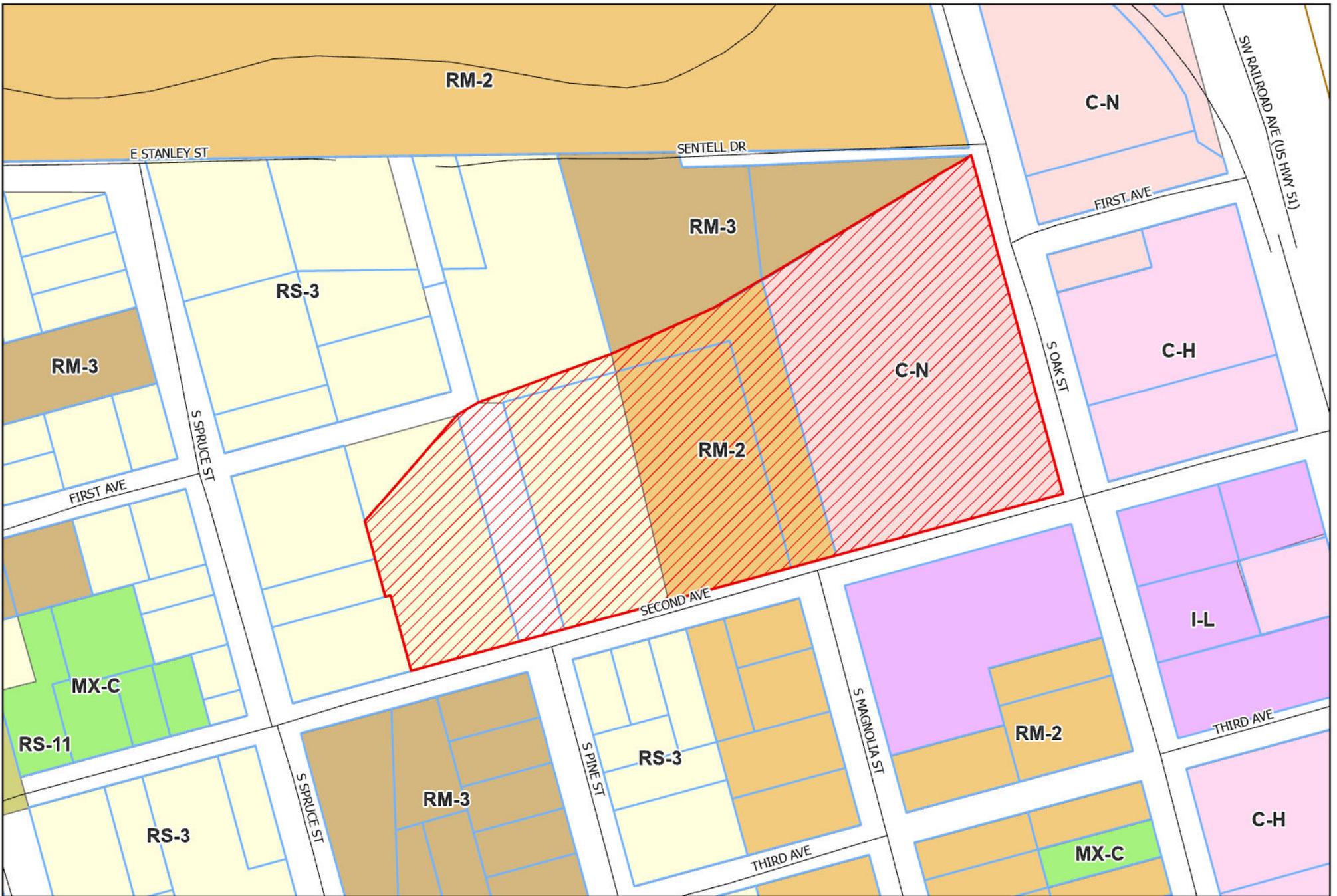
WHEREAS, on December 11, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for Rezoning of 800, 801, 803, 807, and 809 South Oak Street from RS-3 and RM-2 to C-N to match the East side of 800 South Oak, for an expansion of a Behavioral Health Center, located in **District 2**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on January 27, 2026 and approved the Rezoning of 800, 801, 803, 807, and 809 South Oak Street from RS-3 and RM-2 to C-N to match the East side of 800 South Oak, for an expansion of a Behavioral Health Center, located in **District 2**.



