



**Staff Report
Variance
2025-12-63-VAR**

Attachments: Staff Report, Zoning Map, Aerial Map, Daycare Facility Requirements

Work Session: Thursday, February 5, 2026
Public Hearing: Thursday, February 12, 2026
City Council Introduction: Tuesday, February 24, 2026
City Council Public Hearing: Tuesday, March 10, 2026

Request:

2025-12-63-VAR A request by Regina Showers-Gordon for a Variance to open a Daycare Facility at 1809 and 1901 North Morrison Boulevard, in **District 5**.

Site Information

Location (Address): 1809 and 1901 North Morrison Boulevard
City Council: District 5
Existing Zoning: C-N
Future Land Use: Commercial
Existing Land Use: Commercial
Site Description: 72 X 250 Foot Lot

Context

Direction

North
South
West
East

Land Use/Zoning

C-N Commercial Neighborhood
C-N Commercial Neighborhood
Outside City Limits
C-N Commercial Neighborhood, C-H Commercial Highway

Additional Information

Variance - A device which grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape or condition of the property, compliance would result in an undue hardship upon the owner, as distinguished from a mere inconvenience or monetary expense. A variance shall not be used to specifically grant or limit uses of property.



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E. No variance shall be authorized unless the Commission finds that all of the following conditions exist:

- (1) That the variance will not authorize a use other than those uses allowed in the district;
- (2) That, due to exceptional and extraordinary circumstances, literal enforcement of the provisions of this zoning code will result in practical difficulties or unnecessary hardship;
- (3) That the exceptional and extraordinary circumstances were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;
- (4) That the practical difficulties or unnecessary hardship are not solely financial;
- (5) That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
- (6) That the variance will not adversely affect the public health, safety or welfare; and
- (7) That the applicant has adequately addressed any concerns raised by the City Planner.

F. Appeal: A final decision by the Commission on a variance may be appealed to District Court.

G. Expiration: A variance runs with the land and does not expire unless an expiration date is assigned as a condition by the Commission.

1. The permit, if granted, will not cause any diminution or depreciation of property values of any surrounding property or will not alter the essential character of the locality.
2. The permit, if granted, will tend to preserve and advance the prosperity and general welfare of the neighborhood and community.
3. The granting of the expanded conditional use will not be detrimental to the public welfare or seriously affect or be injurious to other property or improvements in the neighborhood in which the property is located, in that it will not impair an adequate supply of light and air, or increase substantially the congestion in the public streets, create a traffic hazard, or affect or overburden existing drainage or sewerage systems, or endanger the public safety, nor cause serious annoyance or injury to occupants of adjoining premises by reason of emission of odors, fumes, gasses, dust, smoke, noise or vibration, light or glare or other nuisances.

Commission Recommendation:

Motion:

Recommend approval for a Daycare Facility at 1809 and 1901 North Morrison Boulevard, in **District 5**.

For: Trey Tycker, Ron Matthews Kylan Douglas, Judah Richardson
Against: None
Abstain: None
Absent: None



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Public Hearing:

For: 4
Against: 0

City Planner Recommendation:

Applicant has met all criteria.
Staff recommends approval with the attached conditions:

Ordinance to Read:

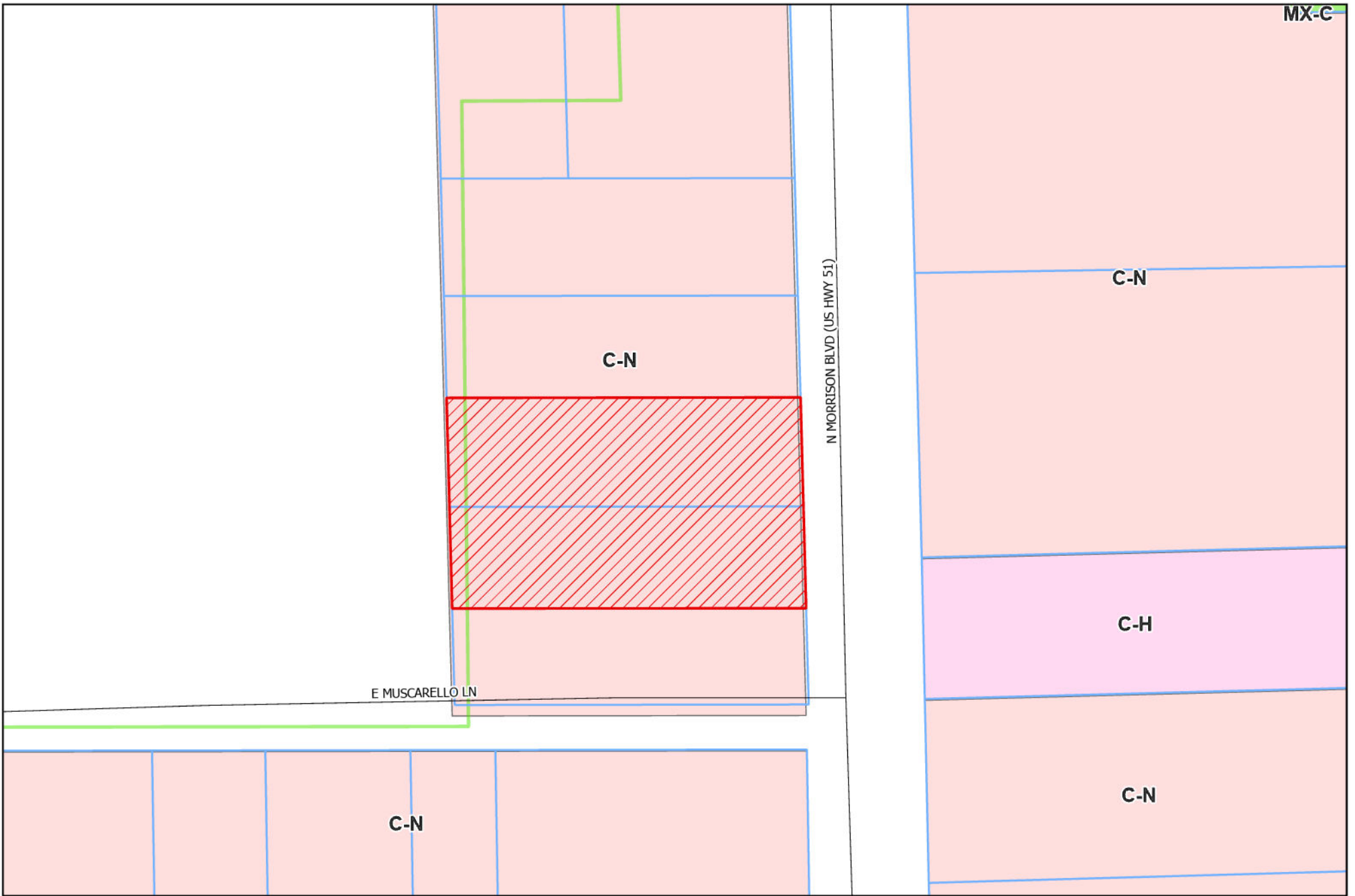
WHEREAS, on February 12, 2026 the Hammond Zoning Commission held a public hearing and recommended approval for a Daycare Facility at 1809 and 1901 North Morrison Boulevard, in **District 5**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on March 10, 2026 and approved the Daycare Facility at 1809 and 1901 North Morrison Boulevard, in **District 5**.



1809 and 1901 N Morrison Blvd
2025-12-63-VAR

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



1809 and 1901 N Morrison Blvd
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- Streets
- City Lots
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Day Care Center

1. Each day care center must comply with all applicable state and federal regulations including regulations within the Louisiana Administrative Code.
2. The operator of any day care center must be licensed by the State of Louisiana, and must provide all permits and licenses to the City of Hammond Planning and Building Department before obtaining a certificate of occupancy.
3. No child may remain on the premises of a child day care center for more than twenty-four (24) consecutive hours in one (1) stay.
4. An on-site drop-off and/or residential passenger zone is required. The drop-off area shall be located so that clients of the facility are dropped off in front of, or adjacent to the facility. Drop-off areas located across the street from the facility do not meet this requirement