



Staff Report
Rezoning
2026-07-38-Z

Attachments: Staff Report, Aerial Map, Zoning Map, Comparison List

Work Session: Thursday, September 3, 2026
Public Hearing: Thursday, September 10, 2026
City Council Introduction: Tuesday, September 22, 2026
City Council Public Hearing: Tuesday, October 13, 2026

Request:

2026-07-38-Z A request by Willie Matthews to Rezone 107 Scanlan Street from RM-2 to MX-C, for used car sales, in **District 4**.

Site Information

Location (Address): 107 Scanlan Street

City Council: District 4

Existing Zoning: RM-2 Multi-Family Residential

Future Land Use: MX-C Mixed Use Commercial

Existing Land Use: Medium Density Residential

Site Description: 100 X 140 Lot

Context

Direction

North RM-2 Multi-Family Residential
South MX-C Mixed Use Commercial
West RM-2 Multi-Family Residential
East RM-2 Multi-Family Residential

Land Use/Zoning

Additional Information

See attached comparison list



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Motion:

Recommend denial for a Rezoning at 107 Scanlan Street from RM-2 to MX-C.

Public Hearing:

For: 4

Against: 0

For: Trey Tycker, Judah Richardson Ron Matthews, Kylan Douglas

Against: None

Abstain: None

Absent: Monica Perez

Staff Recommendation:

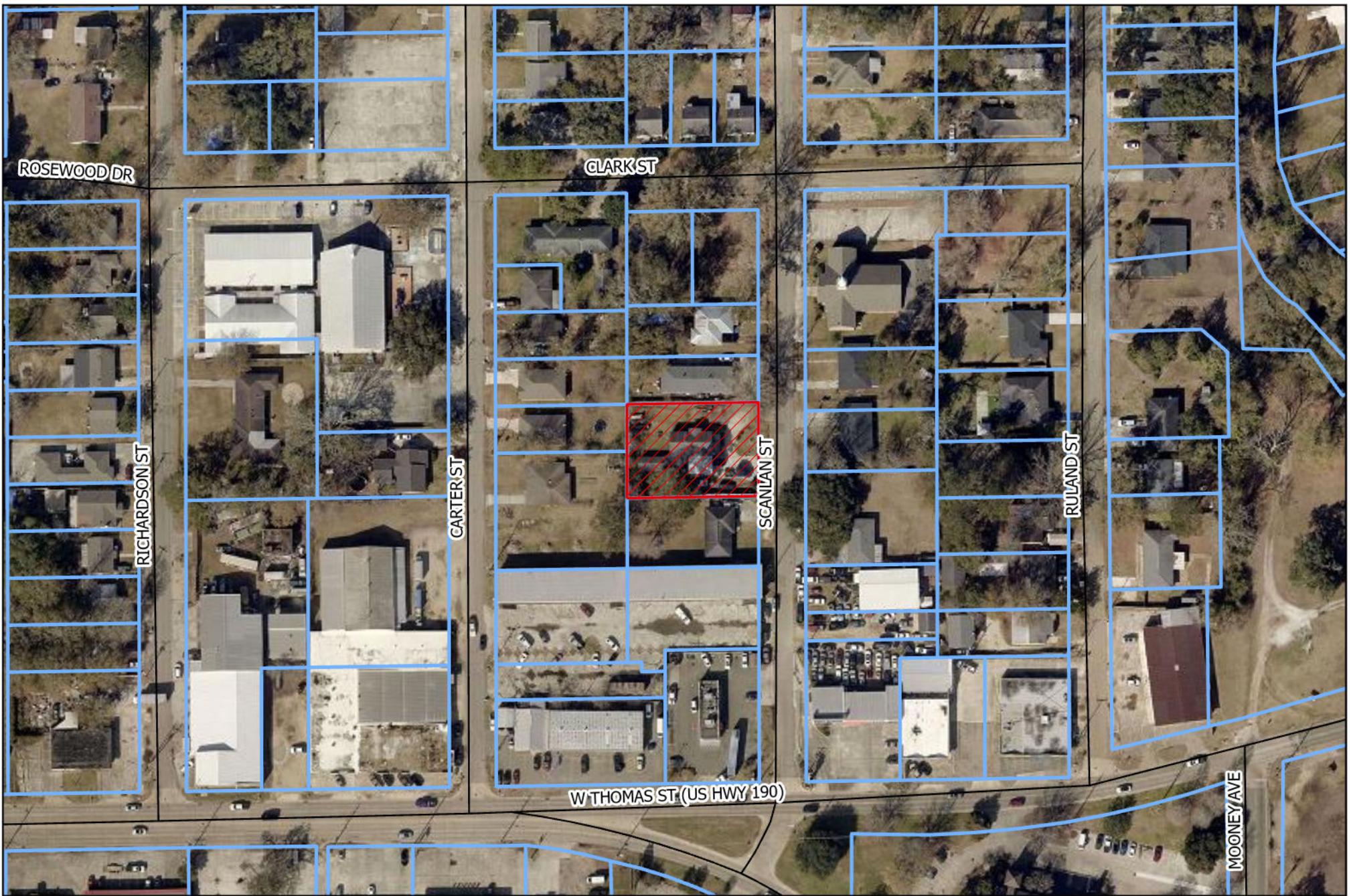
Applicant does not meet all the requirements per the Hammond Unified Development Code, UDC for a Rezoning. Rezoning of the property would not conform to the current residential neighborhood and surrounding properties. There was opposition from Mr. Matthews neighbors.

