



**Staff Report**  
**Rezoning**  
**2026-02-6-Z**

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

**Work Session:** Thursday, April 2, 2026  
**Public Hearing:** Thursday, April 9, 2026  
**City Council Introduction:** Tuesday, April 28, 2026  
**City Council Public Hearing:** Tuesday, May 12, 2026

**Request:**

A request by Encore Enterprises, Inc. (Farrah Laciura) to Rezone 44590 Falcon Drive from C-N to I-L, in **District 1** for a warehouse.

**Site Information**

Location (Address): 44590 Falcon Drive  
City Council: District 1  
Existing Zoning: C-N Commercial Neighborhood  
Future Land Use: Commercial  
Existing Land Use: Commercial  
Site Description: 4.70 Acres

**Context**

<b><u>Direction</u></b>	<b><u>Land Use/Zoning</u></b>
North	C-N Commercial Neighborhood
South	Outside City Limits
West	C-N Commercial Neighborhood
East	Outside City Limits

**Additional Information**

**Current Zoning:**

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



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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
  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



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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

## **Requested Zoning:**

The **Light Industrial** District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretakers/watchman's quarters, are allowed in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Modular with and without chassis
4. Car sales
5. Gasoline filling stations
6. Dry Cleaning and laundry self-service and/or pick up stations
7. Manufacturing of articles to be sold exclusively on the premises
8. Off street parking facilities
9. Publishing, printing plants
10. Warehouse
11. Manufacturing of clothing, candy, ice cream, bedding material
12. Product distribution centers not related to on-site heavy industrial manufacturing
13. Lumber yards
14. Carpentry Shop
15. Animal Hospital
16. Pipe yard
17. Storage yards
18. Salvage yard (auto, scrap metal)
19. Canning and preservation of foods
20. Bottling plant
21. Transportation and truck terminals
22. Sheet metal, welding, machine shop



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23. Vegetable packing plant
24. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
25. Blacksmith shop
26. Storage (only) of petroleum and similar products
27. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
28. Other light manufacturing and processing approved by the Planning and Zoning Commission
29. Caretaker's Quarters
30. All vehicle, sales, services, and rentals
31. Reception/Banquet Hall

**A. Accessory Uses**

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

**City Planner Recommendation:**

**Staff Recommends Approval.**

**Public Hearing:**

For: 3

Against: 0

**Commission Recommendation:**

**Motion:**

Recommend approval for a Rezoning at 44590 Falcon Drive, in **District 1**.

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

**Against:** None

**Abstain:** None

**Absent:** Trey Tycer, Judah Richardson



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**Ordinance to Read:**

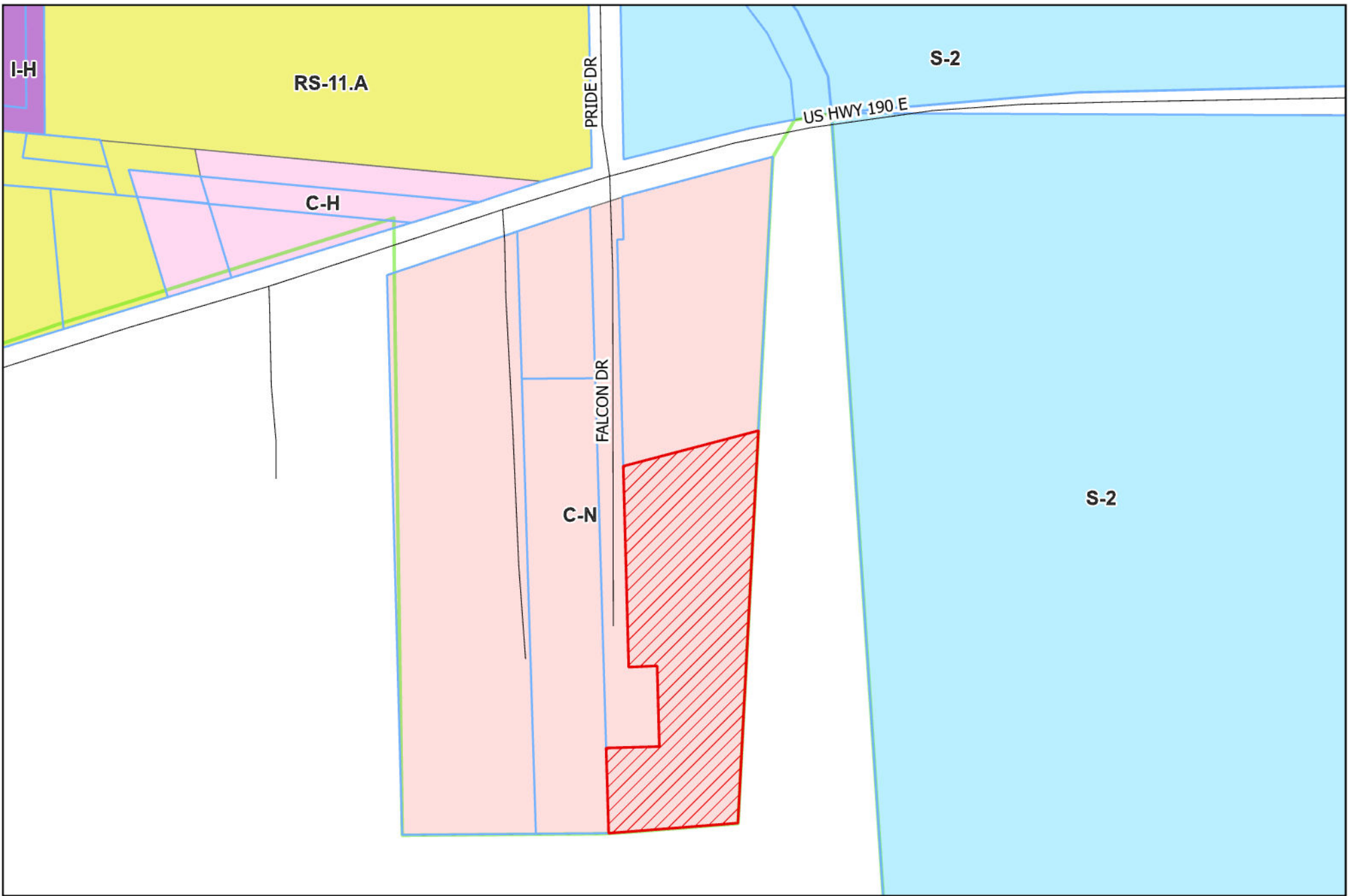
**WHEREAS**, on April 9, 2026 the Hammond Zoning Commission held a public hearing and recommended approval of a Rezoning at 44590 Falcon Drive, in **District 1**.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on May 12, 2026 and approved the Rezoning at 44590 Falcon Drive, in **District 1**.