800 South Oak Street
2025-11-54-ROW

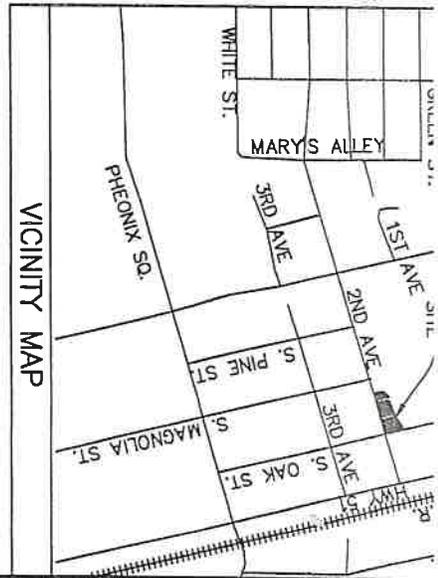
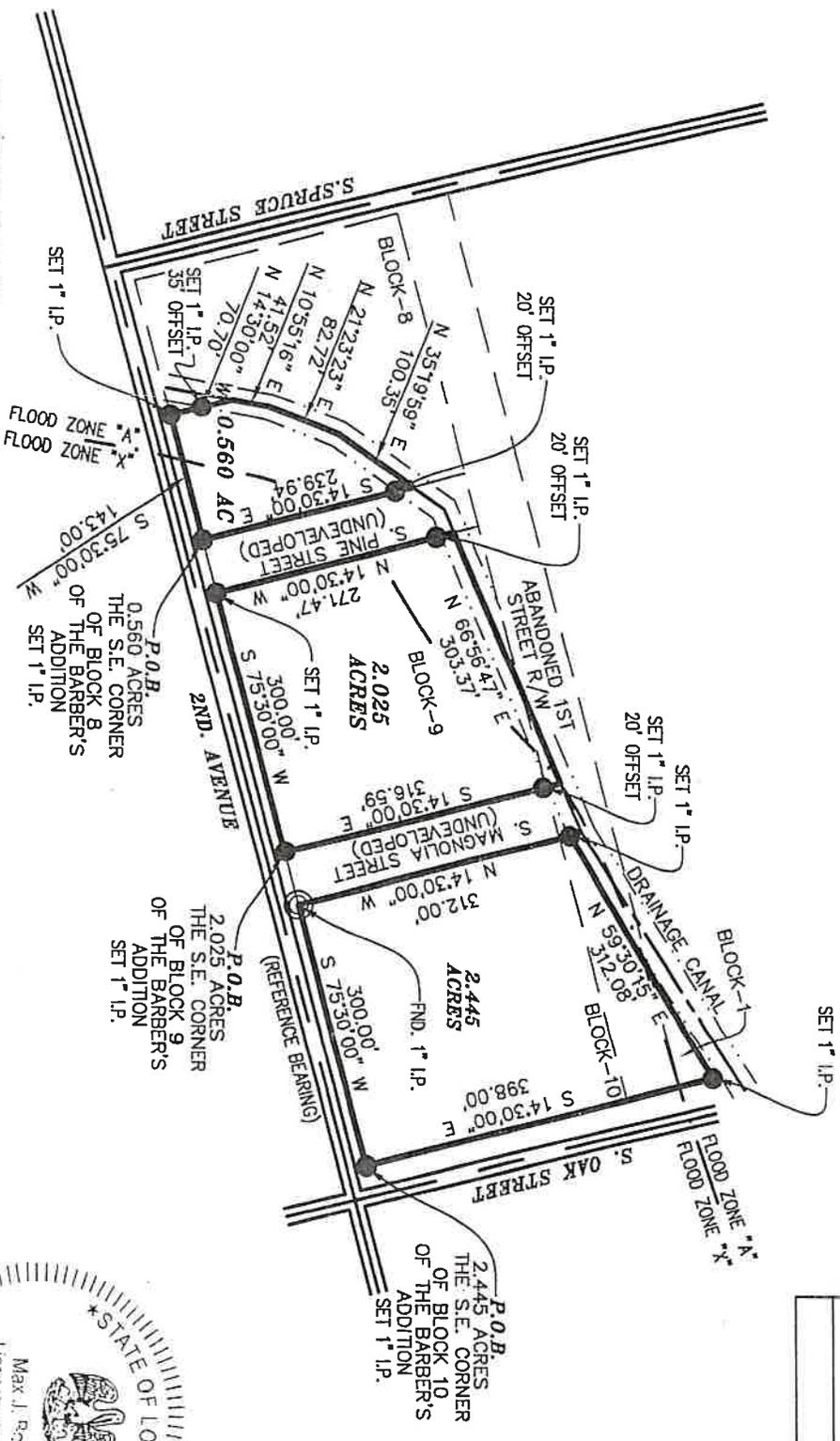
- Streets
- City Lots
- City Limits
- ▨ Case Parcel



800 South Oak Street
2025-11-54-ROW

-  Streets
-  City Lots
-  City Limits
-  Case Parcel

A DISTANCE OF 300.00 FEET;
 A DISTANCE OF 271.47 FEET;
 A DISTANCE OF 303.37 FEET;
 A DISTANCE OF 316.59 FEET;
 BEGINNING CONTAINING
 ACRES, ALL LOCATED IN
 ER'S ADDITION TO THE
 TION 25, 16S-R7E, GREENSBURG
 HAMMOND, PARISH OF TANGIPAHOA,
 HIS DESCRIPTION IS BASED ON THE
) PLAT MADE BY MAX J. BODIN,
 RVEYOR, DATED 8-20-2020.



1" = 200'



REFERENCE PLAT #2
 PLAT OF BLOCK-10
 BY R. JAMES TATUM
 DATED 1-22-1998
 REFERENCE PLAT #3
 PLAT OF BLOCK-10 & 1
 BY CLIFFORD G. WEBB
 DATED 7-25-1962

BODIN & WEBB INC.
 Max J. Bodin
 10/8/20
 DATE