Staff recommends denial.

Ordinance to Read:

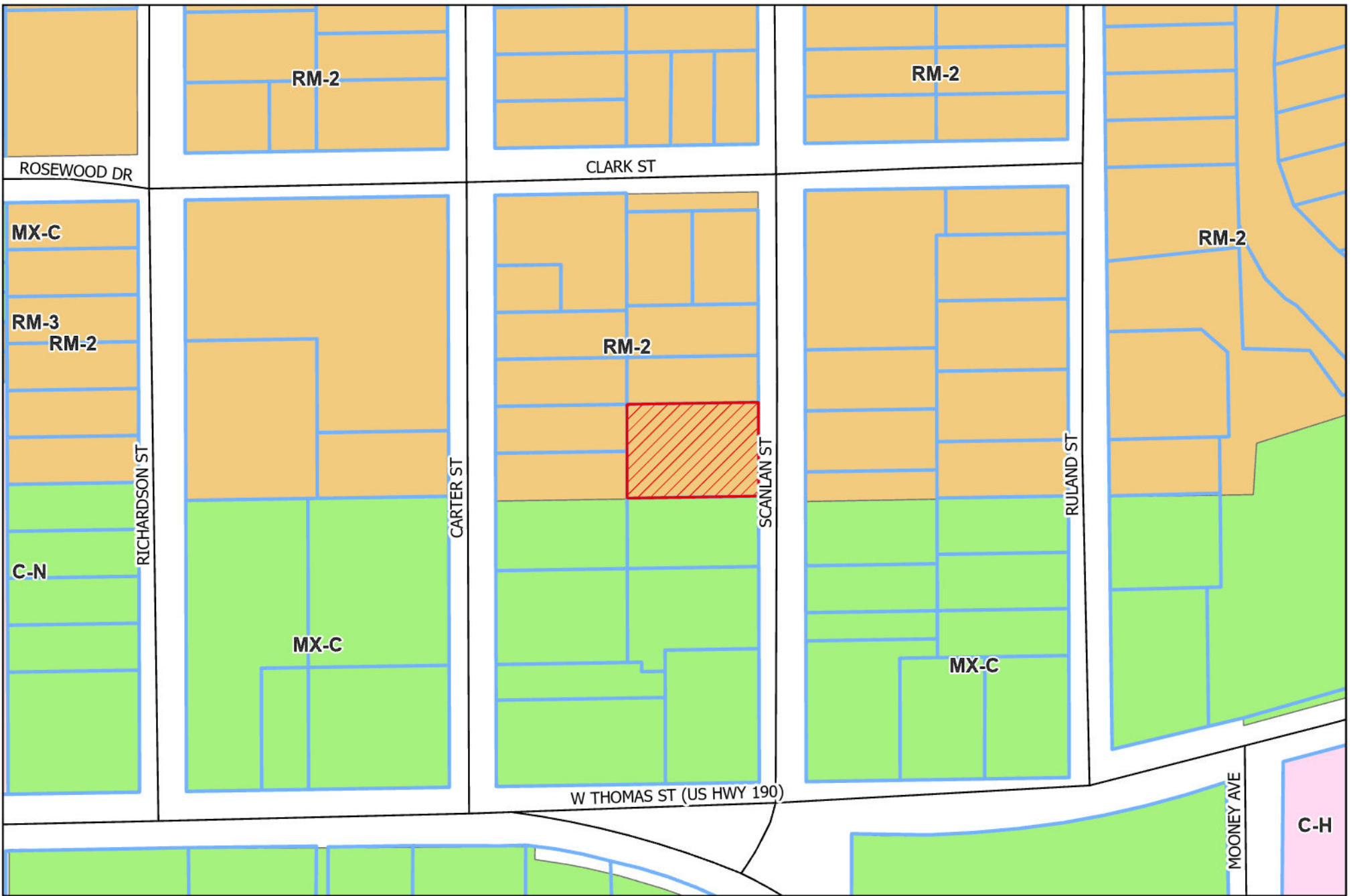
WHEREAS, on September 10, 2026 the Hammond Zoning Commission held a public hearing and recommended denial for a Rezoning at 107 Scanlan Street from RM-2 to MX-C.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on October 13, 2026 and denied a Rezoning at 107 Scanlan Street from RM-2 to MX-C.



