



Staff Report
Expanded Conditional Use
2026-04-27-VAR

Attachments: Staff Report, Aerial Map,
Zoning Map

Work Session: Thursday, June 4, 2026
Public Hearing: Thursday, June 11, 2026
City Council Introduction: Tuesday, June 23, 2026
City Council Public Hearing: Tuesday, July 14, 2026

Request:

A request by Elaine Frazier for an Expanded Conditional Use at 904 Holton Hill Lane for placement a mobile home, in **District 1**.

Site Information

Location (Address): 904 Holton Hill Lane
City Council: District 1
Existing Zoning: RS-3
Future Land Use: Medium Density Residential
Existing Land Use: Medium Density Residential
Site Description: 58.32 X 150 Foot Lot

Context

Direction

Land Use/Zoning

North	RS-3, Single Family Residential
South	RS-3, Single Family Residential
West	RS-3, Single Family Residential
East	RS-3, Single Family Residential

Additional Information

Expanded Conditional Use - A conditional use, which expands allowed and conditional usages, must originate with the Zoning Commission and must comply with all procedural requirements and limitations of a rezoning. An Expanded Conditional Use is a personal right and expires upon a change in ownership of the property from the person or persons originally granted the conditional use. Those uses in this ordinance specified exclusively as conditional uses shall be considered for all purposes as Expanded Conditional Uses. Approval of any expanded conditional use shall be by passage of an ordinance by the City Council. In deliberating on any application for an expanded conditional use, the Council shall not grant approval thereof unless it makes findings based upon the evidence presented to it that each case shall indicate all of the following:



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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.

City Planner Recommendation:

Applicant meets all criteria for an Expanded Conditional Use per the City of Hammond's Unified Development Code, (UDC).

Staff recommends approval.

Commission Recommendation:

Motion:

Recommend approval of an Expanded Conditional Use at 904 Holton Hill Lane for placement a mobile home, in **District 1**.

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

Public Hearing:

For: 4
Against: 0

Ordinance to Read:

WHEREAS, on June 11, 2026 the Hammond Zoning Commission held a public hearing and recommended approval of an Expanded Conditional Use at 904 Holton Hill Lane for placement a mobile home, in **District 1**.



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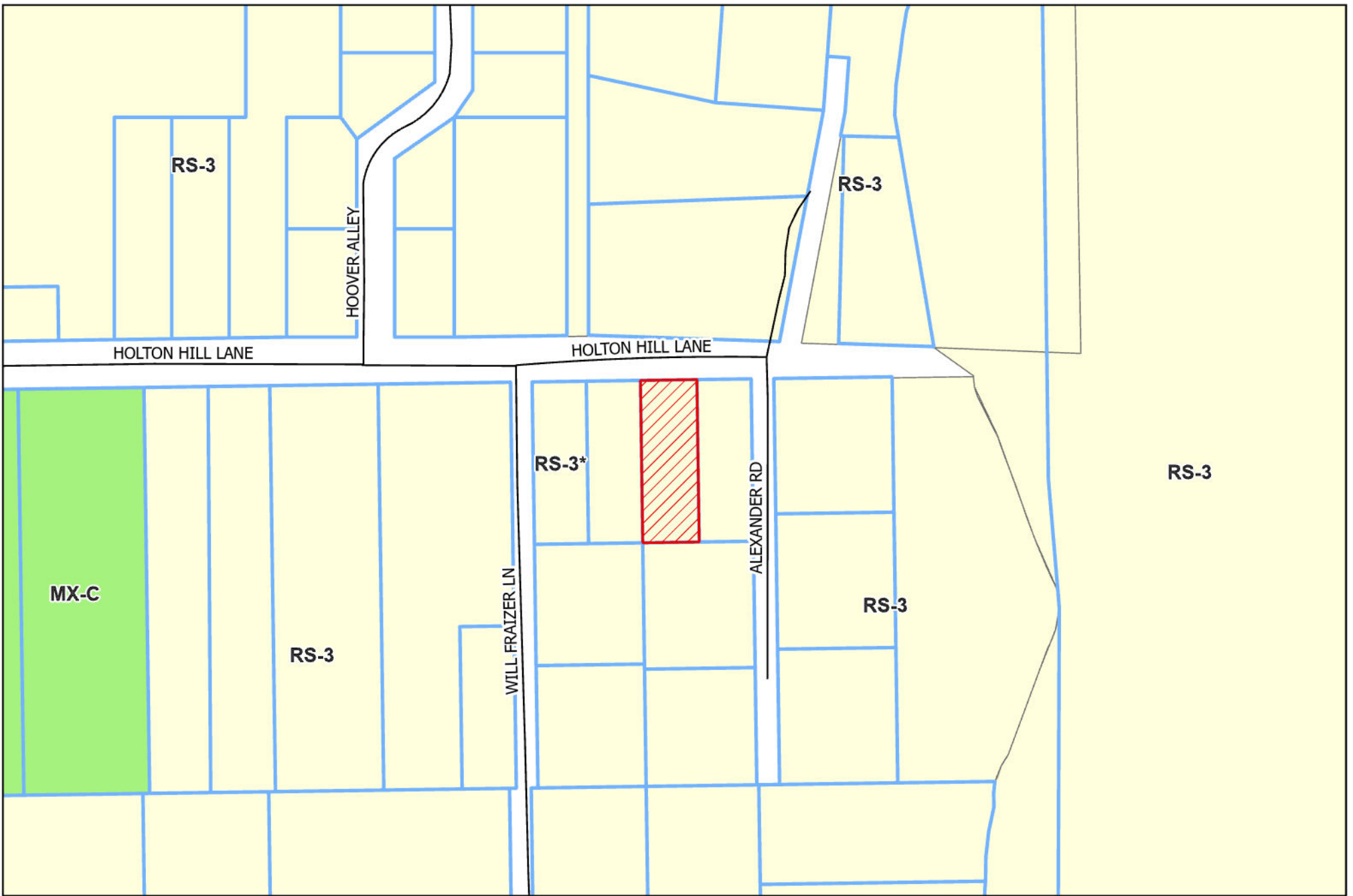
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NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on July 14, 2026 and recommended approval of an Expanded Conditional Use at 904 Holton Hill Lane for placement a mobile home, in **District 1**.



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904 Holton Hill Ln

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



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