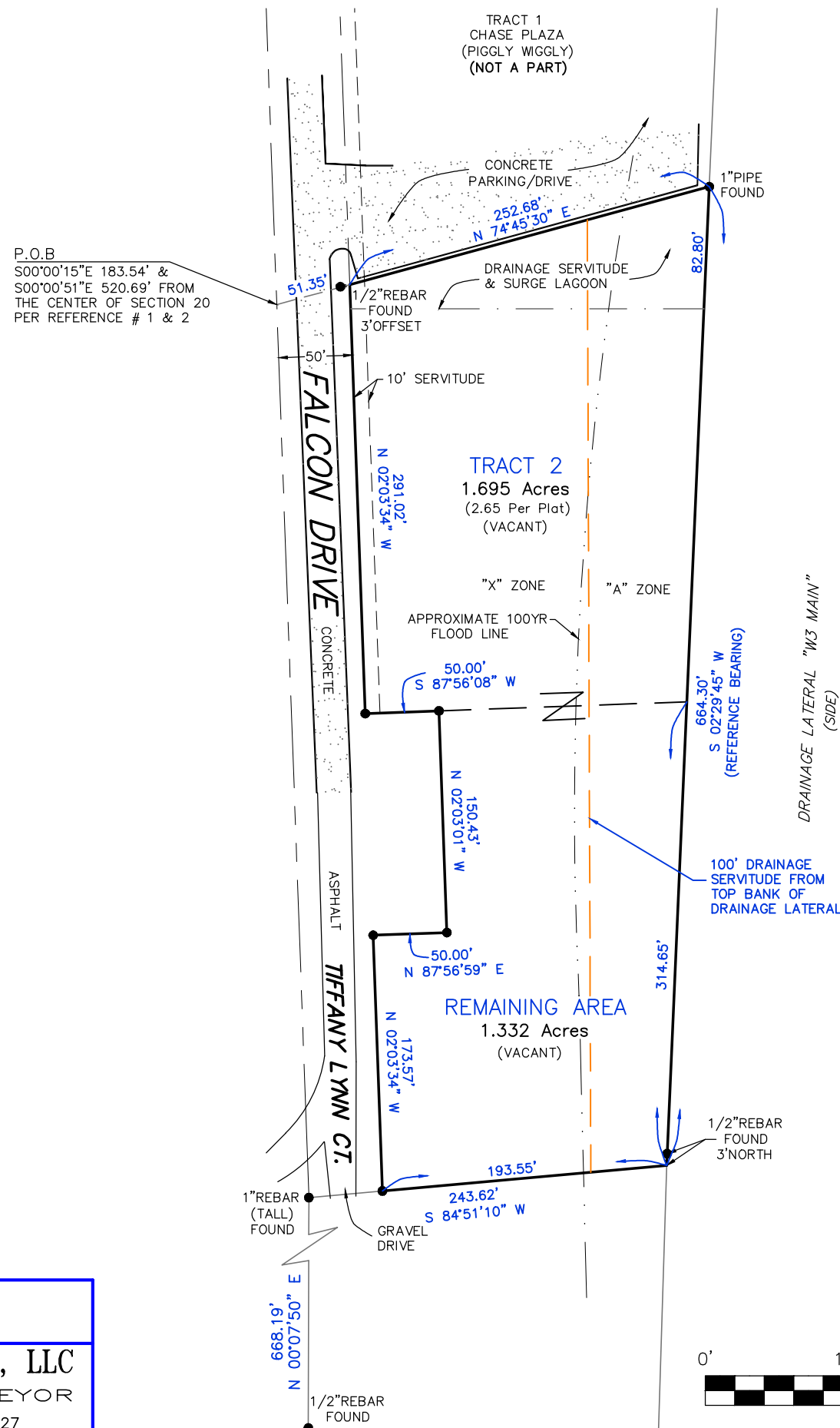
44590 Falcon Dr  
2026-02-6-Z

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



44590 Falcon Dr  
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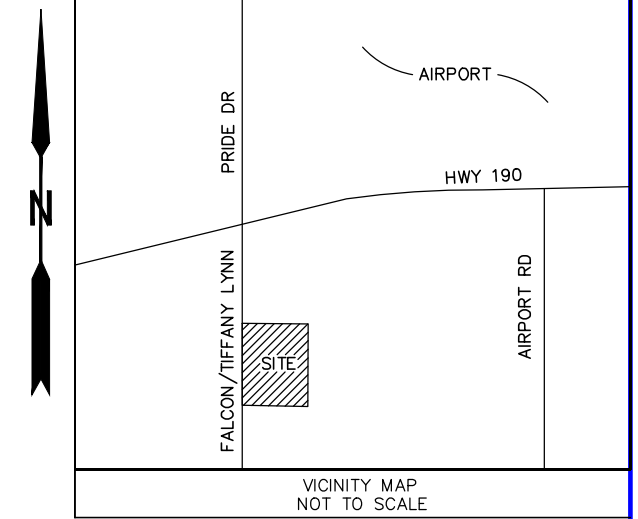
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**LEGEND**

P.O.B      POINT OF BEGINNING

●            1/2" REBAR SET UNLESS NOTED



**TOTAL AREA**  
3.027 ACRES

**SURVEYORS NOTES:**

1)TRACT 2 OF THIS SURVEY WAS PART OF CHASE PLAZA. THE RECORDED SURVEY SHOWS TRACT 2 AS 2.65 ACRES, WHICH INCLUDES ACREAGE WITHIN THE ROAD RIGHT-OF-WAY. MY SURVEY SHOWS TRACT 2 AS 1.695 ACRES, REPRESENTING THE USABLE ACREAGE AND EXCLUDING THE ROAD RIGHT-OF-WAY. THE REMAINING 1.332 ACRES WAS NOT PART OF CHASE PLAZA.

2)THE RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER REFERENCE NO. 2 & 3.

**ZONING:**  
C-N, COMMERCIAL NEIGHBORHOOD

**REFERENCE BEARING:**  
GPS-C4G-RTN (LA South Zone-NAD 83)

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE SURVEYOR HAS CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS SITE IS PARTLY IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE: "A" & "X"  