2026-07-38-Z
107 Scanlan St

- Streets
- City Lots
- City Limits
- Case Parcel



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107 Scanlan St

- Streets
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EXISTING USE RM-2 District 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.	PROPOSED USE MX-C Commercial Mixed Use intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods.
Allowed Uses	
1. Detached Single-Family Dwelling (including modular without chassis)	Detached Single-Family Dwelling 3. Modular without chassis
2. Attached House	2. Attached House
	4. Row House
	5. Apartments (multi-family dwelling)
	6. Group Living
3. Gardens growing of crops (noncommercial)	
4. Parks and Open Space	9. Parks and Open Space
5. Minor Utilities	10. Minor Utilities
6. Civic Uses	8. Civic Uses
7 Guest House	
8. Cemeteries and/or Memorial Gardens	30. Cemeteries and/or Memorial Gardens
	7. Social Services
	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 Hospital 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 restaurants
	20. All retail Sales
	21. Art Studio/gallery, (not including tattoo parlors)
	22. Convenience store without gas
	23. Convenience store with gas
	24. All vehicle sales and services
	25. All water orientated sales and services
	26. 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
	27. All research and development
	28. All self-storage
	29. All vehicle services
	30. Off street parking
	31. Reception/ Banquet Hall
	33.Group Care Facility

Conditional Uses	
1. Day Care Facility	
2. Bed and Breakfast	
3. Major Utilities	2. Major Utilities
	1. Tattoo Parlor
	3. Commercial Parking lots and garages
	4. All outdoor recreation
	5. Sweet Shop
Accessory Uses	
1. Home Occupations	6. Home Occupations
2. Vegetable and Flower Gardens	1. Gardens for non-commercial purposes
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.	
	2. Storage garages and parking lots for use by occupants and guests
	3. Tennis court, swimming pools
	4. Radio and television towers incidental to permitted use.
	5. Incidental storage not to exceed 40 percent of the floor area
	7. Sale of alcohol in conjunction with a full-service restaurant