COMMUNITY PANEL NO. 22105C0345F  
EFFECTIVE DATE: 7/22/10

**CERTIFICATION:**

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AND LA R.S. 33.5051.

**FOR REVIEW**

**THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT**

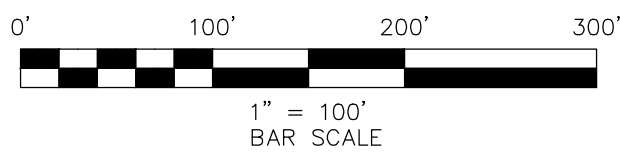
**FOR REVIEW**

ANDREW N. FALLER P.L.S.; LA. REG. NO. 4980  
REGISTERED PROFESSIONAL LAND SURVEYOR

- REFERENCES:**
- 1)SURVEY BY ROY EDWARDS DATED 11/3/06
  - 2)SURVEY BY BODIN & WEBB DATED 10/31/07,REV 8/22/17
  - 3)SURVEY BY LAND SURVEYING INC DATED 11/18/21
  - 4)BOOK 1432 PAGE 491

PLAT PREPARED FOR :  
FARRAH LACIURA

**ANDREW FALLER SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYOR  
P.O. BOX 4065      PHONE (985) 415-3727  
HAMMOND, LOUISIANA 70404      EMAIL: ANDREW FALLER@GMAIL.COM



DATE	01/16/26
SCALE	1" = 100'
JOB #	1726
REVISIONS	DATE

**SURVEY OF TRACT 2 OF CHASE PLAZA & THE REMAINING ACREAGE NOT IN CHASE PLAZA**

CITY OF HAMMOND  
SECTION 20, TOWNSHIP 6 SOUTH-RANGE 8 EAST  
GREENSBURG LAND DISTRICT  
TANGIPAHOA PARISH, LOUISIANA

SHEET 1 OF 1